

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, March 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
Torchia Werts
Patrick Wilkes

Members Absent:

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Laurel Keen – Zoning Admin
Braxton Drake
Kevin Rooser
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 February 3, 2026, meeting was reviewed. A motion to approve the minutes as written was made by Doug Hipp, seconded by Wayne Boland. The vote was unanimous to approve the minutes.

Executive Session to receive legal advice regarding a BZA decision. Chairman Ty Ransdell asked for a motion for the board to go into executive session. Doug Hipp made a motion to go into executive session. Patrick Wilkes seconded the motion. The vote was unanimous to go into executive session. Once the board members returned from executive session Chairman Ty Ransdell asked for a motion to come out of executive session. Doug Hipp made a motion to come out of executive session. Hugh Lister seconded the motion. The vote was unanimous to come out of executive session.

Action to be taken from Executive Session: Wayne Boland made a motion to reconsider the board's decision for case number VA03-02-03-26 from the February 3, 2026, Board of Zoning Appeals meeting due to having more time to read through information from the mediation. Doug Hipp seconded the motion to reconsider. The vote was unanimous to reconsider case number VA03-02-03-26. Doug Hipp made a motion to deny the variance for case number VA03-02-03-26 but allow the property owner 180 days to remove the fence. Wayne Boland seconded the motion. The vote was unanimous.

New Business: Case Presentation

- A. Case # VA01-03-03-26:** A Variance request for the relief of the required 50-foot setback from Lake Murray's high-water mark (full pool), to be 19-foot from Lake Murray's high-water mark (full pool) for a new site-built house. The property is located at 74 Belle Isle Lane, Prosperity. Tax Map 655-1-130

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 50-foot setback from Lake Murray's high-water mark (full pool), to be 19-foot from Lake Murray's high-water mark (full pool) for a new site-built house. Katie Werts stated to the board that the HOA for the property has approved the site plan. Following discussion and questions from Board members Hugh Lister made a motion to approve the variance request as presented. The motion was seconded by Doug Hipp and carried unanimously.

Case # VA02-02-03-26: A Variance request for the relief of the required 80-foot setback from Lake Murray's high-water mark (full pool), to be 33-foot from Lake Murray's high-water mark (full pool) for 22'x36' covered gazebo/pavilion. The property is located at 762 Grant Drive, Prosperity. Tax Map 591-2-1-115

Katie Werts presented the case to the Board and explained to the board that after measuring the proposed location again, the applicant is asking to be 7-foot from the high-water mark instead of 19-foot as outlined in the staff report. Chairman Ty Ransdell asked the board for a motion to allow the variance request to be changed from 19-foot to 7-foot. Wayne Boland made a motion to accept the change. The motion was seconded by Patrick Meetze and carried unanimously. Katie Werts then stated that the applicant is requesting a variance for the relief of the required 80-foot setback from Lake Murray's high-water mark (full pool), to be 7-foot from Lake Murray's high-water mark (full pool) for a gazebo/pavilion. Following discussion and questions from Board members Doug Hipp made a motion to approve the open gazebo/pavilion to be 7-foot from the high-water mark. The motion was seconded by Patrick Meetze and carried unanimously.

Old Business: None

Other Business: None

Discussion and Information Items:

Next scheduled BZA meeting is April 7, 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 Wayne Boland. Chairman Ty Ransdell adjourned the meeting at 6:15 p.m.

Board of Zoning Appeals



Ty Ransdell, Chairman



Katie Werts, Secretary



Date Approved