

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, May 19, 2026, at 5:45 p.m.
Newberry County Annex
County Council Chambers

Members Present:

Daniel Boland
Bennett Garnder
Alan Jenkins
Tyler Johnson
Mike Meetze
Jack Shields
Anthony Stanley
Lisa Toland
Johnny Wicker
Ann Ward

Members Absent:

Tom Crowe

Other Attendees:

Katie Werts, Director of Building & Zoning
Laurel Keen, Administrative Support
Joe Dillon
Jamie Hall
Amy Russell
Ken Jones
Mark Taylor
Kendyl Griffith
Julie Haltiwanger
Kaleb Boland
Jenny Fellers
Elyse Fellers
Danny Ricard
Becky Boland
Amanda Moss
Joe Hawk
Other Concerned Citizens

- 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:** Ann Ward gave the invocation.
- 3. Approval of Minutes of Meeting:** The minutes from the March 17, 2026, meeting was reviewed. Daniel Boland made a motion to approve the minutes as written, seconded by Tyler Johnson. The vote was unanimous to approve the minutes as written.
- 4. New Business:**

- A. MA01-05-19-26: A rezoning request for one (1) property totaling four and ninety-three hundredths (4.93) acres located at 222 Church Street, Prosperity, from CC-Core Commercial to R-7 Residential. TMS No. 464-1-1-1

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 R-7 General Commercial for a proposed development that would consist of seven residential lots. After much discussion and various pertinent questions from the Planning Commissioners, Bennett Garner made a motion to approve the rezoning request. Ann Ward seconded the motion. The vote was unanimous.

- B. MA02-05-19-26: A rezoning request for one (1) property totaling two (2) acres located at 7372 U.S. Highway 76, Prosperity, from IND-Industrial to GC-General Commercial. TMS No. 577-18

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 GC-General Commercial for a proposed convenience store and gas station. After much discussion and various pertinent questions from the Planning Commissioners, Ann Ward made a motion to approve the rezoning request. Lisa Toland seconded the motion. Ann Ward, Lisa Toland and Jack Shields voted in favor of the motion. Johnny Wicker, Bennett Garner, Alan Jenkins, Daniel Boland, Tyler Johnson, Anthony Stanley and Mike Meetze voted to deny the motion. Motion failed to rezone the property to GC-General Commercial.

- C. MA03-05-19-26: A rezoning request for one (1) property totaling one (1) acre located at the corner of Wise Street and Wilson Road, Newberry, from GC-General Commercial to R2-Rural. TMS No. 399-56

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 R-2 Rural for residential use. After much discussion and various pertinent questions from the Planning Commissioners, Daniel Boland made a motion to approve the rezoning request. Ann Ward seconded the motion. The vote was unanimous to approve the rezoning request.

- D. MA04-05-19-26: A rezoning request for one (1) property totaling thirty-six and seven hundredths (36.07) acres located on Koon Trestle Road, Prosperity, from R2-Rural to GC- General Commercial. TMS No.635-1

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 GC-General Commercial for a commercial construction laydown yard. After much discussion and various pertinent questions from the Planning Commissioners and community members, Bennett Garner made a motion to deny the rezoning request. Mike Meetze seconded the motion. The vote was unanimous to deny the rezoning request.

- E. MA05-05-19-26: A rezoning request for one (1) property totaling ten (10) acres located at 5576 SC Highway 34-121, Newberry, from R2-Rural to RS-Single Family Residential. TMS No.295-39

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 RS – Single Family Residential for a proposed higher-density residential development with potentially 20 lots. After much discussion and various pertinent questions from the Planning Commissioners and community members, Ann Ward made a motion to approve the rezoning request Mike Meetze seconded the motion. Ann Ward, Mike Meetze, Johnny Wicker, Daniel Boland, Lisa Toland and Jack Shields voted in favor of the motion. Bennett Garner, Alan Jenkins, Tyler Johnson, and Anthony Stanley voted to deny the motion. Motion passed to rezone the property to RS- Single Family Residential.

- F. Approval of preliminary plat for Crims Estates Development pursuant to Chapter 154: Land Development Regulations.

Chairman Jack Shields presented the preliminary plat for Crims Estates to the Board. Joe Dillion, developer of Crims Estates asked the board if he could get a variance on the 100' buffer on the rear property lines. After discussion the board did not feel a variance was needed. After more discussion, Ann Ward made a motion to postpone the decision until the June 16, 2026, to allow the developer to change any lot lines needed to give certain lots more buildable space with the required 100' buffer. Bennett Garner seconded the motion. The vote was unanimous to postpone the decision until the June 16, 2026, meeting.

5. Old Business: None

6. Discussion and Informational Items:

- A. Discussion of possible text amendments to Chapter 91 and Chapter 154 of the Newberry County Code of Ordinances.

1. Roads Built to County Standards

Katie Werts, Director of Building & Zoning, presented the possible text amendment to the Planning Commission as shown in the agenda packet regarding that all roads built within the Land Development Regulations would have to be built in accordance with Chapter 91 – Expansion of County Road System. After much discussion and various pertinent questions from the Planning Commissioners Ann Ward made a motion to proceed with a text amendment for the changes. Bennett Garner seconded the motion. Lisa Toland, Johnny Wicker, Bennett Garner, Ann Ward, Jack Shields, Alan Jenkins, Tyler Johnson, and Anthony Stanley voted to approve the motion. Mike Meetze and Daniel Boland voted to deny the motion. Motion passed.

2. Major Subdivision Constructed Off Existing Dirt Roads

Katie Werts, Director of Building & Zoning, presented the possible text amendment to the Planning Commission as shown in the agenda packet regarding that no major subdivision would be allowed to be constructed off an existing county-maintained dirt road. After much discussion and various pertinent questions from the Planning Commissioners Ann Ward made a motion to proceed with a text amendment for the changes. Tyler Johnson seconded the motion. Lisa Toland, Johnny Wicker, Bennett Garner, Ann Ward, Jack Shields, Alan Jenkins, Tyler Johnson, and Anthony Stanley voted to approve the motion. Mike Meetze and Daniel Boland voted to deny the motion. Motion passed.

- B. Next regular meeting to be held June 17, 2026, at 5:45 p.m.

7. **Adjourn:** Due to there being no other business, Ann Ward made a motion to adjourn the meeting, seconded by Daniel Boland. Chairman Jack Shields adjourned the meeting at 7:25 p.m.

Joint Planning Commission Approval



Jack Shields, Chairman



Katie Werts, Secretary

7/22/2026

Date Approved