

MINUTES OF MEETING
Newberry County Joint Planning Commission
Work Session
Tuesday, February 18, 2025, at 5:45 p.m.
Newberry County Annex
County Council Chambers

APPROVED

Members Present:

Daniel Boland
Mike Meetze
Johnny Wicker
David Abrams
Tyler Johnson
Tomekia Means
Bennett Garner
Anthony Stanley

Members Absent:

Jack Shields
Ann Ward

Other Attendees:

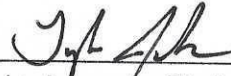
Katie Werts, Director of Building & Zoning
Laurel Keen, Administrative Support
Tom Crowe
Mike Satterfield
John Rowe

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:** Commissioner David Abrams gave the invocation.
3. **Presentation and Discussion by Haven Communities.**
Mike Satterfield, CEO of Haven Communities, presented the Planning Commission with a conceptual idea for a housing development off Highway 773. Mr. Satterfield said that Haven Communities is locally owned with well over 100 years of combined experience developing neighborhoods and building homes. They currently have over 6,000 lots in their development pipeline in the Midlands. Mr. Satterfield stated that "The Oaks" would be the first project of its kind to come to Newberry County. It would provide several price points to accommodate a wide range of buyers, several acres of open space, and a 15-acre recreational lake for kayaking, fishing and family fun. In addition to a resort style amenity, the community would also include a large natural park style amenity. Commercial space for future restaurants, daycare, medical space, salons, cafes and coffee shops would also be available. The project location would be on US Highway 773 just right after the US 76 intersection. Mr. Satterfield spoke on the preliminary project timeline, which is not nailed in stone, but they would hope that in the second quarter of 2026 the project would be fully permitted and ready to break ground. Second quarter of 2027 phase 1 development/infrastructure complete and ready to start building houses. Third quarter of 2027 first homes are ready for sale. The total build out would take anywhere from nine to twelve years. Another possibility that Mr. Satterfield spoke about is if the PDD was not an option was developing the tracts as cluster development in the R2-Rural zoning district. If developed using the Cluster Development concept there would be around

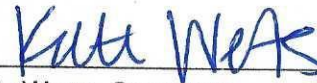
600 homes on half-acre lots. Mr. Satterfield stated that with cluster development in R2-Rural the expense to develop would be more, which raises the barrier to affordable home ownership. Mr. Satterfield stated a few things to consider for the PDD or the cluster development. Either development would be private, HOA maintained roads and stormwater within the community so they would not create any additional burden for Newberry County. A full traffic study would be completed under the oversight of SCDOT. Based on the traffic study, any necessary roadway improvements to the corridor would be made at the cost of the developer. Several Planning Commission members had questions for Mr. Satterfield. Mr. Mike Meetze asked if Newberry County School District was aware of this development. Mr. Satterfield stated that they had a conversation with them about a year ago and they stated that they had the capacity. Mr. Mike Meetze stated that he did not think that was true and he asked that another meeting be scheduled and to make sure the superintendent was apart of the meeting. Mr. Tyler Johnson stated that he had concerns with fire and rescue being able to provide services to that many additional homes. Mr. Satterfield said he would schedule a meeting with the school district and public safety department to hear their concerns. Once Mr. Satterfield meets with those groups he will report back to the Joint Planning Commission.

4. **Adjourn:** Due to there being no other business, Daniel Boland made a motion to adjourn the meeting, seconded by David Abrams. Chairman Tyler Johnson adjourned the meeting at 7:00 p.m.

Joint Planning Commission Approval



Tyler Johnson, Chairman



Katie Werts, Secretary



Date Approved