

MINUTES OF MEETING
Newberry County Joint Planning Commission
Wednesday, October 21, 2025, at 5:45 p.m.
Newberry County Annex
County Council Chambers

APPROVED

Members Present:

Daniel Boland
Tom Crowe
Bennett Garner
Alan Jenkins
Tyler Johnson
Mike Meetze
Jack Shields
Lisa Toland

Members Absent:

Anthony Stanley
Ann Ward
Johnny Wicker

Other Attendees:

Katie Werts, Director of Building & Zoning
Laurel Keen, Building & Zoning Admin.

- 1. Call to Order and Determination of Quorum:** Chairman Tyler Johnson called the meeting to order at 5:45 p.m. and determined there was a quorum.
- 2. Invocations:** Alan Jenkins gave the invocation.
- 3. Approval of Minutes:** The minutes from September 10, 2025, meeting was reviewed. Daniel Boland made a motion to approve the minutes as written, seconded by Lisa Toland. The vote was unanimous to approve the minutes as written.
- 4. New Business:**

- a. **Text Amendment: Buffer & Open Space requirements in Chapter 153 of the Code of Ordinances of Newberry County.**

Katie Werts, Director of Building & Zoning, presented the text amendments to the Planned Development Districts, Existing Vegetation, Buffers, Landscaping, Open Space, and Definitions as drafted. After much discussion from the Planning Commission members and Mrs. Werts, the Planning Commission recommended several changes and additions to be made. Daniel Boland made a motion to recommend the text amendment to County Council with the changes discussed. Alan Jenkins seconded the motion and the vote was unanimous.

- b. **Text Amendment: Creation of uniform requirements for the execution of development agreements under the South Carolina Local Government Development Agreement Act.**

Katie Werts, Director of Building & Zoning, presented the creation of uniform requirements for the execution of development agreements under the South Carolina Local Government Development Agreement Act. After much discussion from the Planning Commission members and Mrs. Werts, the Planning Commission recommended several changes and additions to be made. Mike Meetze made a motion to recommend the text amendment to County Council with the changes discussed. Lisa Toland seconded the motion, and the vote was unanimous.

- c. Text Amendment in reference to fencing: §153.033 Fences & Walls, §153.168 Setback from the Lake Shore, & §153.231 Definitions

Katie Werts, Director of Building & Zoning, presented the text amendments regarding fences and walls to the Planning Commission. After discussions by the Planning Commission members and Mrs. Werts, Tom Crowe made a motion to recommend the text amendment to County Council as presented. Daniel Boland seconded the motion, and the vote was unanimous.

Discussion and Informational Items:

- a. Next regular meeting to be held November 18, 2025, at 5:45 p.m.
- b. **Adjourn:** Due to there being no other business, Tom Crowe made a motion to adjourn the meeting, seconded by Daniel Boland. Chairman Tyler Johnson adjourned the meeting at 6:50 p.m.

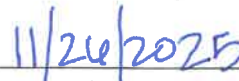
Joint Planning Commission Approval



Tyler Johnson, Chairman



Katie Werts, Secretary



Date Approved