

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

Newberry County Council met on Wednesday, January 03, 2024, at 5:01 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Work Session.

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

**PRESENT:** Todd Johnson, Chairman  
Les Hipp, Vice Chairman  
Leon Fulmer, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Karl Sease, Council Member  
Robert N. Shealy, Council Member  
Jeff Shacker, County Administrator  
Rick Farmer, Economic Development Director  
Eric Nieto, I.T. Director  
Katie Werts, Director of Planning and Development Services  
Andrew Wigger, Clerk to Council/PIO

Mr. Johnson called the meeting to order at 5:01 p.m.

1. Review and discussion of the draft Future Land Use Map and the draft Economic Element of the draft Comprehensive Plan.
  - Mr. Shacker addressed points that he said Newberry County Council made during the December 6, 2023.
  - Regarding the Economic Element, updated numbers were presented after Auditor Donna Lominack provided the information with contributions from Mr. Farmer, as well.

- Newberry County's total assessed property value was corrected to \$184.5 million in 2022, of which \$22.8 million relates to industry and manufacturing.
- The combined assessed value of the ten largest taxpayers in Newberry County totaled \$35.7 million in 2022.
- The taxes levied on those 10 taxpayers totaled \$12.4 million.
- Regarding the Land Use Element, Mr. Shacker said one thing about council is that it listens to people and is responsive to the public. He said the council listened and asked staff to reevaluate some areas on the map.
- Mr. Shacker presented a map that moved farmland from Transitional Development to Rural Development.
- Mr. Shacker said excellent points were previously made that this is not set in stone. As circumstances change, or as opportunities present themselves, council can respond to those changes and opportunities by amending the Future Land Use Map as part of the zoning process.
- Mr. Johnson said preserving Newberry County farmland is crucial to the integrity and backbone of Newberry County. He said he thinks the proposed changes recognize what is going on in the county and protect farmland and says the council has a vision for growth in the future. He further said he commends the outstanding work staff did to bring this back around.
- Mr. Shacker requested council consider accepting the two remaining elements during the 6 p.m. meeting. The plan would then be to hold the first reading of an ordinance to adopt the entire comprehensive plan on Feb. 7, second reading and public hearing on Feb. 21, and third and final reading on March 6.

## 2. Executive Session:

### a. Personnel Matter(s):

- i. Discussion of matters related to the compensation of Newberry County Appointed Officials pursuant to SC Code of Laws Section 30-4-70(a)(1).

b. Legal Matter(s):

- i. Discussion of matters related to Newberry County's local floodplain management program and participation in the National Flood Insurance Program pursuant to SC Code of Laws Section 30-4-70(a)(2).

c. Economic Development Matter(s):

- i. Discussion of matters related to *Project Artemis* pursuant to SC Code of Laws Section 30-4-70(a)(5).
  - ii. Discussion of matters related to *Project Cardinal* pursuant to SC Code of Laws Section 30-4-70(a)(5).
  - iii. Discussion of matters related to *Project Phoenix* pursuant to SC Code of Laws Section 30-4-70(a)(5).
- At 5:13 p.m., Mr. Shealy made a motion to go into Executive Session; Mr. Sease provided the second and the motion was approved 7-0.
  - At 6:10 p.m., Mr. Shealy made a motion to come out of Executive Session; Mr. Fulmer provided the second and the motion was approved 7-0.
  - Mr. Johnson said Newberry County Council went into Executive Session for the reasons stated on the agenda and in his comments as they moved into Executive Session and no action was taken.

3. Adjournment.

- Mr. Shealy made a motion to adjourn the meeting, Mr. Hipp provided the second and the motion was approved 7-0 at 6:11 p.m.

**NEWBERRY COUNTY COUNCIL**



**Todd Johnson, Chairman**



**Andrew Wigger, Clerk to Council**

**Minutes Approved:** Jan. 17, 2024