MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, March 17, 2026, at 5:45 p.m.
Newberry County Annex
County Council Chambers

APPROVED

Members Present:
Daniel Boland
Tom Crowe
Bennett Garnder
Alan Jenkins
Tyler Johnson
Mike Meetze
Jack Shields
Anthony Stanley
Lisa Toland
Johnny Wicker

Members Absent:
Ann Ward

Other Attendees:
Katie Werts, Director of Building & Zoning
Laurel Keen, Administrative Support
Joe Dillon
Colby English
Billy Fanning
Evan Wise

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1. **Call to Order and Determination of Quorum:** Chairman Jack Shields called the meeting to order at 5:45 p.m. and determined there was a quorum.

2. **Invocations:** Lisa Toland gave the invocation.

3. **Approval of Minutes of Meeting:** The minutes from the February 17, 2026, meeting was reviewed. Tyler Johnson made a motion to approve the minutes as written, seconded by Tom Crowe. The vote was unanimous to approve the minutes as written.

4. **New Business:**

   A. MA01-03-17-26: A rezoning request for one (1) property totaling eight and thirty-four hundredths (8.34) acres located at the corner of Folk Road & Calvary Church Road, Newberry, from LC-Limited Commercial to R2-Rural.

   Katie Werts, Director of Building & Zoning, presented the case to the Planning Commission as outlined in the Staff Report. She advised the Commissioners of the location of the parcel in question by using the GIS aerial map. She stated that the property owner is requesting this rezoning to R2-Rural for residential purposes. After much discussion and various pertinent questions from the Planning Commissioners, Mike Meetze made a motion to approve the rezoning request. Daniel Boland seconded the motion. The vote was unanimous.

B. MA02-03-17-26: A rezoning request for one (1) property totaling three and four hundredths (3.04) acres located at the corner of Lindler Field Road and US Highway 76, Little Mountain, from RS-Single Family Residential to R2-Rural for a possible manufactured home.

Katie Werts, Director of Building & Zoning, presented the case to the Planning Commission as outlined in the Staff Report. She advised the Commissioners of the location of the parcel in question by using the GIS aerial map. She stated that the property owner is requesting this rezoning to R2-Rural for a possible manufactured home. After much discussion and various pertinent questions from the Planning Commissioners, Tyler Johnson made a motion to approve the rezoning request. Bennett Garner seconded the motion. The vote was unanimous.

C. Text Amendment: Outdoor Retail Sales requirements in Chapter 153 of the Code of Ordinances of Newberry County.

Katie Werts, Director of Building & Zoning, presented the text amendment to Chapter 153, Outdoor Retail Sales. After discussions by the Planning Commission members and Mrs. Werts, Tyler Johnson made a motion to recommend the text amendment to County Council. Tom Crow seconded the motion and the vote was unanimous.

D. Text Amendment: Fees in Chapter 151 of the Code of Ordinances of Newberry County.

Katie Werts, Director of Building & Zoning, presented the text amendment to Chapter 151, Permit Fee Penalty. After discussions by the Planning Commission members and Mrs. Werts, Tom Crow made a motion to recommend the text amendment to County Council. Lisa Toland seconded the motion. Daniel Boland, Tom Crowe, Bennett Garner, Alan Jenkins, Tyler Johnson, Jack Shields, Anthony Stanley, Lisa Toland and Johnny Wicker all vote to approve the text amendment. Mike Meetze voted to deny the text amendment. The motion passed.

5. **Old Business:**

   A. Approval of the sketch plat for the Crims Estates development pursuant to Chapter 154, Land Development Regulations.

Chairman Jack Shields presented the sketch plat for Crims Estates to the Board. He advised the members of the updated information provided by Katie Werts, Director of Building & Zoning. Following discussion and questions from the Planning Commissioners, Tom Crowe made a motion to approve the sketch plat for Crims Estates as presented. Tyler Johnson seconded the motion. Tom Crowe, Bennett Gardner, Daniel Boland, and Tyler Johnson, Jack Shields and Anthony Stanley voted in favor of the motion. Johnny Wicker, Lisa Toland, Alan Jenkins and Mike Meetze voted in opposition. The motion passed to approve the sketch plat.

Discussion and Informational Items:

   A. Next regular meeting to be held April 21, 2026, at 5:45 p.m.

6. **Adjourn:** Due to there being no other business, Tyler Johnson made a motion to adjourn the meeting, seconded by Alan Jenkins. Chairman Jack Shields adjourned the meeting at 6:19 p.m.

Joint Planning Commission Approval

Jack Shields

Jack Shields, Chairman

Katie S. Werts

Katie Werts, Secretary

5/19/2026

Date Approved