**MINUTES OF MEETING**

**Newberry County Board of Zoning Appeals**

**Tuesday, April 4, 2023 @ 5:30 p.m.**

**Council Chambers**

**Newberry County Annex**

**Members Present:**

Chairman Wayne Boland

Vice-Chairman Anna Kay Coleman

Doug Hipp

Ty Ransdell

Patrick Wilkes

Hugh Lister

Patrick Meetze

**Members Absent:**

None

**Other Attendees:**

Katie Werts, Planning and Zoning Administrator

Bridgett Fain, Secretary

Chad Randolph, Applicant

Robert Dunton, Applicant

Representatives Bowers Road Solar, LLC

Other Concerned Citizens (see sign-in sheet 2,3 and 4)

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**Call to Order and Determination of Quorum:** Chairman Wayne Boland called the meeting to order at 5:30 p.m. and determined there was a quorum.

**Approval of Minutes of Meeting:** The minutes of the March 7, 2023, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded Vice-Chairman A Kay Coleman. The vote was unanimous to approve the minutes as written.

**Old Business:** None

**New Business: Case Presentation**

Case # VA01-04-04-23, A Variance request for the relief of the 20-foot required rear yard setback to be 12-foot from the rear yard, for an addition to the existing house. The property is located at 373 Shelter Bay Ridge, Prosperity, SC. Tax Map # 478-4-20

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant, Henry Hager, is requesting this variance to be allowed to build an addition to the existing house, 12-foot from the rear yard. After a brief discussion with various pertinent questions from the board members, Doug Hipp made a motion to approve the request, seconded by Vice-Chairman A Kay Coleman. The vote was unanimous to approve the variance.

Case # SE01-04-04-23, A Special Exception request for a Practice Racetrack. The property is located at 15 Holly Point Rd., Prosperity, SC. Tax Map # 534-24

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant, Chad Randolph, is requesting this special exception to be allowed to have a practice racetrack on the property. After a lengthy discussion with various pertinent questions from the board members and concerned citizens, Hugh Lister made a motion to table the vote until the next meeting, Seconded by Patrick Wilkes. The vote was unanimous to table the vote until the May 2, 2023 meeting so the applicant, Chad Randolph, the neighbors and concerned citizens can get together and possibly come up with a list of conditions that would work for the practice track to remain on the property and be in harmony with the neighborhood and not substantially injure the value of the adjoining properties. The vote was unanimous to table the special exception.

Case # SE02-04-04-23, A Special Exception request for a Solar Farm. The property is located on Harold Bowers Rd., Newberry, SC. Tax Map # 293-7

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicants, Bowers Road Solar, LLC, are requesting this special exception to be allowed to solar farm on the property. After a lengthy discussion with various pertinent questions from the board members and concerned citizens, Hugh Lister made a motion to deny the request, seconded by Patrick Wilkes. The vote passed by majority with 1(one) abstaining, Doug Hipp.

**Other Business:**

Next scheduled BZA meeting is May 2, 2023 at 5:30 p.m.

**Adjourn:** Due to there being no other business, Vice-Chairman A Kay Coleman made a motion to adjourn the meeting, seconded by Doug Hipp, and Chairman Wayne Boland adjourned the meeting at 9:01 p.m.