

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, December 2, 2025, at 5:30 p.m.
Council Chambers
Newberry County Annex

APPROVED

Members Present:

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

Members Absent:

Other Attendees:

Katie Werts, Director of Building & Zoning/Secretary
Laurel Keen, Building & Zoning Admin.
Shea Remion
Jason Freeman
Mary Hendrix
Amy Green
Robert Simpson
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 October 7, 2025, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Wayne Boland. The vote was unanimous to approve the minutes.

Executive Session to receive legal advice regarding a BZA decision. Chairman Doug Hipp asked for a motion for the board to go into executive session. Wayne Boland made a motion to go into executive session. Ty Ransdell seconded the motion. The vote was unanimous to go into executive session. Once the board members returned from executive session Chairman Doug Hipp asked for a motion to come out of executive session. Hugh Lister made a motion to come out of executive session. Wayne Boland seconded the motion. The vote was unanimous to come out of executive session.

Action to be taken from Executive Session: Ty Ransdell made a motion to approve the improvements made to the neighboring side of the fence at 1209 Newberry Shores as it now meets the requirements of the Newberry County Zoning Ordinance in reference to fencing. Wayne Boland seconded the motion. The vote was unanimous to approve.

New Business: Case Presentation

- A. Case # VA01-12-02-25:** A Variance request for the relief of the required 50-foot setback from Lake Murray's high-water mark (full pool), to be 15-foot from Lake Murray's high-

water mark (full pool) for a new site-built house. The property is located at 95 Hummingbird Lane, Prosperity. Tax Map 653-1-3

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 50-foot setback from Lake Murray's high-water mark (full pool), to be 15-foot from Lake Murray's high-water mark (full pool) for a new site-built house. After a discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the variance as stated. Patrick Meetze seconded the motion. The vote was unanimous to approve the variance.

- B. Case # VA02-12-02-25:** A Variance request for the relief of the required 50-foot setback from Lake Murray's high-water mark (full pool), to be 37-foot from Lake Murray's high-water mark (full pool) for an in-ground pool. The property is located at 729 Marina Way, Prosperity. Tax Map 592-2-2-24

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 50-foot setback from Lake Murray's high-water mark (full pool), to be 37-foot from Lake Murray's high-water mark (full pool) for an in-ground pool. After a discussion with various pertinent questions from the board member Wayne Boland made a motion to approve the variance as stated. Patrick Meetze seconded the motion. The vote was unanimous to approve the variance.

- C. Case # VA03-12-02-25:** A Variance request for the relief of the required 7-foot side property line setback to be 1-foot from the side property line for an enclosed storage building. The property is located at 210 Cove View Road, Prosperity. Tax Map 591-1-1-46

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 7-foot side property line setback to be 1-foot from the side property line for an enclosed storage building. After a discussion with various pertinent questions from the board member Hugh Lister made a motion to approve the variance as stated Wayne Boland seconded the motion. The vote was unanimous to approve the variance.

- D. Case # VA04-12-02-25:** A Variance request for the relief of the required 7-foot side property line setback to be 0-foot from the side property line for an addition to the existing deck. The property is located at 2868 Harmon Quarters, Prosperity. Tax Map 419-2-16

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 7-foot side property line setback to be 0-foot from the side property line for an addition to the existing deck. After a discussion with various pertinent questions from the board members and adjoining property owner, Wayne Boland made a motion to approve the variance as stated, Patrick Wilkes seconded the motion. Wayne Boland voted to approve the variance as stated. Doug Hipp, Ty Ransdell, Hugh Lister, Patrick Meetze, Torchia Werts, and Patrick Wilkes all voted against the motion. With the vote being five to one, the motion failed and the variance was denied.

- E. Case # VA05-12-02-25:** A Variance request for the relief of the required 25-foot setback from Lake Murray's high-water mark (full pool), to be 17-foot from Lake Murray's high-

water mark (full pool) for a new covered porch. The property is located at 2868 Harmon Quarters, Prosperity. Tax Map 419-2-16

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting a variance for the relief of the required 25-foot setback from Lake Murray's high-water mark (full pool), to be 17-foot from Lake Murray's high-water mark (full pool) for a new covered porch. After a discussion with various pertinent questions from the board member Hugh Lister made a motion to approve the variance as stated Patrick Meetze seconded the motion. The vote was unanimous to approve the variance.

- F. Case # SE01-12-02-25:** A Special Exception request for a campground, recreational vehicle (RV) park. The property is located at 202 Tom Stewart Road, Newberry. Tax Map #340-3-9 & 340-3-51

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting special exception for an RV Park. After a discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request as stated, seconded by Ty Ransdell. The vote was unanimous to approve the special exception.

Old Business: None

Other Business: None

Discussion and Information Items:

Next scheduled BZA meeting is February 3, 2026, at 5:30 p.m.

Adjourn:

Due to there being no other business, Hugh Lister made a motion to adjourn the meeting, seconded by Patrick Wilkes. Chairman Doug Hipp adjourned the meeting at 7:15 p.m.

Board of Zoning Appeals


Ty Ransdell Doug Hipp, Chairman


Katie Werts, Secretary


Date Approved