

*NEWBERRY COUNTY COUNCIL AND
JOINT PLANNING COMMISSION
WORKSHOP MINUTES*

October 12, 2022

The Newberry County Council and the Newberry County Joint Planning Commission met on Tuesday, October 12, 2022, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a special workshop meeting.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Todd Johnson, Chair (District 1)

Mary Arrowood, Council Member (District 2)

Henry H. Livingston, III, Council Member (District 3)

Robert N. Shealy, Council Member (District 4)

Johnny Mack Scurry, Council Member (District 6)

Karen Brehmer, Deputy County Administrator

Debbie S. Cromer, Finance Director

Crystal Waldrop, Purchasing Director

Christopher Inglese, County Administrator

Jacquelyn R. Lawrence, Clerk to Council

ABSENT : Les Hipp, Vice-Chair (District 5)

Travis Reeder, Council Member (District 7)

Joanie Winters, Interim County Attorney

Mr. Johnson called the meeting to order and determined a quorum to be present.

Mr. Scurry had the invocation followed by the Pledge of Allegiance.

1. Additions, Deletions and Adoption of the Agenda

Mr. Shealy moved to adopt the agenda as written; seconded by Mrs. Arrowood. With no further discussion, Mr. Johnson called for the vote. The vote was unanimous.

2. Newberry County Water and Sewer Authority

Daniel Quattlebaum, Assistant Manager presented regarding the water system. NCWSA has 4,100 residential taps, 290 commercial taps, 12 industrial taps in the Towns of Little Mountain, Prosperity, Pomaria, and Silverstreet. The water demand at its peak is 1.6 million gallons per day and on average 1.2 million gallons per day. NCWSA services many industrial businesses throughout the county. There are two water systems that supply for the county. Lake Murray Water Treatment Plant has 2 million gallons per day constructed treatment capacity, 1.2 million gallons per day capacity deliverable to the distribution system, and 6 million gallons per day capacity at full build-out. Purchase contract with the City of Newberry has 1 million gallons per day available and 3 master-meter connections. The water distribution system has 350 miles of piping, 5 water storage tanks that together can store 3.6 million gallons, and 4 pump stations.

The highest priority water project is water transmission main and pumping upgrades would increase the deliverable capacity from 1.2 million gallons per day to 2 million gallons per day. The cost will be 11.9 million dollars. The NCWSA has submitted to the South Carolina Rural Infrastructure Authority for and ARPA Grant. That decision should be made in March of 2023.

Brent Richardson, Manager presented regarding the sewer system. NCWSA has 650 residential connections, 60 commercial connections, 10 industrial connections in the Towns of Prosperity and Little Mountain. Sewer Collection consists of 65 miles of collection mains and 40 duplex pump stations. NCWSA has 2 wastewater treatment areas. Cannons Creek Regional that has .95 million gallons per day treatment capacity, .55 million gallons per day allocated capacity, and .45 million gallons per day available capacity. City of Newberry offers to connection points and .15 million gallons per day combined capacity available to the NCWSA.

The highest priority sewer project is Cannons Creek Wastewater Treatment upgrade and expansion. This would increase treatment capacity from .95 million gallons per day to 1.5 million gallons per day. The cost will be 5.2 million dollars. This project is included on the 2022 CPST Ballot.

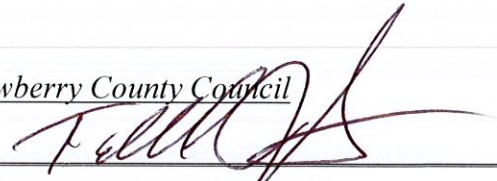
3. Review/Discuss/Develop the Future Land Map for the Land Use Element of the Comprehensive Plan

- a. Cheryl Matheny, Consultant from the Matheny-Burns Group, explained to Council and the Commission about the Comprehensive Plan that is being worked on. The Comprehensive Plan defines community goals, objectives, and policies to guide public and private development. It examines community strengths, weaknesses, and assess conditions and analyzes trends. A Comprehensive Plan is required by SC Comprehensive Planning Enabling Act of 1994. The Planning Commission must establish and maintain a planning process for the preparation and update of the Comprehensive Plan. The Plan must be reviewed every 5 years and updated every 10 years. The Plan is area-wide and a blueprint for how the community would like to develop and grow in the coming decade. Ten elements are required in the Plan: population, housing, economic, cultural and natural resources, community facilities, resiliency, transportation, priority investment and land use. Other elements can be added such as implementation. Each element requires inventory of existing conditions, statement of needs and goals, and implementation strategies. Plan process takes about 12 months. The Plan also includes existing land use. Inventory and mapping of existing land use should be included. The land use categories include agricultural, commercial, industrial, single-family, multifamily, parks and recreation, public and institutional, Sumter National Forest and vacant land. The previous Future Land map is from 2012. The next steps will be to update as appropriate, participate in meetings, review element drafts as available and work with staff and consultants.
- The PowerPoint, additional handouts, and land maps are attached for further, more detailed information.
- Mr. Livingston stated that there must be a balance in the positioning the land maps as to not have our county turn into a Lexington or a Chapin. The balance must protect our county. Mass growth is not always in the best interest of the county.
- Mr. Johnson agreed with Mr. Livingston's statement. Controlled measured, healthy growth is good.

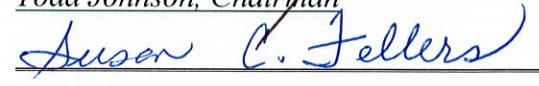
4. Adjournment

Mr. Livingston moved to adjourn the meeting, seconded by Mrs. Arrowood. Mr. Johnson called for the vote. The vote was unanimous. The meeting adjourned at 6:27 p.m.

Newberry County Council



Todd Johnson, Chairman



Jackie Lawrence, Clerk to Council

Minutes approved: 11-2-2022

**Newberry County
Comprehensive Plan**

**Comprehensive Plan – Joint Land
Use Element Workshop**
October 12, 2022

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The Comprehensive Plan

Introduction and Purpose

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What is a Comprehensive Plan?

- Defines community goals, objectives and policies to guide public and private development (*What do we want to become; How do we get there?*)
- Examines community strengths and weaknesses (*What do we need to improve; What can we build upon?*)
- Assesses conditions and analyzes trends (*Where are we headed?*)

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Why do a Comprehensive Plan?

- Required by S.C. Comprehensive Planning Enabling Act of 1994
- Planning Commission must establish and maintain a planning process for the preparation and update of the Comprehensive Plan
- Must review the Plan every 5 years; update the Plan every 10 years

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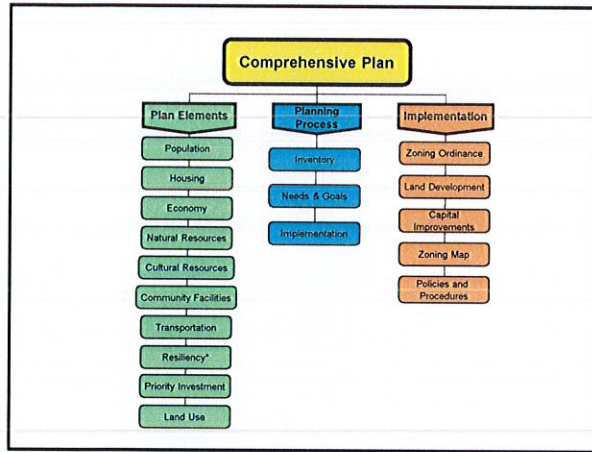


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Where does the Comprehensive Plan fit in?

- Long-range and comprehensive in scope
- General guide for future social, economic, and physical development
- Area-wide, not site specific
- Not regulatory, but a blueprint for how the community would like to grow and develop in the coming decade
- Implemented through zoning and land development regulations, capital improvements plan, community development programs, etc.

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What is Required in the Plan?

- Minimum of ten elements:
 - Population
 - Housing
 - Economic
 - Cultural Resources
 - Natural Resources
 - Community Facilities
 - Resiliency (new)
 - Community Facilities
 - Transportation
 - Priority Investment
 - Land Use
- Other elements can be added
 - Implementation

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What is Required for each Element?

- Inventory of existing conditions
- Statement of needs and goals
- Implementation strategies with timeframes

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LAND USE ELEMENT
Goals, Objectives and Implementation Strategies (5-year review)

Goals / Objectives / Strategies	Accountable Agencies	Time Frame for Completion
Goal 10.1 Enable and promote land use development that meets the current and future needs of Newberry County residents.		
Objective 10.1.1. Enable rural development that encourages and protects agricultural and low density residential uses while providing opportunities for appropriate complementary and associated uses.	Newberry County	On-going
Strategy 10.1.1.1. Review proposed amendments to County land use regulations to ensure the protection of agricultural and low density residential uses while enabling the development of complementary and associated uses in the rural area.	Newberry County	On-going
Objective 10.1.2. Provide opportunities for economic growth and development in areas that are or have the potential to be economic development centers.	Newberry County Municipalities	On-going
Strategy 10.1.2.1. Review proposed amendments to County land use regulations to ensure that opportunities for economic development are encouraged and facilitated where appropriate.	Newberry County Municipalities	On-going
Strategy 10.1.2.2. Preserve and enhance transportation corridor pathways along primary routes from I-26 and neighboring jurisdictions into the County.	Newberry County Municipalities COCOG SCDOT	On-going

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- Staff Goals for the Plan**
- Comprehensive Plan should:
 - Be simple and easy to understand for staff, PC, Council, and the public
 - Have Goals, Objectives, and Implementation Strategies that are specific and achievable, with built-in progress monitoring and evaluation
 - Incorporate visual aids to enhance reader understanding and enforce key points
 - Be straightforward and clear

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- Element Stakeholder Committees**
- Five element stakeholder committees will be formed, grouped by similar subject matter and shared stakeholders:
 - Population, Housing, and Cultural
 - Natural Resources and Resiliency
 - Community Facilities, Transportation, Priority Investment
 - Economic – will use Strategic Plan steering committee and public meetings input
 - Land Use – PC/CC will develop and review

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Element Stakeholder Committees

- Element stakeholder committees will include representatives from related public and private organizations, interested citizens
- Planning Commissioners and Council encouraged to participate in one or more Element Committees
- Each committee will meet to receive an element overview, offer input on background data (provided prior to meeting), discuss issues, and develop goals/objectives/implementation strategies

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Element Stakeholder Committees

- Follow up and additional review on background data and draft goals/objectives/ implementation strategies will be by email (mail if needed)
- Once Committees have completed review, element drafts will go to the Planning Commission for review and revision
- The PC will review and recommend completed drafts, but will submit the consolidated draft to County Council for adoption

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Comprehensive Plan Timetable

- Plan process will take approximately 12 months
- Stakeholder review of Population, Housing, Cultural, draft elements on 10/11
- Natural Resources draft complete
- Community Facilities, Resiliency, Transportation, Priority Investment drafts nearing completion
- Economic Development awaiting completion of Economic Development Strategic Plan
- Land Use will build on previous elements, but is already under development

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The Comprehensive Plan

Land Use Element

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Existing Land Use - Methodology

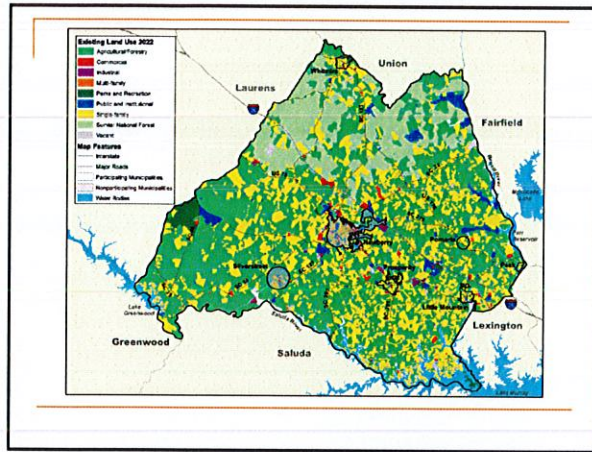
- Inventory of existing land uses developed through extensive geographic information system (GIS) analysis of digital mapping data
- Mapping of existing land uses integrated land use category definitions and County Assessor tax parcel data, as well as staff knowledge
- Roadways and railroad transportation rights-of-way are not assigned land use classifications and are not included in land use calculations

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Existing Land Use Categories

- Agricultural/Forestry
- Commercial
- Industrial
- Single-family Residential
- Multi-family Residential
- Parks and Recreation
- Public and Institutional
- Sumter National Forest
- Vacant Land

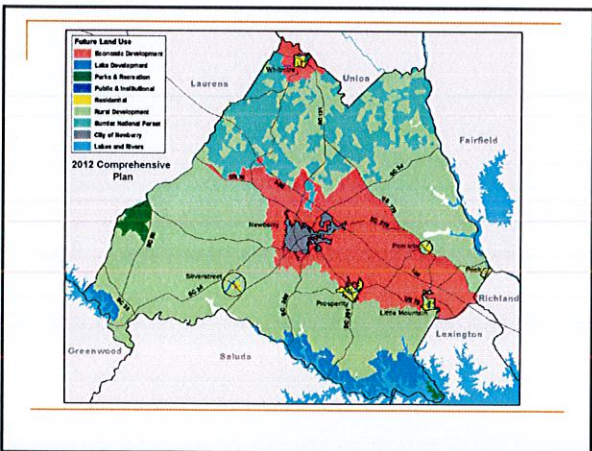
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Issues, Considerations and Questions

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Next Steps

- Review, consider, and discuss 2012 FLU Map categories, update as appropriate
- Participate in Element Stakeholder meetings
- Review existing land use map and relevant data
- Review Element drafts as available, particularly in relation to 2022 FLUM
- Work with staff and consultants to update Future Land Use Map

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Questions?

- Katie Werts, Zoning Administrator
 - kwerts@newberrycounty.net
 - 803-321-2166
- Cheryl Matheny, The Matheny-Burns Group
 - cmatheny@sc.rr.com
 - 803-356-9475

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Newberry County Comprehensive Plan

EXISTING LAND USE CATEGORIES - 2022

- **Agricultural/Forestry** – Land area used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or workers and storage for equipment or crops. Properties that are 10 or more acres in size and are classified in the Newberry County Assessor’s database as agricultural for taxation purposes were included in this land use category. Adjoining multiple properties under the same ownership that together equaled 10 or more acres and were classified as agricultural for taxation purposes were also included in this category. *Land in agriculture or forestry use is by far the most prevalent in Newberry County, accounting for more than half (209,682 acres) of the County’s total land.*
- **Commercial** – Land area used to conduct businesses, trade activities, administrative activities, professional activities or services, or personal services. Examples of uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, hair stylists, dry cleaners, furniture stores, clothing stores, car sales, law offices, doctor offices, CPAs, real estate offices, hotels/motels, lumber sales, private gyms, post office and nursery or garden centers. *Commercial land uses comprise less than one percent (3,035.77 acres) of the County’s land area.*
- **Industrial** – Land area used to manufacture, assemble, process, or fabricate goods and/or to store (warehouse) or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. *Industrial land use comprises less than half of one percent (1,332.8 acres) of the total County land area.*
- **Single-Family Residential** – Land area used for residential structures including single-family dwellings, duplexes, manufactured homes on single lots, and manufactured home subdivisions. Properties that are less than 10 acres and classified in the Newberry County Assessor’s database as agricultural for taxation purposes, but that have improvements on the property, were also included in this land use category. *Single-family residential uses comprise 24.2% (95,062.22 acres) of the land area in Newberry County.*
- **Multi-Family Residential** – Land area used for residential structures other than those included in Single-Family Residential Districts, including structures containing three or more dwelling units, zero lot line developments, patio home developments, condominium developments, townhouses, and manufactured home parks. *Higher density multi-family residential uses account for a very small percentage (less than half of 1%) of all land use (587.33 acres) in the County.*
- **Parks and Recreation** – Land area used for public active and passive recreation or to preserve open space. Examples of parks and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, recreation sites, wildlife management areas, and recreation centers and facilities. *Residents of Newberry County have abundant opportunities to enjoy recreational opportunities, with 5,278.99 acres (1.3% of all land) classified as Parks and Recreation.*




Newberry County Comprehensive Plan

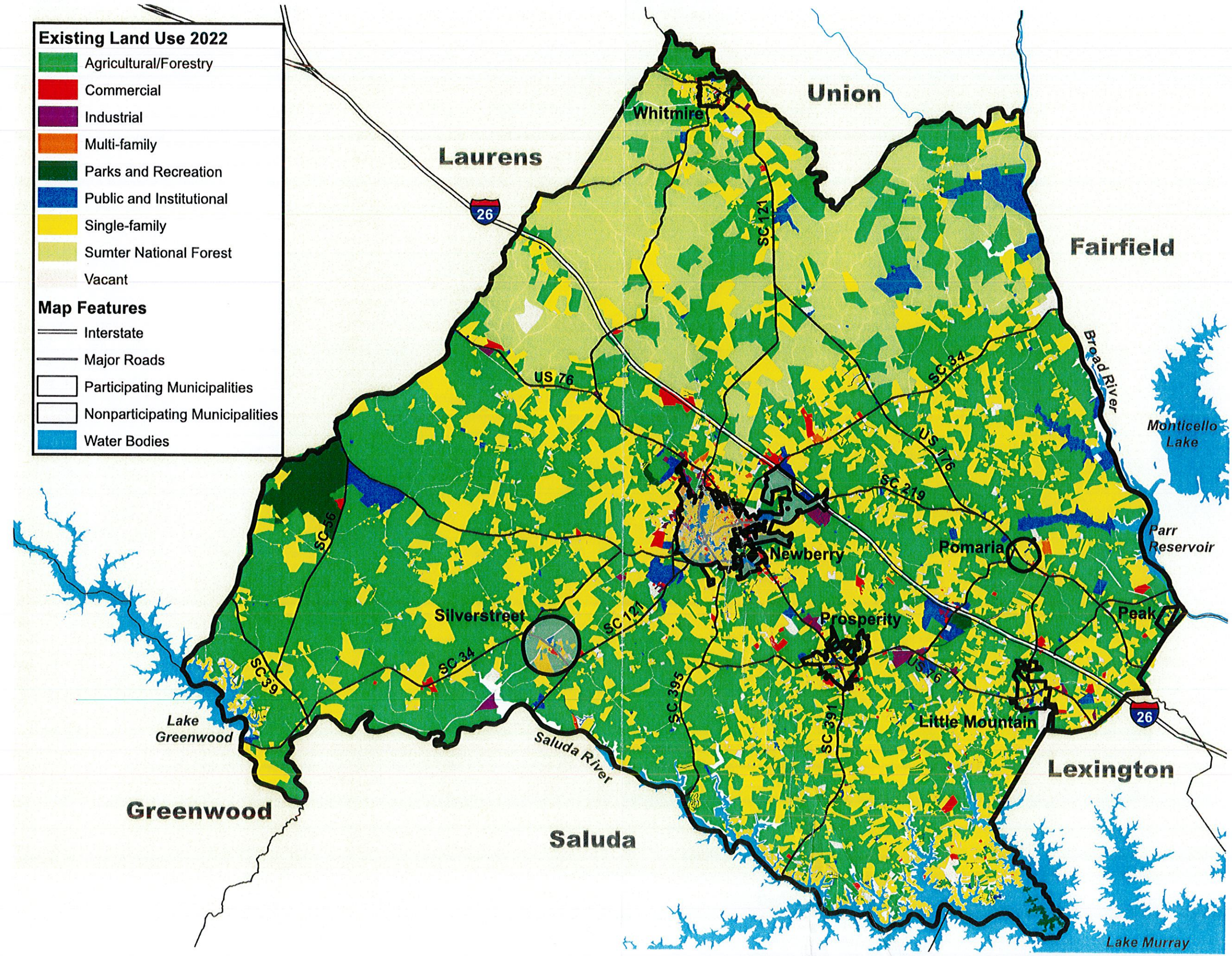
- **Public and Institutional** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include city, county, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices and facilities; postsecondary institutions; communications towers; community non-profit organizations; cemeteries; and libraries. *Nearly 10,182 acres of land (2.6% of all County land) are in Public and Institutional use in Newberry County.*
- **Sumter National Forest** – Lands within the Sumter National Forest. *More than 14% percent (55,575.7 acres) of the land area in Newberry County is part of the Sumter National Forest and is federally owned and managed.*
- **Vacant Land** – Land area not developed for a specific use or assigned a land use classification. Properties that are less than 10 acres in size and are classified in the Newberry County Assessor’s database as agricultural for taxation purposes, but have no improvements on the property, were also included in this land use category. *While only three percent of land in Newberry County (11,634.44 acres) is classified for land use planning purposes as Vacant (or undeveloped), much of the 265,257.73 acres in Agricultural and Forestry use or within the Sumter National Forest does not include physical improvements and could also be considered undeveloped.*

Existing Land Use 2022

- Agricultural/Forestry
- Commercial
- Industrial
- Multi-family
- Parks and Recreation
- Public and Institutional
- Single-family
- Sumter National Forest
- Vacant

Map Features

-  Interstate
-  Major Roads
-  Participating Municipalities
-  Nonparticipating Municipalities
-  Water Bodies



Newberry County Comprehensive Plan

FUTURE LAND USE CATEGORIES – 2012 COMPREHENSIVE PLAN

The Future Land Use Map is a blueprint for the physical development of Newberry County, setting the context and providing a vision for future growth and development. Implementation of the Future Land Use Map (FLUM) will be accomplished through regulatory measures included in the County's Zoning and Subdivision Regulations, capital improvement plans, departmental and other agency plans, as well as land use regulations enacted by the County's municipalities.

Development of the Future Land Use Map is anchored by land use data provided by the existing land use map as supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in the Existing Land Use Map, much of Newberry County is primarily rural in nature. Land uses including municipal downtowns, commercial corridors along major roadways, industrial development, and residential areas have evolved and matured over time and have been incorporated in the Future Land Use Map. Surrounding land uses were evaluated in determining future land use designations for vacant parcels.

- **Economic Development** – Land areas that either are or have the potential to be economic development centers and include uses such as commercial, industrial, higher density residential, public, and institutional, and related infrastructure. Commercial uses include businesses, trade activities, administrative activities, professional activities or services, or personal services. Industrial uses include the manufacturing, assembly, processing, fabrication, storage (warehousing), and transportation of goods. Public and institutional uses include city, county, state, and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices and facilities; postsecondary institutions; communications towers; community non-profit organizations; cemeteries; and libraries.
- **Lake Development** – Land areas in close proximity to Lake Murray and Lake Greenwood, principally used for residential structures, but may include other complementary and associated uses such as agriculture, forestry, and public/institutional uses such as churches and schools. Where adequate road access is available, land in the Lake District may also include more intense uses such as marinas, commercial activities, and personal services.
- **Parks and Recreation** – Land area used for public active and passive recreation or to preserve open space. Examples of uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, and recreation centers and facilities.
- **Public and Institutional** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include county, municipal, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices; *postsecondary institutions* and libraries.

Future Land Use

- Economic Development
- Lake Development
- Parks & Recreation
- Public & Institutional
- Residential
- Rural Development
- Sumter National Forest
- City of Newberry
- Lakes and Rivers

2012 Comprehensive Plan

