

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, May 7, 2024, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**Members Present:**

Chairman Doug Hipp  
Wayne Boland  
Ty Ransdell  
Hugh Lister  
Patrick Meetze  
Patrick Wilkes

**Members Absent:**

Sam Ziady

**Other Attendees:**

Katie Werts, Zoning Administrator/Secretary  
Other Concerned Citizens

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**Call to Order and Determination of Quorum:** Chairman Doug Hipp called the meeting to order at 5:30 p.m. and determined there was a quorum.

**Approval of Minutes of Meeting:** The minutes from the April 2, 2024, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Ty Ransdell. The vote was unanimous to approve the minutes.

**Old Business:** None

**New Business: Case Presentation**

- A. **Case # VA01-05-07-24:** A Variance request for the relief of the 50-foot required setback from the road right-of-way, to be 3 feet from the road right-of-way for an addition to the existing outdoor seating area. The property is located at 745 Marina Way, Prosperity, SC. Tax Map # 592-2-126

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting the variance to extend the existing outdoor seating area, to be 3 feet from the road right-of-way. After a brief discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request, seconded by Patrick Meetze. The vote was unanimous to approve the variance.

- B. **Case # VA02-05-07-24:** A Variance request for the relief of the 86.5-foot required setback from the 440 contour of Lake Greenwood, to be 70 feet from the 440 contour of Lake Greenwood for a screened porch addition to the existing home. The property is located at 248 Catfish Cove Road, Chappells SC. Tax Map #6-4-4

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the property owner is requesting the variance to be allowed to build a screened porch addition to his existing home 70-foot from the 440-contour of Lake Greenwood. After a brief discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request, seconded by Patrick Wilkes. The vote was unanimous to approve the variance.

- C. **Case # VA03-05-07-24:** A Variance request for the relief of the 101-foot required setback from the 360 contour of Lake Murray, to be 36 feet from the 360 contour of Lake Murray for a new site-built house. The property is located at 549 Pioneer Shores Road, Prosperity, SC. Tax Map # 653-10-1

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the property owner is requesting the variance to be allowed to build a new site-built house to be 36-foot from the 360-contour of Lake Murray. After a brief discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the request, seconded by Hugh Lister. The vote was unanimous to approve the variance.

**Other Business:**

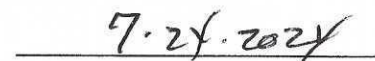
Next scheduled BZA meeting is June 5, 2024, at 5:30 p.m.

**Adjourn:** Due to there being no other business, Patrick Meetze made a motion to adjourn the meeting, seconded by Wayne Boland. Chairman Doug Hipp adjourned the meeting at 5:47 p.m.

Board of Zoning Appeals

  
Doug Hipp, Chairman

Katie Werts, Secretary

  
Date Approved