

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, July 18, 2023 @ 5:30 p.m.
Newberry County Annex
County Council Chambers

Members Present:

Chairman Daniel Boland
David Abrams
Ann Ward
Bennett Garner
Tomekia Means
Johnny Wicker
Victor Terrana
Tyler Johnson

Other Attendees:

Katie Werts, Planning and Zoning Administrator
Laurel Keen, Administrative Support
Bridgett Fain, Secretary
Anthony Conway, Applicant
Sheree Camack, Applicant
Robert Jones, Concerned Citizen

Members Absent:

Betsy Ruff
Stephanie Wimberly

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 David Abrams gave the invocation.

Public Presentation: None

Old Business: None

New Business:

A. MA01-07-18-23: A rezoning request for one (1) real estate parcel totaling 2.07 acres, located on SC Hwy 121, Newberry, SC, to be rezoned from LC-Limited Commercial to RG-General Residential. TM# 290-16

Katie Werts, Planning and Zoning Administrator presented the case to the Planning Commission as outlined in the Planning 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, Anthony Conway, is requesting this rezoning to RG-General Residential for a future residence. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Ann Ward made a motion to approve the rezoning request, Commissioner Bennett Garner seconded the vote. The vote was unanimous to approve the request.

B. MA02-07-18-23: A rezoning request for one (1) real estate parcel totaling 10.22 acres, located at 8152 SC Hwy 121, Newberry, SC, to be rezoned from LC-Limited Commercial to RG-General Residential. TM# 290-12

Katie Werts, Planning and Zoning Administrator presented the case to the Planning Commission as outlined in the Planning 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, Anthony Conway, is requesting this rezoning to RG-General Residential for a future residence. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Ann Ward made a motion to approve the rezoning request with clarification on the 2 acres to be rezoned, Commissioner Bennett Garner seconded the vote. The vote was unanimous to approve the request.

C. MA03-07-18-23: A rezoning request for one (1) real estate parcel totaling 2.00 acres, located at 2545 Seibert Rd., Prosperity, SC, to be rezoned from LC-Limited Commercial to R2-Rural. TM# 530-13

Katie Werts, Planning and Zoning Administrator presented the case to the Planning Commission as outlined in the Planning Staff Report. She advised the Commissioners of the location of the parcels in question by using the GIS aerial map. She stated that the applicant, Sheree Camack, is requesting this rezoning to R2-Rural for future residential development. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Ann Ward made a motion to approve the rezoning request, Commissioner Victor Terrana seconded the vote. The vote was unanimous to approve the request.

D. Approval of the Sketch Plat for the Saluda River Estates Subdivision pursuant to Subdivision Regulation:

Katie Werts, Planning and Zoning Administrator stated that the Saluda River Estates Sketch Plat had been removed from the agenda until the County Engineer could get some issues with the sketch plat addressed.

Draft Natural Resources and Resiliency Elements of the Comprehensive Plan.

A. Introduction and overview of the draft Natural Resources and Resiliency Elements of the Comprehensive Plan.

B. Input and discussion by the Planning Commission Members who participated in the Stakeholder Committee meeting for the draft Natural Resources and Resiliency Facilities Elements.

C. Planning Commission Discussion of draft elements, including resolution of any major edits proposed by Planning Commission members.

D. Motion and Vote by Planning Commission Members to recommend the draft Natural Resources and Resiliency Facilities Elements to the Newberry County Council for adoption.

After a brief discussion with various pertinent questions from the board members, Commissioner Victor Terrana made a motion to approve the draft Natural Resources and Resiliency Facilities Elements of the Comprehensive Plan to go to the Newberry County Council for adoption, seconded by Commissioner Ann Ward. The vote was unanimous.

Discussion and Informational Items:

A. Update on County Council items: None

B. Next regular meeting to be held August 15, 2023, at 5:30 p.m.

Adjourn: Due to there being no other business, Commissioner Ann Ward made a motion to adjourn the meeting, seconded by Commissioner Johnny Wicker and Chairman Daniel Boland adjourned the meeting at 6:25 p.m.