

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, April 7, 2026, at 5:30 p.m.
Council Chambers
Newberry County Annex

APPROVED

Members Present:

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

Members Absent:

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Laurel Keen – Zoning Admin
Donald Beason
Gary Ginn
Edward Farr
Peter Wanco
Heather Lindler
Grady Lindler
Julia Rikard
Joseph Thomasson
Jamie Johnson
Other Concerned Citizens

Call to Order and Determination of Quorum: 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 the March 3, 2026, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Doug Hipp. The vote was unanimous to approve the minutes.

New Business: Case Presentation

- A. Case # VA01-04-07-26:** A Variance request for the relief of the required 25-foot setback from the road right-of-way of Belfast Road to be 15-foot from the road right-of-way. The property is located at 411-A Belfast Road, Newberry. Tax Map # 290-7

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 of Belfast Road to be 15-foot from the road right-of-way. Following discussion and questions from Board members Doug Hipp made a motion to approve the variance request as presented. The motion was seconded by Patrick Wilkes and carried unanimously.

- B. Case # VA02-04-07-26:** A Variance request for the relief of the required 7-foot side property line setback to be 5-foot from the side property line for an 8'x12' enclosed storage building. The property is located at 1197 Newberry Shores, Prosperity. Tax Map # 538-2-8

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 5-foot from the side property line for an 8'x12' enclosed storage building. Following discussion and questions from Board members Patrick Wilkes made a motion to approve the variance request as presented. The motion was seconded by Doug Hipp and carried unanimously.

- C. Case # VA03-04-07-26:** A Variance request for the relief of the required 90.5-foot setback from Lake Murray's high-water mark (full pool), to be 67-foot from Lake Murray's high-water mark (full pool) for an addition to the exiting house. The property is located at 436 Plum Nelly Road, Prosperity. Tax Map # 653-8-8

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 90.5-foot setback from Lake Murray's high-water mark (full pool), to be 67-foot from Lake Murray's high-water mark (full pool) for an addition to the exiting house. The addition will be 16-foot total with 6' of the total being enclosed and the other 10' being a covered deck. Following discussion and questions from Board members Hugh Lister made a motion to approve the variance request as presented. The motion was seconded by Patrick Meetze and carried unanimously.

- D. Case # SE01-04-07-26:** A Special Exception request for a dirt mining pit. The property is located at 18626 US Highway 176, Newberry. Tax Map # 437-1

Patrick Meetze advised Chairman Ty Ransdell that he was recusing himself from the case and presented the documentation to Katie Werts.

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant is requesting special exception for a dirt mining pit. After a discussion with various pertinent questions and comments from the board members and community members, Chairman Ty Ransdell called the discussion to close. Patrick Wilkes made a motion to approve the request as stated seconded by Wayne Boland. The vote was unanimous to approve the special exception.

Old Business: None

Other Business: None

Discussion and Information Items:

Next scheduled BZA meeting is May 5, 2026, at 4:00 p.m.

Adjourn:

Due to there being no other business, Doug Hipp made a motion to adjourn the meeting, seconded by Hugh Lister. Chairman Ty Ransdell adjourned the meeting at 6:50 p.m.

Board of Zoning Appeals



Ty Ransdell, Chairman



Katie Werts, Secretary



Date Approved