

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, June 3, 2025, at 5:30 p.m.
Council Chambers
Newberry County Annex

APPROVED

Members Present:

Wayne Boland
Hugh Lister
Patrick Meetze
Ty Ransdell
Torchia Werts
Patrick Wilkes

Members Absent:

Chairman Doug Hipp

Other Attendees:

Katie Werts, Director of Building & Zoning/Secretary
William Knight
William Henderson

Call to Order and Determination of Quorum: Vice-Chairman Ty Ransdell called the meeting to order at 5:30 p.m. and determined there was a quorum.

Approval of Minutes of Meeting: The minutes from May 6, 2025, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Patrick Meetze. The vote was unanimous to approve the minutes.

New Business: Case Presentation

- A. Case # VA01-06-03-25:** A Variance request for the relief of the required 25-foot road right-of-way setback to be 15-foot from the right-of-way of Sunview Road. The property is located at 112 Sunview Road, Prosperity. Tax Map #594-6-27

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 the road right-of-way. After Mrs. Werts presentation Mr. Knight spoke to the board. He stated that he wanted to build a 30'x50' enclosed garage for his boat, cars, and other items. He is fixing to retire and will be able to enjoy them more. He stated that the reason he was asking for the variance was because he had to add drain lines to his septic system and they took up most of his back yard. 15 feet from the right-of-way is where the drain lines stop and he could place the building. After Mr. Knight spoke, Mr. Henderson asked to speak in opposition. Mr. Henderson showed the board three pictures of his property. One picture of the current view from his front porch and the other

two of how it will look if the building is allowed. He stated that the building would block his view of the lake. Mr. Henderson lives across the road from the lake. After a discussion with various pertinent questions from the board members, Vice-Chairman Ty Ransdell closed the case to the public. Vice-Chairman proceeded with the findings and facts. Findings and facts number one, there are extraordinary and exceptional conditions pertaining to a particular piece of property. Wayne Boland agreed, Patrick Meetze agreed, Torchia Werts agreed, Patrick Wilkes agreed, and Hugh Lister agreed, Vice-Chairman Ty Ransdell agreed. Findings and facts number two; these conditions do not generally apply to other property in the vicinity or in that district. Wayne Boland agreed, Patrick Meetze agreed, Torchia Werts agreed, Patrick Wilkes agreed, and Hugh Lister agreed, Vice-Chairman Ty Ransdell agreed. Finding and facts three; Because of these conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict use of the property. Wayne Boland agreed, Patrick Meetze agreed, Torchia Werts agreed, Patrick Wilkes agreed, and Hugh Lister agreed, Vice-Chairman Ty Ransdell agreed. Finding and facts number four; The authorization of the variance will not be substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by the granting of the variance. Wayne Boland agreed, Patrick Meetze agreed, Torchia Werts agreed, Patrick Wilkes disagreed, and Hugh Lister disagreed, Vice-Chairman Ty Ransdell agreed. Finding and facts number five; the effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district; would not extend physically a nonconforming use of the land; would not change the zoning district boundaries shown on the official zoning map. Wayne Boland agreed, Patrick Meetze agreed, Torchia Werts agreed, Patrick Wilkes agreed, and Hugh Lister agreed, Vice-Chairman Ty Ransdell agreed. After the findings and facts was discussed Vice-Chairman Ty Ransdell called for a motion and reminded the board that findings and facts number four was a two to four split. After deliberation from the board, Wayne Boland made a motion to approve the variance request as presented. Patrick Meetze seconded the motion. Vice-Chairman Ty Ransdell, Torchia Werts, Patrick Meetze, Wayne Boland and Patrick Wilkes all voted in favor of the motion. Hugh Lister voted in disagreement of the motion. Motion passed with a vote of five to one.

Old Business: None

Other Business: None

Discussion and Information Items:

Next scheduled BZA meeting is July 1, 2025, 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 Meetze. Vice-Chairman Ty Ransdell adjourned the meeting at 5:55 p.m.

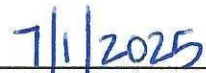
Board of Zoning Appeals



Doug Hipp, Chairman



Katie Werts, Secretary



Date Approved