

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, July 1, 2025, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**APPROVED**

**Members Present:**

Chairman Doug Hipp  
Wayne Boland  
Patrick Meetze  
Ty Ransdell  
Torchia Werts  
Patrick Wilkes

**Members Absent:**

Hugh Lister

**Other Attendees:**

Katie Werts, Director of Building & Zoning/Secretary  
Laurel Keen – Zoning Admin  
Tim Teseniar  
Donald Deason  
Gary Ginn  
Tiffany Ginn  
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.

**Approval of Minutes of Meeting:** The minutes from the June 3, 2025, meeting was reviewed. A motion to approve the minutes as written was made by Ty Ransdell, seconded by Wayne Boland. The vote was unanimous to approve the minutes.

**New Business: Case Presentation**

- A. Case # VA01-07-01-25:** A Variance request for the relief of the required 1 acre minimum per dwelling in the R2-Rural Zoning District. The property is located at 167 Adam Teseniar Drive. Tax Map #334-58

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 1 acre minimum per dwelling in the R2-Rural Zoning District. The applicant is looking to add an additional manufactured home where a previous manufactured home once was. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to approve the variance as stated. Wayne Boland seconded the motion. The vote was unanimous to approve the variance.

- B. Case # VA02-07-01-25:** A Variance request for the relief of the required 89.5-foot setback from the high-water mark of Lake Murray to be 63 feet from the high-water mark of Lake Murray for a new site-built house. The property is located at 265 Cherry Circle, Prosperity. Tax Map #591-1-1-32

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 89.5-foot setback from the high-water mark of Lake Murray to be 63 feet from the high-water mark of Lake Murray for a new site-built house. The property owners demoed the original house that was on the lot and would like to change the placement on the lot. The variance is needed because of where the existing septic tank is located. After a discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request as stated, seconded by Ty Ransdell. The vote was unanimous to approve the variance.

- C. **Case # VA03-07-01-25:** 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 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 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 property owner would like to add a 30'x30' 3-sided open carport to the existing building. After a discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the variance with the understanding that he could be no closer than 3 ft from the property line and that he must add gutters and down spouts to keep the stormwater off the neighbor's property. Patrick Wilkes seconded the motion. The vote was unanimous to approve the variance.

**Old Business:** None

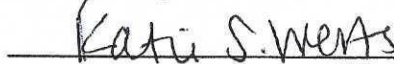
**Other Business:** None

**Discussion and Information Items:**

Next scheduled BZA meeting is August 5, 2025, at 5:30 p.m.

**Adjourn:**

Due to there being no other business, Patrick Meetze made a motion to adjourn the meeting, seconded by Patrick Wilkes. Chairman Doug Hipp adjourned the meeting at 6:17 p.m.

Board of Zoning Appeals  
  
Doug Hipp, Chairman  
  
Katie Werts, Secretary  
  
Date Approved