

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Wednesday, July 24, 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:

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Laurel Keen
David Sanders
Edna Bouknight
Felix Ramos
Ross Sanders
Gerald Baker
Other Concerned Citizens

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 May 7, 2024, meeting was reviewed. A motion to approve the minutes with the correction of the spelling of Doug was made by Hugh Lister, seconded by Wayne Boland. The vote was unanimous to approve the minutes.

Old Business: None

New Business: Case Presentation

- A. **Case # VA02-07-02-24:** A Variance request for the relief of the 25-foot required setback from the road right-of-way, to be 5.5 feet from the road right-of-way of Gray Street, for a new storage building. The property is located at 930 Gray Street, Newberry, SC. Tax Map # 288-1-3-28

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance request for the relief of the 25-foot required setback from the road right-of-way, to be 5.5 feet from the road right-of-

way of Gray Street, for a new storage building. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to deny the request, seconded by Hugh Lister. Hugh Lister, Patrick Meetze, Patrick Wilkes, Doug Hipp and Ty Ransdell all voted in favor of the motion with Wayne Boland voting against the motion. The motion to deny the variance request was approved.

- B. **Case # VA03-07-02-24:** A Variance request for the relief of the 25-foot required setback from the road right-of-way, to be 19.5 feet from the road right-of-way of Kendall Road, for a new storage building. The property is located at 930 Gray Street, Newberry, SC. Tax Map # 288-1-3-28

Due to the denial of VA02-07-02-24, there was no need for this variance request to be heard.

- C. **Case # VA04-07-02-24:** A Variance request for the relief of the 25-foot required setback from the road right-of-way, to be 6 feet from the road right-of-way of Landing Road for a new storage building. The property is located at 612 Marina Way, Prosperity, SC. Tax Map # 592-2-52-2

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance request for the relief of the 25-foot required setback from the road right-of-way, to be 6 feet from the road right-of-way of Landing Road for a new storage building. After a brief discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request, seconded by Patrick Meetze. The vote was unanimous to approve the variance.

- D. **Case # VA01-08-06-24:** A Variance request for the relief of the 188.5-foot required setback from the 360 contour of Lake Murray, to be 123 feet from the 360 contour of Lake Murray for a new site-built house. The property is located at 1186 Peninsula Drive, Prosperity, SC. Tax Map # 655-2-145

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance request for the relief of the 188.5-foot required setback from the 360 contour of Lake Murray, to be 123 feet from the 360 contour of Lake Murray for a new site-built house. After a brief discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the request, seconded by Patrick Wilkes. The vote was unanimous to approve the variance.

- E. **Case # VA01-07-02-24:** A Variance request for the relief of the 25-foot required setback from the road right-of-way, to be 2 feet from the road right-of-way for a new manufactured home. The property is located at 357 Clark Street, Whitmire, SC. Tax Map # 258-18


Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance request for the relief of the 25-foot required setback from the road right-of-way, to be 2 feet from the road right-of-way for a new manufactured home. After a brief discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request, seconded by Wayne Boland. The vote was unanimous to approve the variance.

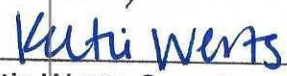
Other Business:

Next scheduled BZA meeting is September 3, 2024, at 5:30 p.m.

Adjourn: Due to there being no other business, Hugh Lister made a motion to adjourn the meeting, seconded by Ty Ransdell. Chairman Doug Hipp adjourned the meeting at 6:21 p.m.

Board of Zoning Appeals


Doug Hipp, Chairman


Katie Werts, Secretary

9/3/2024
Date Approved