

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, July 7, 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:

Wayne Boland

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Nancy Vermilye
Jim O'Neil
Lloyd Dowd
David Kibler
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 June 2, 2026, meeting was reviewed. A motion to approve the minutes as written was made by Hugh Lister, seconded by Patrick Meetze. The vote was unanimous to approve the minutes.

New Business: Case Presentation

- A. Case # VA01-07-07-26:** A Variance request for the relief of the required 99.5-foot setback from Lake Murrays high-water mark (full pool) to be 67-feet from the high-water mark for a 17'x19' 3-season sunroom addition to the existing house. The property is located at 1062 Blacksgate East, Prosperity. Tax Map # 477-1-9

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 99.5-foot setback from Lake Murrays high-water mark (full pool) to be 67-feet from the high-water mark for a 17'x19' 3-season sunroom addition to the existing house. Following discussion and questions from Board members Doug Hipp made a motion to approve the variance request as presented. The motion was seconded by Patrick Wilkes and carried unanimously.

- B. Case # VA02-07-07-26:** A Variance request for the relief of the required 104.5-foot setback from Lake Murrays high-water mark (full pool) to be 75-feet from the high-water mark for a 24'x14' covered addition to the existing house. The property is located at 1233 Peninsula Drive, Prosperity. Tax Map # 655-1-110

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 104.5-foot setback from Lake Murrays high-water mark (full pool) to be 75-feet from the high-water mark for a 24'x14' covered addition to the existing house. Following discussion and questions from Board members Hugh Lister made a motion to approve the variance request as presented. The motion was seconded by Patrick Meetze and carried unanimously.

- C. Case # VA03-07-07-26:** A Variance request for the relief of the required 50-foot setback from Lake Murrays high-water mark (full pool) to be 10-feet from the high-water mark for a new site-built house. The property is located at 127 Butler Cove Road, Prosperity. Tax Map # 532-1-72

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 Murrays high-water mark (full pool) to be 10-feet from the high-water mark for a new site-built house. Following discussion and questions from Board members Doug Hipp made a motion to approve the variance request with the understanding that the septic system will have to be blessed by the Department of Environmental Services. The motion was seconded by Patrick Wilkes and carried unanimously.

- D. Case # VA04-07-07-26:** A Variance request for the relief of the required 25-foot setback from the road right-of-way of Hayes to be 5-foot from the road right-of-way for a new site-built house. The property is located at 328 Hayes Road, Prosperity. Tax Map # 654-2-18

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 Hayes to be 5-foot from the road right-of-way for a new site-built house. 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.

Old/Other Business: None

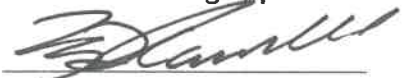
Discussion and Information Items:

Next scheduled BZA meeting is July 30, 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 6:20 p.m.

Board of Zoning Appeals



Ty Ransdell, Chairman



Katie Werts, Secretary

7/30/2026

Date Approved