

**NEWBERRY COUNTY COUNCIL**

**Minutes**

**November 4, 2020**

**7:00 P.M.**

**The Newberry County Council met on Wednesday, November 4, 2020, at 7:00pm in the Council Chambers, Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.**

**PRESENT:** Henry H. Livingston, III, Chairman  
Kirksey Koon, Vice-Chairman  
Steve Stockman, Council Member  
Travis Reeder, Council Member  
Dr. Harriett Rucker, Council Member  
Johnny Mack Scurry, Council Member  
AJ Tothacher, Jr., County Attorney  
Taylor Davenport, Assistant to the County Administrator

**ABSENT:** Scott Cain, Council Member  
Wayne Adams, County Administrator  
Susan C. Fellers, Clerk to Council

Mr. Livingston called the meeting to order at 7:00pm.  
Mr. Reeder had the invocation followed by the Pledge of Allegiance.

**1. Additions, Deletions & Adoption of the Agenda**

There being no additions or deletions to the Agenda, Mr. Koon moved to adopt the agenda as presented; seconded by Mr. Reeder. Vote was unanimous.

**2. Ordinance #11-23-20: An Ordinance amending the Zoning Ordinance of the County of Newberry adopted June 20, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone one (1) Real Estate Parcel totaling two and five tenths (2.5) acres designated as TMS Parcel No. 523-85 from Industrial (IND) to R2-Rural.**

**a. First Reading**

Mr. Livingston reported that the purpose of this rezoning request is to change the existing zoning classification of Industrial (IND) to Rural (R2) to permit the parcel owner to use

the parcel for residential purposes. The Planning Staff and Planning Commission recommend adoption of the ordinance.

Motion by Mr. Koon to approve the first reading; seconded by Mr. Reeder. Vote was unanimous.

3. **Ordinance #11-24-20: An Ordinance acting on a request to amend the Official Zoning Map established pursuant to Zoning Ordinance No. 06-11-16, codified in Chapter 153 of the Newberry County Code of Ordinances, so as to rezone one real estate parcel totaling Fifty Two and Nine Tenths (52.9) acres designated as TMS Parcel No. 631-12 (Tract A) from Single Family Residential (RS) and Rural (R2) to Single Family Residential (RSM).**

- a. **First Reading**

Mr. Livingston reported the stated purpose of the rezoning request is to change the existing zoning classification of Single Family Residential (RS) and Rural (R2) to Single Family Residential (RSM) to permit development of the parcel as a residential subdivision with 15,000 square foot lots. The Planning Staff and Planning Commission recommend adoption of the ordinance.

Chairman Livingston allowed the individuals who signed up under Public Comments to speak.

**Mike Satterfield, CEO Great Southern Homes - 90 North Royal Tower, Irmo, SC.**

Mr. Satterfield explained that Great Southern Homes is interested in purchasing the property described above for a subdivision if the rezoning is approved. Currently, they are looking at 2 homes per acre with \$225,000 as an average home price. They have several other successful subdivisions in South Carolina. This property already has access to water and sewer, and he stated that they would restrict against mobile homes.

**Amanda Moss / Edgar Taylor – 3153 Hwy 773 Pomaria, SC.** Amanda explained that her father is the property owner that is close to the property that is being discussed. She expressed concerns with the increase of traffic, as well as the strain on the schools and public safety responders.

**Kay Chandler – 590 Boinest Road, Prosperity, SC** Mrs. Chandler stated that she moved to Prosperity 20 years ago because she wanted to live in a more rural area. She has concerns that the new subdivision will cause issues with Cannons Creek. She also expressed concern that the roads are currently in bad condition and adding more vehicles to the area will only worsen things. She would like to meet with the developer and feels the community around this property deserves more answers.

**BJ Sheppard – 1208 Boinest Road, Prosperity, SC** – Mr. Sheppard stated that he had a concern about the water run off , and he felt that there needed to be a study done.

Councilman Reeder asked that the Community and Staff of Great Southern Homes meet and talk about some of the concerns that were mentioned tonight before Council brings the Ordinance up for 2<sup>nd</sup> Reading.

Great Southern Homes Staff agreed to set up a meeting with the community to answer some of the questions they have.

Motion by Dr. Rucker to approve the first reading; seconded by Mr. Reeder. Vote was 6 to 1, with Mr. Stockman opposing.

**4. Executive Session (if needed)**

Executive session not needed.

**5. Public Comments**

None given.

**6. Comments/Requests from the County Administrator**

None given.

**7. Comments/Requests from Council Members**

Mr. Scurry thanked everyone from the public for attending the meeting. He said that he looks forward to speaking with the Company and Community to have a better understanding of what the future are for the proposed subdivision.

Dr. Rucker thanked everyone in attendance for participating in the meeting.

Mr. Reeder encouraged everyone to continue to stay safe during the pandemic.

Mr. Koon asked that everyone be in prayer for his family as his Aunt Margaret Koon passed away.

Chairman Livingston stated his appreciation of those in attendance to participate in the meeting and voice their concerns.

**8. Future Meetings**

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|----------------------------------|----------|-----------|
| a. Personnel & Intergovernmental | 11/09/20 | 6:00 p.m. |
| b. County Council                | 11/18/20 | 7:00 p.m. |
| c. Finance Committee             | 11/23/20 | 6:00 p.m. |

**9. Adjournment**

There being no further business to come before Council, Dr. Rucker moved to adjourn.  
Mr. Livingston declared the meeting adjourned at 7:52 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Henry H. Livingston, III, Chairman**

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**Taylor Davenport, Assistant to the Administrator**

**Approved:** \_\_\_\_\_