

**NEWBERRY COUNTY COUNCIL  
MINUTES  
January 03, 2024**

Newberry County Council met on Wednesday, January 03, 2024, at 6:11 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

**PRESENT:** Todd Johnson, Chairman  
Robert N. Shealy, Vice-Chairman  
Leon Fulmer Jr., Council Member  
Les Hipp, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Karl Sease, Council Member  
Jeff Shacker, County Administrator  
Joanie Winters, County Attorney  
Karen Brehmer, Deputy County Administrator  
Captain Ben Chapman, NCSO  
Debbie Cromer, Finance Director  
Major Robert Dennis, NCSO  
Beth Folk, Clerk to Court  
Donna Lominack, Auditor  
Eric Nieto, I.T. Director  
Katie Werts, Director of Planning and Development Services  
Rick Farmer, Economic Development Director  
Andrew Wigger, Clerk to Council/PIO

**MEDIA:** Orion Griffin, The Newberry Observer

Mr. Johnson called the meeting to order at 6:11 p.m.

Mr. Johnson led the invocation and Pledge of Allegiance.

## 1. Election of Chair for 2024.

- Mr. Johnson opened the floor for nominations for Chair.
  - Mr. Sease nominated Mr. Hipp for Chair, seconded by Mr. Shealy.
  - Mr. Scurry nominated Mr. Johnson for Chair, seconded by Mr. Reeder.
- Mr. Scurry made a motion that nominations come to a close, Mr. Shealy made a second and the nomination period was closed.
- Mr. Johnson called for a vote for Chair in order of nomination.
  - Mr. Hipp, Mr. Sease and Mr. Shealy voted for Mr. Hipp.
  - Mr. Fulmer, Mr. Johnson, Mr. Reeder and Mr. Scurry voted for Mr. Johnson.
- Mr. Johnson was elected chair 4-3.
- Mr. Johnson thanked council and expressed his gratitude.

## 2. Election of Vice-Chair for 2024.

- Mr. Johnson opened the floor for nominations for Vice-Chair.
  - Mr. Hipp nominated Mr. Shealy for Vice-Chair, seconded by Mr. Sease.
  - Mr. Scurry nominated Mr. Reeder for Vice-Chair, seconded by Mr. Johnson.
- Mr. Scurry made a motion that nominations come to a close, Mr. Shealy made a second and the nomination period was closed.
- Mr. Johnson called for a vote for Vice-Chair in order of nomination.
  - Mr. Fulmer, Mr. Hipp, Mr. Sease, and Mr. Shealy voted for Mr. Shealy.
  - Mr. Johnson, Mr. Reeder, Mr. Scurry voted for Mr. Reeder.
- Mr. Shealy was elected Vice-Chair 4-3.

3. Adoption of Consent Agenda:

- a. Newberry County Council Economic Development Committee Minutes – December 4, 2023.
- b. Newberry County Council Work Session Minutes – December 6, 2023.
- c. Newberry County Council Meeting Minutes – December 6, 2023.
  - Mr. Sease made a motion to adopt the minutes as presented, Mr. Shealy provided the second and the motion was approved 7-0.

4. Additions, Deletions & Adoption of the Agenda.

- Mr. Shealy made a motion to approve the agenda as presented; Mr. Hipp provided the second and the motion was approved 7-0.

5. Ordinance No. 11-02-2023. An Ordinance authorizing the execution and delivery of a Fee-In-Lieu of *Ad Valorem* Taxes and incentive agreement by and between Newberry County, South Carolina and *Project Cavalier* to provide for payment of a Fee-In-Lieu of Taxes; authorizing certain infrastructure credits; and other related matters.

a. Public Hearing

- Mr. Johnson declared the public hearing open. With no one signing up or standing up to speak, Mr. Johnson declared the public hearing closed.

b. Third Reading

- Mr. Shealy made a motion to approve the third reading; Mr. Scurry provided the second and the motion was approved 7-0.

6. Ordinance No. 12-01-2023. An Ordinance acting on a request to amend the official zoning map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 6-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real estate parcel totaling one and twelve hundredths (1.12) acres designated as TMS No. 399-56 from R2-Rural to GC-General Commercial.

a. Public Hearing

- Mr. Johnson declared the public hearing open. With no one signing up or standing up to speak, Mr. Johnson declared the public hearing closed.

b. Second Reading

- Mr. Shealy made a motion to approve the second reading; Mr. Hipp provided the second and the motion was approved 7-0.

7. Ordinance No. 12-02-2023. An Ordinance authorizing the execution and delivery of a Fee-In-Lieu of *Ad Valorem* Taxes and incentive agreement by and between Newberry County, South Carolina, and *Project Palmetto* to provide for payment of a Fee-In-Lieu of Taxes; authorizing certain infrastructure credits; and other related matters.

a. Public Hearing

- Mr. Johnson declared the public hearing open. With no one signing up or standing up to speak, Mr. Johnson declared the public hearing closed.

b. Second Reading

- Mr. Sease made a motion to approve the second reading; Mr. Shealy provided the second and the motion was approved 7-0.

8. Consideration of a motion to accept the proposed Economic and Land Use elements of the draft Comprehensive Plan.

- Mr. Shealy made a motion to accept the Economic and Land Use elements; Mr. Hipp provided the second.
  - Mr. Hipp said for clarification purposes, under the Land Use Element, the original Land Use Map had been revised at the 5 p.m. meeting; reducing some of the agricultural property that had been previously designated on the map as areas for possible economic development in the future with the understanding that the map can be amended in the future, should there be a desire to do so.
  - As far as Economic Development, Mr. Hipp said some of the numbers were reviewed and corrected.
  - Mr. Johnson said a lot of the council members were concerned about farmland usage in the county and they want to stay true to that heritage and preserve farmland and make sure industry and farm can coexist.
- The motion was approved 7-0.

9. Appointments.

- There were no appointments.

10. Public Comments.

- There were no public comments.

## 11. Comments/Requests from County Administrator.

- Mr. Shacker said they spend six months of the year working on the county budget and that process has already started. He said Ms. Cromer has already started working on that and they will be pulling expenditure requests and summary information together for council to get that information out to them as soon as possible.
- Mr. Shacker said they will have some “heavy lift” type items on the agenda at the next council meeting, including discussing the Property Maintenance and Nuisance Ordinance at the 5 p.m. Work Session and a major software purchase.

## 12. Comments/Requests from Council.

- Mr. Shealy said it was a great meeting and thanked Mr. Hipp for what he has done as Vice-Chair, and he hopes to be able to follow in his footsteps.
- Mr. Sease said he was looking forward to working with everyone again this year and congratulated Mr. Shealy for being named Vice-Chair and told Mr. Johnson he looked forward to working with him as Chairman.
- Mr. Reeder said Happy New Year to everyone and told everyone about the MLK program continuing this year with a parade on January 13 at 2 p.m. and a march on January 15 at 9:30 a.m. and a program at 10 a.m. at Miller Chapel AME Church. He added that it was a day on, not a day off.
- Mr. Scurry said he was so glad to see the elected officials and thanked them and staff for being with them tonight.
- Mr. Johnson told Mr. Hipp that he treasured their working relationship and has said personally and publicly that their work together has been like iron sharpening iron. He said that Mr. Hipp keeps him on his toes and his head on a swivel and that is a good thing. He said he appreciates him.
- Mr. Hipp said it has been a pleasure working with him as Vice-Chair, he said Mr. Johnson’s leadership skills have been exemplary during

the time he has been Chairman. He told Mr. Shealy that he is satisfied that he will have the opportunity he had to learn and contribute. He said he thinks everyone on council should have the opportunity to learn and contribute through leadership positions, he said that is the way their ordinance states it should be done when this form of government was established. He said he hopes that continues and that he hopes everyone on council can not only participate but take a leadership position at some time as a form of growth and new ideas to be refreshed. Mr. Hipp further thanked Mr. Shacker for all that he has done since coming on board and thanked staff in attendance for all that they do.

- Mr. Johnson added that he has never seen council so united in doing the right thing for Newberry County.

#### 13. Future meetings:

- a. Public Safety and Courts Committee – January 8 at 6 pm.
- b. Martin Luther King, Jr. Holiday – Offices Closed – January 15.
- c. Newberry County Council Work Session – January 17 at 5 p.m.
- d. Newberry County Council – January 17 at 6 p.m.

#### 14. Adjournment.

- Mr. Shealy made a motion to adjourn, Mr. Fulmer provided the second and the motion was approved 7-0 at 6:30 p.m.

**NEWBERRY COUNTY COUNCIL**



**Todd Johnson, Chairman**



**Andrew Wigger, Clerk to Council**

Minutes Approved: Jan. 17, 2024