

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, October 15, 2019 @ 6:00 p.m.
Administrative Conference Room
Newberry County Annex

Members Present:

Chairman David Koon
Vice-Chairman Mike Meetze
Christina Henricks
Victor Terrana
Harold Hunter
James Freeman, Jr
Daniel Boland

Members Absent:

Chris Cromer
Robbiette Hazel
David Abrams
Jason Bishop
Evans Toland
Benji Vinson

Other Attendees:

Ron Powell, Director of Building, Planning and Zoning
Anne Peters, Planning and Zoning Administrator
Bridgett Fain, Secretary JPC
Jay Tothacer, County Attorney
Karen Livingston, Town of Prosperity Administrator
Wanda Neill, Concerned Citizen
And other Concerned Citizens

Call to Order and Determination of Quorum:

Chairman David Koon called the meeting to order at 6:00 p.m. and determined there was a quorum.

Invocations: Vice-Chairman Mike Meetze gave the invocation.

Approval of Minutes of Meeting: The minutes of the July 16, 2019 meeting was reviewed; Vice-Chairman Mike Meetze made a motion to approve the minutes as written, seconded by Commissioner Daniel Boland. The vote was unanimous to approve the minutes as written.

Public Presentation: None.

Old Business: None

New Business:

A. Rules of Procedure:

1. Review and Approval:

Jay Tothacer presented the information on the changes to the Rules of Procedure to the Planning Commission. He stated that recommended changes had been make to the

Rules of Procedure and the Commissioners would have 30 days to review and send any recommended changes or comments to the Planning and Zoning Office.

B. Private Road Development:

1. Section 154.056(D) of the land regulation for review and approval

Anne Peters presented the request for a private road development for a proposed subdivision location at the northwest intersection of Ira Kinard Road and Houston Road to the Planning Commissions for their review and approval per section 154.056(D) of the Land Regulation. After a lengthy discussion and various pertinent questions from the planning commissioners, Vice-Chairman Mike Meetze made a motion to approve the Private Road Development with a provided road maintenance agreement, seconded by Commissioner Christina Hendricks. The vote was unanimous to approve the request for a private road development with a road maintenance agreement.

C. MA01-10-15-19: A rezoning request for two (2) contiguous real estate parcels totaling 8.686 acres real estate parcel off US Hwy 76, near intersection of Adelaide Street, Newberry, SC, to be rezoned from R2-Rural to GC-General Commercial. Tax Map # 399-144 and Tax Map # 399-153

Anne Peters 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, Ashley Wilson, Representing Wilson Brothers Rentals, is requesting this rezoning to GC-General Commercial for future commercial use. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Victor Terrana made a motion to approve the rezoning request, seconded by Vice-Chairman Mike Meetze. The vote was unanimous to approve the request.

D. Text Amendment: Town of Prosperity

1. Addition of Corridor Overlay District to the town of Prosperity Zoning Ordinance.

Karen Livingston, Town of Prosperity Administrator, presented the proposed text amendment, amending Title XV (Land Usage), Chapter 153 (Zoning), to add section 153.082 to the Prosperity Zoning Ordinance to provide for a Gateway Corridor overlay district as part of the regulation of zoning for the Town of Prosperity. After a lengthy discussion and various pertinent question from the planning commissioners, Anne Peters stated the Commissioners would have 30 days to review and send any recommended changes or comments to the Planning and Zoning Office.

Discussion and Informational Items:

A. Update on County Council items: Anne Peters updated the Commissioners about their recently recommended amendments and where they stand on the County Council agenda.

B. Next regular meeting to be held November 19, 2019 at 6:00 p.m.

Adjourn: Due to there being no other business, Commissioner Victor Terrana made a motion to adjourn the meeting, seconded by Commissioner Daniel Boland. Chairman David Koon adjourned the meeting at 7:29 p.m.