

**MINUTES OF MEETING  
Newberry County Board of Zoning Appeals  
Tuesday, May 6, 2025, at 5:30 p.m.  
Council Chambers  
Newberry County Annex**

**Members Present:**

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

**Members Absent:**

Ty Ransdell

**Other Attendees:**

Katie Werts, Director of Building & Zoning/Secretary  
Laurel Keen – Zoning Admin  
Justin Mitchell – Zoning Inspector  
Don Schofield  
Scott Walker  
Eric Thompson  
Rick Potter  
David Adams  
Mike Tumm  
Thomas Eichman  
Wesley Peel  
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 March 4, 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.

**New Business: Case Presentation**

- A. Case # VA01-05-06-25:** A Variance request for the relief of the required 77.5-foot setback from Lake Greenwood's high-water mark (full pool), to be 50-foot from Lake Greenwood's high-water mark (full pool). The property is located at 2279 Summerset Bay Drive, Cross Hill. Tax Map #6-5-69

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 77.5-foot setback from Lake Greenwood's high-water mark (full pool), to be 50-

foot from Lake Greenwood's high-water mark (full pool) for a new site-built house. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the variance as stated. Patrick Meetze seconded the motion. The vote was unanimous to approve the variance.

- B. Case # VA02-05-06-25:** A Variance request for the relief of the required 59-foot setback from Lake Murray's high-water mark (full pool), to be 38-foot from Lake Murray's high-water mark (full pool). The property is located at 139 Sandy Beach Drive, Prosperity. Tax Map #538-4-25

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 759-foot setback from Lake Murray's high-water mark (full pool), to be 38-foot from Lake Murray's high-water mark (full pool) for a new site-built house. The current house on the property will be demolished. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to approve the request as stated, seconded by Wayne Boland. The vote was unanimous to approve the variance.

- C. Case # VA03-05-06-25:** A Variance request for the relief of the required 177-foot setback from Lake Murray's high-water mark (full pool), to be 103-foot from Lake Murray's high-water mark (full pool). The property is located at 670 Peninsula Drive, Prosperity. Tax Map #655-2-187

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 177-foot setback from Lake Murray's high-water mark (full pool), to be 103-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 members, Torchia Werts made a motion to approve the request as stated, seconded by Patrick Meetze. The vote was unanimous to approve the variance.

- D. Case # VA04-05-06-25:** A Variance request for the relief of the rear yard placement requirement, to be allowed to place chicken enclosure in the front yard. The property is located at 641 Hamms Landing Road, Prosperity. Tax Map #653-30-6

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 rear yard placement requirement, to be allowed to place chicken enclosure in the front yard. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to deny the request as stated, seconded by Hugh Lister. Chairman Doug Hipp, Wayne Boland, Hugh Lister, Torchia Werts and Patrick Wilkes all voted in favor of the motion to deny the request. Patrick Meetze voted to oppose the motion to deny it. The motion passed with a five to one vote.

- E. Case # VA05-05-06-25:** A Variance request for the relief of the required 7-foot side property line setback to be 6.5-foot from the side property line. The property is located at 1073 Leisure Point Road, Prosperity. Tax Map #532-1-21

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 6.5-foot from the side property line for an addition to the existing house. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request as stated, seconded by Wayne Boland. The vote was unanimous to approve the variance.

- F. Case # AA01-05-06-25:** An administrative appeal on the Zoning Administrators interpretation of §153.168 Setback from the Lake Shore and §153.231 Definitions. The property is located at 1203 Newberry Shores Drive, Prosperity & 1209 Newberry Shores Drive, Prosperity.

Wesley Peel attorney for Gary & Tiffany Ginn presented his argument stating that a fence should uphold the r§153.168 Setback from the Lake Shore. After Mr. Peels statement, Katie Werts, Director of Building and Zoning presented her reasoning for not enforcing the §153.168 Setback from the Lake Shore. After a discussion with various pertinent questions from the board members to Mr. Peel and Mrs. Werts, Patrick Wilkes made a motion to uphold the decision of the zoning administrator. Wayne Boland seconded the motion. Chairman Doug Hipp, Wayne Boland, Patrick Meetze, Torchia Werts and Patrick Wilkes all voted in favor of the motion. Hugh Lister voted to oppose the motion. The motion passed with a five to one vote.

- G. Case # AA01-05-06-25:** An administrative appeal on the Zoning Administrators' interpretation of §153.033 Fences & Walls. The property is located at 1203 Newberry Shores Drive, Prosperity & 1209 Newberry Shores Drive, Prosperity.

Wesley Peel attorney for Gary & Tiffany Ginn presented his argument of the interpretation of §153.033 Fences & Walls stating the "finished" side of the fence is not located to the exterior of the property. After Mr. Peels statement, Katie Werts, Director of Building and Zoning presented her reasoning believing that at this present time the fence has two finished sides. After a discussion with various pertinent questions from the board members to Mr. Peel, Mrs. Werts and Mr. Mitchell, Hugh Lister made a motion to deny the decision of the zoning administrator. Patrick Wilkes seconded the motion. Chairman Doug Hipp, Wayne Boland, Patrick Meetze, Hugh Lister, Torchia Werts and Patrick Wilkes all voted in favor of the motion. Wayne Boland voted to oppose the motion. The motion passed with a five to one vote.

**Old Business:** None

**Other Business:** None

**Discussion and Information Items:**


Next scheduled BZA meeting is June 3, 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 Wayne Boland. Chairman Doug Hipp adjourned the meeting at 7:14 p.m.

Board of Zoning Appeals

  
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Doug Hipp, Chairman

  
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Ty Ransdell, Vice-Chairman

  
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Katie Werts, Secretary

  
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Date Approved