

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, February 3, 2026, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**APPROVED**

**Members Present:**

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

**Members Absent:**

Torchia Werts

**Other Attendees:**

Katie Werts, Zoning Administrator/Secretary  
Laurel Keen – Zoning Admin  
Donald Beason  
Ben Brunner  
Gary Ginn  
Gregory Pierce  
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.

**Election of officials of the Newberry County Board of Zoning Appeals**

**A. Election of Chair for 2026.**

Doug Hipp made a motion to open the floor for nominations for the 2026 Chairman. Wayne Boland seconded the motion. Motion passed unanimously. Doug Hipp nominated Ty Ransdell for Chairman. No other nominations were made. Patrick Meetze made a motion for nominations to end, with Patrick Wilkes seconding. The vote was unanimous for the motion to end. The vote for Ty Ransdell to become Chairman was unanimous.

**B. Election of Vice-Chair for 2026.**

Doug Hipp made a motion to open the floor for nominations for the 2026 Vice-Chairman. Hugh Lister seconded the motion. Motion passed unanimously. Doug Hipp nominated Patrick Wilkes for Vice-Chairman. No other nominations were made. Doug Hipp made a motion for nominations to end, with Wayne Boland seconding. The vote was unanimous for the motion to end. The vote for Patrick Wilkes to become Vice-Chair was unanimous.

**C. Election of Secretary for 2026.**

Doug Hipp made a motion to open the floor for nominations for the 2026 Secretary. Patrick Meetze seconded the motion. Motion passed unanimously. Doug Hipp nominated Katie Werts, Director of Building & Zoning, to remain the secretary. No other nominations were made. Doug Hipp made a motion for nominations to end,

with Hugh Lister seconding. The vote was unanimous for the motion to end. The vote for Katie Werts, Director of Building & Zoning, to remain the secretary was unanimous.

**Approval of Minutes of Meeting:** The minutes from the December 2, 2025, 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 # VA01-02-03-26:** A Variance request for the relief of the required 7-foot side property line setback to be 3 feet from the side property line for an addition to an existing building. The addition will be 30'x30' and will be enclosed on both sides. 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 to reduce the required seven-foot side property line setback to three feet for a 30' x 30' addition to an existing building. She further explained that the addition would be enclosed on three sides. Ms. Werts noted that this case previously appeared before the Board on July 1, 2025; however, it was not made clear at that time that the proposed addition would be enclosed. The matter was brought back before the Board to clarify that the structure would be enclosed on three sides. Following discussion and questions from Board members to the applicant and those speaking in opposition and in favor, Doug Hipp made a motion to deny the variance request as presented. The motion was seconded by Patrick Wilkes and carried unanimously.

- B. Case # VA02-02-03-26:** 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 a 10'x10' 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 was requesting a variance to reduce the required seven-foot side property line setback to five feet for an existing 10' x 10' enclosed storage building on the property. Following discussion and questions from Board members to the applicant and those speaking in favor and in opposition, Doug Hipp made a motion to approve the variance request as presented. The motion was seconded by Patrick Wilkes and carried unanimously.

- C. Case # VA03-02-03-26:** A variance request for the relief from the required 50-foot setback from the 360-foot contour of Lake Murray for a privacy fence. The applicant is requesting approval to leave the existing fence 3 feet from the 360-foot contour of Lake Murray. The property is located at 1209 Newberry Shores, Prosperity. Tax Map #538-2-6

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant was requesting a variance to allow the existing fence to remain three feet from the 360-foot contour of Lake Murray. Following discussion and questions from Board members to the applicant and those speaking in favor of and in opposition to the request, Hugh Lister made a motion to approve the variance as presented. The motion was seconded by Patrick Wilkes and carried unanimously.

**Old Business:** None

**Other Business:** Approval of the 2026 Meeting Schedule.

Katie Werts presented the 2026 Meeting Schedule. Doug Hipp made a motion to approve the 2026 Meeting Schedule with Hugh Lister seconding the motion. The vote was unanimous to approve the 2026 Meeting Schedule.

**Discussion and Information Items:**

Next scheduled BZA meeting is March 3, 2026, at 5:30 p.m.

**Adjourn:**

Due to there being no other business, Doug Hipp made a motion to adjourn the meeting, seconded by Patrick Meetze. Chairman Ty Ransdell adjourned the meeting at 7:38 p.m.

Board of Zoning Appeals



Ty Ransdell, Chairman



Katie Werts, Secretary

3.3.26

Date Approved