

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

APPROVED

Members Present:

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

Members Absent:

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Tatum Norwood
Lorena Middleton
Justin Middleton
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 July 7, 2026, meeting was reviewed. A motion to approve the minutes as written was made by Doug Hipp, seconded by Hugh Lister. The vote was unanimous to approve the minutes.

New Business: Case Presentation

- A. Case # VA01-07-30-26:** A Variance request for the relief of the required 25-foot setback from the road right-of-way of Point Circle Road to be 5-foot from the right-of-way for a 22'x20' enclosed storage building. The property is located at 156 Point Circle Road, Prosperity. Tax Map # 592-2-88

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 Point Circle Road to be 5-foot from the road right-of-way for a 22'x20' enclosed storage building. Following discussion and questions from Board members Doug Hipp made a motion to approve the variance request as presented. The motion was seconded by Chauncey Hardrick and carried unanimously.

- B. Case # VA02-07-30-26:** A Variance request for the relief of the required 25-foot setback from the road right-of-way of Newberry Shores Drive to be 1-foot from the right-of-way for a 50'x50' enclosed storage building. The property is located at 1279 Newberry Shores Drive, Prosperity. Tax Map # 538-2-1

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 Newberry Shores to be 1-foot from the road right-of-way for a 50'x50' enclosed storage building. Following discussion and questions from Board members and

Newberry County Water and Sewer Authority, Doug made a motion to approve the variance with the condition that the required 10ft working clearance for Newberry County Water and Sewer Authority around the sewer main is not within the requested 1ft from road right-of-way. The motion was seconded by Hugh Lister and carried unanimously.

Old/Other Business: None

Discussion and Information Items:

Next scheduled BZA meeting is September 1, 2026, at 5:30 p.m.

Adjourn:

Due to there being no other business, Patrick Meetze made a motion to adjourn the meeting, seconded by Doug Hipp. Chairman Ty Ransdell adjourned the meeting at 6:07 p.m.

Board of Zoning Appeals



Ty Ransdell, Chairman



Katie Werts, Secretary



Date Approved