

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, March 19, 2024 @ 5:30 p.m.
Newberry County Annex
County Council Chambers

Members Present:

Chairman Daniel Boland
Mike Meetze
Johnny Wicker
David Abrams
Tyler Johnson
Tomekia Means
Ann Ward
Victor Terrana

Members Absent:

Betsy Ruff
Bennett Garner
Anthony Stanley

Other Attendees:

Katie Werts, Planning and Zoning Administrator
Laurel Keen, Administrative Support
Brandon Davis
Jeff Mayers
Mary Arrowood
Chad Gaskin
Phil Bradley
Nick Shealy
Gerdi Lake
Todd Quigg
Rodney Griffin
Brent Richardson
Other Concerned Citizens

Call to Order and Determination of Quorum: Chairman Daniel Boland called the meeting to order at 5:30 p.m. and determined there was a quorum.

Invocations: Commissioner Mike Meetze gave the invocation.

Elections of officials of the Newberry County Joint Planning Commission

- a. Chairman: Tyler Johnson made a motion that Daniel Boland remain chairman. Ann Ward seconded, and the vote was unanimous.
- b. Vice Chairman: Victor Terrana made a motion for Ann Ward to remain as vice-chairman. Tyler Johnson seconded, and the vote was unanimous.
- c. Secretary: Mike Meetze made a motion for Zoning Administrator, Katie Werts act as secretary. Johnny Wicker seconded, and the vote was unanimous.

Approval of Minutes of Meeting: The minutes from the November 21, 2023, meeting were reviewed. Commissioner Mike Meetze made a motion to approve the minutes as written, seconded by Vice-Chairman Ann Ward. The vote was unanimous to approve the minutes as written.

Old Business: None

New Business:

A. MA01-03-19-24: A rezoning request for one (1) real estate parcel totaling .76 acres, located at 3 US Highway 76, Chapin, to be rezoned from RS-Single Family Residential to R2-Rural. TM # 741-45

Katie Werts, Planning and Zoning Administrator 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 the placement of a new manufactured home. After discussion and various pertinent questions from the planning commissioners, Mike Meetze made a motion to approve the rezoning request. Victor Terrana seconded the motion. The vote was unanimous to approve the request.

B. MA02-03-19-24: A rezoning request for one (1) real estate parcel totaling 11.70 acres, located at 13044 SC Highway 121, Newberry to be rezoned from GC-General Commercial to IND-Industrial. TM # 336-3

Katie Werts, Planning and Zoning Administrator 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 applicant is requesting this rezoning to IND-Industrial for the placement of an asphalt plant. After discussion from attendees in support, in opposition, and various pertinent questions from the planning commissioners, Vice Chairman Ann Ward made a motion to postpone the case until the April 16, 2024, meeting to give the commissioners time to research the pros and cons of an asphalt plant. Mike Meetze seconded the motion. Chairman Daniel Boland, Mike Meetze, Johnny Wicker, David Abrams, Tyler Johnson, Tomekia Means and Ann Ward all voted to approve the motion. Victor Terrana voted to deny the motion. Motion passed.

C. MA03-03-19-24: A rezoning request for one (1) real estate parcel totaling 61.82 acres, located at 252 US Highway 773, to be rezoned from R2-Rural to RS-Single Family Residential. TM # 577-2

Katie Werts, Planning and Zoning Administrator 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 applicant is requesting this rezoning to RS-Single Family Residential for a potential housing development. After discussion from attendees in support, in opposition, and various pertinent questions from the planning commissioners, Tyler Johnson made a motion deny the rezoning request to RS-Single Family Residential. Mike Meetze seconded the motion. Chairman Daniel Boland, Mike Meetze, Johnny Wicker, David Abrams, and Tyler Johnson, all voted to approve the motion. Tomekia Means, Ann Ward and Victor Terrana voted to deny the motion. Motion passed.

D. MA04-03-19-24: A rezoning request for one (1) real estate parcel totaling 2.44 acres, located at 24 Saddle Hill Road, Newberry to be rezoned from GC-General Commercial to R2-Rural. TM # 457-9

Katie Werts, Planning and Zoning Administrator presented the case to the Planning Commission as outlined in the Staff Report. She advised the Commissioners of the location of the parcels in question by using the GIS aerial map. She stated that the property owner is requesting this rezoning to R2-Rural for a boarding home for women who are recovering from domestic violence. After discussion and various pertinent questions from the planning commissioners, Victor Terrana made a motion to approve the rezoning request. Ann Ward seconded the motion. The vote was unanimous to approve the request.

E. MA04-03-19-24: Review and update the Rules and Procedures of the Joint Planning Commission.
a. Article III, Public Notice and Comment - Discussion was had for the time given for speaking. Ann Ward made a motion that the allowed 5 minutes be cut down to 3 minutes. Tyler Johnson seconded the motion. The vote was unanimous to change the speaking time to 3 minutes.

b. Meeting Time - Discussion was had for the meeting time. Tyler Johnson made a motion to change the meeting time to 5:45 p.m. Ann Ward seconded the motion. The vote was unanimous to change the meeting time to 5:45 p.m.

Discussion and Informational Items:

- A. Update on County Council items: None
- B. Next regular meeting to be held April 16, 2024, at 5:45 p.m.

Adjourn: Due to there being no other business, Ann Ward made a motion to adjourn the meeting, seconded by Johnny Wicker. Chairman Daniel Boland adjourned the meeting at 6:40 p.m.

Joint Planning Commission



Daniel Boland, Chairman



Katie Werts, Secretary



Date Approved