

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, January 3, 2022 @ 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:**

Ron Powell, Director of Building, Planning and Zoning  
Lori Shealy, Administrative Support  
Bridgett Fain, Secretary  
Robbie Reynolds, Applicant  
Melvin Springfield, Applicant  
Larry Tucker, Applicant  
Aliene Kyzer, Concerned Citizen  
Wesley Kyzor, Concerned Citizen  
Barbara Kunze, Concerned Citizen

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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.

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

**A. Nomination of Chair, Vice-Chair and Secretary**

Doug Hipp nominated Wayne Boland as Chairman, A. Kay Coleman as Vice-Chairman and Bridgett Fain as Secretary, seconded by Ty Ransdell. Nominations were closed due to no other nominations.

**B. Voting for Chair, Vice-Chair and Secretary**

Doug Hipp made a motion for Wayne Boland to be Chairman, A Kay Coleman to be Vice-Chairman and Bridgett Fain to be Secretary, seconded by Ty Ransdell. The vote was unanimous.

**Approval of Minutes of Meeting:** The minutes of the December 6, 2022, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Vice-Chairman A Kay Coleman. The vote was unanimous to approve the minutes as written.

**Old Business:** None

**New Business: Case Presentation**

**Case # VA01-01-03-23**, A Variance request for the relief of the average of the 291-foot setback from the 360-contour of Lake Murray to be 269-feet, for a new house. The property is located at 281 Osprey Pointe, Prosperity, SC. Tax Map # 478-2-1-4

Ron Powell presented the case to the Board as outlined in the Staff Report. He stated that the applicant, Robert Reynolds, is requesting this variance to be allowed to place a new house on the property, 269-foot from the 360-contour of Lake Murray. After a brief discussion with various pertinent questions from the board members, Ty Ransdell made a motion to deny the request, seconded by Doug Hipp. The vote was unanimous to deny the variance.

**Case # VA02-01-03-23**, A Variance request for the relief of the 25-foot required front yard setback to be 2-foot from the road right-of-way, for a 20' x 30' storage building. The property is located at 205 Bethel Church Rd., Prosperity, SC. Tax Map # 593-71

Ron Powell presented the case to the Board as outlined in the Staff Report. He stated that the applicant, Melvin Springfield, is requesting this variance to be allowed to place a new storage building on the property, 2-foot from the road right-of-way. After a brief discussion with various pertinent questions from the board members, Vice-Chairman A Kay Coleman made a motion to approve the request, seconded by Doug Hipp. The vote was unanimous to approve the variance.

**Case # VA03-01-03-23**, A Variance request for the relief of the 7-foot required side yard setback to be 1.5-foot from the side lot line, for a 10' x 18' storage building. The property is located at 1049 Grant Dr., Prosperity, SC. Tax Map # 591-1-1-75

Ron Powell presented the case to the Board as outlined in the Staff Report. He stated that the applicant, Larry Tucker, is requesting this variance to be allowed to place a new storage building on the property, 1.5-foot from the side lot line. After a brief discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request, seconded by Doug Hipp. The vote was unanimous to approve the variance.

**Other Business:** Approval of the Board of Zoning Appeals Meeting schedule for 2023.

After a brief discussion with various pertinent questions from the board members, Doug Hipp made a motion to approve the 2023 meeting schedule, seconded by Vice-Chairman A Kay Coleman. The vote was unanimous to approve the 2023 meeting schedule.

- a. **Next scheduled BZA meeting is February 7, 2023, at 5:30 p.m.**

**Adjourn:** Due to there being no other business, Doug Hipp made a motion to adjourn the meeting, seconded by Vice-Chairman A Kay Coleman, and Chairman Wayne Boland adjourned the meeting at 6:29 p.m.