

**MINUTES OF MEETING**  
**Newberry County Joint Planning Commission**  
**Tuesday, January 28, 2025, at 5:45 p.m.**  
**Newberry County Annex**  
**County Council Chambers**

**APPROVED**

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**Members Present:**

Daniel Boland  
Mike Meetze  
Johnny Wicker  
David Abrams  
Tyler Johnson  
Tomekia Means  
Ann Ward  
Bennett Garner  
Anthony Stanley

**Members Absent:**

Jack Shields

**Other Attendees:**

Katie Werts, Director of Building & Zoning  
Laurel Keen, Administrative Support  
Brandon Davis  
Steven Adams  
Dwane Morris  
Deborah Cassdy  
Mitch Howard  
Erin Willis  
Khristie Metts  
Katherine Metts  
Other Concerned Citizens

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

2. **Invocations:** Commissioner Mike Meetze gave the invocation.

3. **Elections of Officials of the Newberry County Joint Planning Commission**

A. Election of Chair for 2025.

Ann Ward made a motion to open the floor for nominations for the 2025 Chairman. Tyler Johnson seconded the motion. Motion passed unanimously. Anthony Stanley nominated Tyler Johnson for Chairman. No other nominations were made. Ann Ward made a motion for nominations to come to a close, with Bennett Garner seconding. The vote was unanimous for motions to come to a close. The vote for Tyler Johnson to become Chairman was unanimous.

B. Election of Vice-Chair for 2025.

Ann Ward made a motion to open the floor for nominations for the 2025 Vice-Chairman. Tyler Johnson seconded the motion. Motion passed unanimously. Mike Meetze nominated Ann Ward for Vice-Chairman. No other nominations were made. Bennett

Garner made a motion for nominations to come to a close, with Daniel Boland seconding. The vote was unanimous for motions to come to a close. The vote for Ann Ward to remain Vice-Chair was unanimous.

C. Election of Secretary for 2025.

Daniel Boland made a motion to open the floor for nominations for the 2025 Secretary. Tyler Johnson seconded the motion. Motion passed unanimously. Daniel Boland nominated Katie Werts, Director of Building & Zoning, to remain the secretary. No other nominations were made. Johnny Wicker made a motion for nominations to come to a close, with Ann Ward seconding. The vote was unanimous for motions to come to a close. The vote for Katie Werts, Director of Building & Zoning, to remain the secretary was unanimous.

4. **Approval of Minutes of Meeting:** The minutes from the November 19, 2024, meeting were reviewed. Bennett Garner made a motion to approve the minutes as written, seconded by Mike Meetze. The vote was unanimous to approve the minutes as written.

5. **New Business:**

- A. MA01-01-21-25: A rezoning request for one (1) real estate parcel totaling 3.09 acres, located off SC Highway 34-121, to be rezoned from RS-Single Family Residential to R2-Rural. TMS # 295-7

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 the placement of a new manufactured home. Bennett Garner recused himself from the vote due to friendships with both parties. After much discussion and various pertinent questions from the Planning Commissioners, Anthony Stanley made a motion to deny the rezoning request, but there was no second. The motion to deny the rezoning request failed. Mike Meetze made a motion to approve the rezoning request. Daniel Boland seconded the motion. Chairman Tyler Johnson, Vice-Chairman Ann Ward, Daniel Boland, Mike Meetze, Johnny Wicker, David Abrams, and Tomekia Means all voted to approve the motion. Anthony Stanley voted to deny the motion. Motion passed.

- 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, 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 representative is requesting this rezoning to GC-General Commercial for the placement of a new gymnastic gym. After discussion and various pertinent questions from the Planning Commissioners, Ann Ward made a motion to approve the rezoning request. Bennett Garner seconded the motion. The vote was unanimous to approve the request.

- C. Approval of the bonded final plat for Breakwater at Woodside Shores development pursuant to subdivision regulations.

Katie Werts, Director of Building & Zoning, presented the proposed bonded final plat to the Planning Commission. She advised the Commissioners of the location of the development. After discussion and various pertinent questions from the planning commissioners, Vice-Chairman Ann Ward made a motion to approve the bonded final plat subject to the surveyor updating their certification signage required by LLR. Anthony Stanley seconded the motion. The vote was unanimous to approve the bonded final plat.

6. **Old Business:** None

7. **Discussion and Informational Items:**

A. Approval of the 2025 meeting schedule.

Katie Werts, Director of Building & Zoning, presented the proposed 2025 meeting schedule to the Planning Commission. Daniel Boland made a motion to approve the 2025 meeting schedule as presented. Vice-Chairman Ann Ward seconded the motion. The vote was unanimous to approve the 2025 meeting schedule.

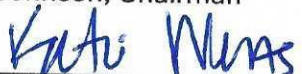
B. Update on County Council items: None

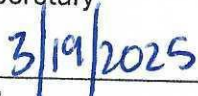
C. Next regular meeting to be held February 18, 2025, at 5:45 p.m.

8. **Adjourn:** Due to there being no other business, Daniel Boland a motion to adjourn the meeting, seconded by Vice-Chairman Ann Ward. Chairman Tyler Johnson adjourned the meeting at 7:02 p.m.

**Joint Planning Commission Approval**

  
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Tyler Johnson, Chairman

  
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Katie Werts, Secretary

  
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Date Approved