

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, March 4, 2025, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**Members Present:**

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

**Members Absent:**

None

**Other Attendees:**

Katie Werts, Director of Building & Zoning/Secretary  
Laurel Keen – Zoning Admin  
Ned Brewer  
Joe Steets  
Jerry Weatherford  
Jeff Otto  
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 January 7, 2025, meeting was reviewed. A motion to approve the minutes as written was made by Ty Ransdell, seconded by Hugh Lister. The vote was unanimous to approve the minutes.

**New Business: Case Presentation**

- A. Case # SE01-03-04-25:** A Special Exception request for a campground, recreational vehicle (RV) park. The property is located at 1708 Whipporwill Road, Prosperity. Tax Map #582-10

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 Patrick Meetze. The vote was unanimous to approve the variance. Chairman Doug Hipp abstained from the vote.

- B. Case # VA01-03-04-25:** A Variance request for the relief of the required 7-foot side property line to be 1.5-foot from the side property line for a storage shed. The property is located at 224 Cove View Road, Prosperity. Tax Map #591-1-1-44

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 1.5- foot from the side property line for a utility shed. After a discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the request as stated, seconded by Patrick Wilkes. The vote was unanimous to approve the variance.

- C. Case # VA02-03-04-25:** A Variance request for the relief of the required 7-foot side property line to be 0-feet from the side property line for a storage shed. The property is located at 1875 Hollands Landing Road, Prosperity. Tax Map #594-30

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 a detached enclosed garage. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve a 1-foot setback from the side property line. Wayne Boland seconded the motion. The vote was unanimous to approve the variance.

**Old Business:** None

**Other Business:** None


**Discussion and Information Items:**

Next scheduled BZA meeting is April 1, 2025, at 5:30 p.m.

**Adjourn:**

Due to there being no other business, Ty Ransdell made a motion to adjourn the meeting, seconded by Patrick Meetze. Chairman Doug Hipp adjourned the meeting at 6:02 p.m.

Board of Zoning Appeals

  
Doug Hipp, Chairman



Katie Werts, Secretary



Date Approved