

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, March 21, 2023 @ 5:30 p.m.
Newberry County Annex
County Council Chambers

Members Present:

Chairman Mike Meetze
David Abrams
Daniel Boland
Tomekia Means
Johnny Wicker
Victor Terrana
Ann Ward
Stephanie Wimberly
Bennett Garner
Betsy Ruff

Other Attendees:

Katie Werts, Planning and Zoning Administrator
Laurel Keen, Administrative Support
Barry Koon, Applicant
David Harpool, Applicant
Amy Harpool, Applicant
Josh Radon, Representative for D R Horton
Carl Horn, Concerned Citizen
Roy Underhill, Concerned Citizen
Terrance Knight, Concerned Citizen

Members Absent:

None

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.

Elections of officials of the Newberry County Joint Planning Commission

A. Call for nominations for Chairman, Vice-Chairman and Secretary.

Daniel Boland was nominated for Chairman, Ann Ward for Vice-Chairman and Bridgett Fain for Secretary.

B. Vote on called nomination.

The vote was unanimous for Daniel Boland to be Chairman, Ann Ward to be Vice-Chairman and Bridgett Fain to be Secretary.

Approval of Minutes of Meeting: The minutes of the December 20, 2022, meeting was 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.

Public Presentation: None

Old Business: None

New Business:

A. MA01-03-21-23: A rezoning request for one (1) real estate parcel totaling 2.85 acres, located on Adelaide St., Newberry, SC, to be rezoned from RS-Single Family Residential to R2-Rural. TM # 399-25

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, Barry Koon, is requesting this rezoning to R2-Rural for future rural development. After a lengthy discussion and various pertinent questions from the planning commissioners, Mike Meetze made a motion to approve the rezoning request, Vice-Chairman Ann Ward seconded the vote. The vote was unanimous to approve the request.

B. MA02-03-21-23: A rezoning request for one (1) real estate parcel totaling 20.59 acres, located at 100 Tom Savage Rd., Prosperity, SC, to be rezoned from RS-Single Family Residential to R2-Rural. TM # 589-1-1

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 applicants, David & Amy Harpool, are requesting this rezoning to R2-Rural for future rural development. After a lengthy discussion and various pertinent questions from the planning commissioners, Bennett Garner made a motion to deny the rezoning request, David Abrams seconded the vote. The vote failed to deny the rezoning request. Vice-Chairman Ann Ward made a motion to approve the request, Mike Meetze second the vote to approve. 3 ayes, Vice-Chairman Ann Ward, Mike Meetze and Stephanie Wimberley. Motion failed to approve the request. 5 members abstained; Chairman Daniel Boland, Victor Terrana, Johnny Wicker, Tomekia Means, Betsy Ruff. No recommendation made to County Council.

C. MA03-03-21-23: A rezoning request for one (1) real estate parcel totaling 60.50 acres, located on Mt. Bethel Garmany Rd., Newberry, SC, to be rezoned from R2-Rural to RS-Single Family Residential. TM # 392-3

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, Josh Radon, Representing D R Horton, is requesting this rezoning to RS-Single Family Residential for future residential development. After a lengthy discussion and various pertinent questions from the planning commissioners, Victor Terrana made a motion to approve the rezoning request, Vice-Chairman Ann Ward seconded the vote. The vote pass by majority to approve the request with 9 ayes; Chairman Daniel Boland, Vice-Chairman Anne Ward, Bennett Garner, Johnny Wicker, David Abrams, Betsey Ruff, Victor Terrana, Tomekia Means, Mike Meetze, with 1 nay; Stephanie Wimberly.

D. Draft Population, Housing, and Cultural Elements of the Comprehensive Plan.

A. Introduction and overview of the draft Population, Housing, and Cultural Elements of the Comprehensive Plan.

B. Input and discussion by the Planning Commission Members who participated in the Stakeholder Committee meeting for the Population, Housing, and Cultural 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 Population, Housing and Cultural Elements to the Newberry County Council for adoption.

After a brief discussion with various pertinent questions from the board members, Vice-Chairman Ann Ward made a motion to approve the draft Population, Housing and Cultural Elements of the Comprehensive Plan to go to the Newberry County Council for adoption, seconded by Stephanie Wimberly. The vote was unanimous.

Discussion and Informational Items:

A. Update on County Council items:

Katie Werts updated the Commissioners about their recently recommended amendments and where they stand on the County Council agenda.

B. Next regular meeting to be held April 18, 2023, at 5:30 p.m.

Adjourn: Due to there being no other business, Vice-Chairman Ann Ward made a motion to adjourn the meeting, seconded by Stephanie Wimberly and Chairman Daniel Boland adjourned the meeting at 7:40 p.m.