

**MINUTES OF MEETING**  
**Newberry County Board of Zoning Appeals**  
**Tuesday, January 2, 2024, at 5:30 p.m.**  
**Council Chambers**  
**Newberry County Annex**

**Members Present:**

Chairman Doug Hipp  
Wayne Boland  
Patrick Wilkes  
Ty Ransdell  
Hugh Lister  
Patrick Meetze  
Sam Ziady

**Members Absent:**

None

**Other Attendees:**

Katie Werts, Zoning Administrator/Secretary  
Laurel Keen, Administrative Support  
Bruce Crawford  
Christina Sosa Manzo  
Sergio Khomyak  
Other Concerned Citizens

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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**

Patrick Meetze nominated Doug Hipp as Chairman, seconded Ty Ransdell. Doug Hipp nominated Ty Ransdell as Vice-Chairman, seconded by Hugh Lister. Doug Hipp nominated Katie Werts, as Secretary, seconded by Ty Ransdell. Nominations were closed due to no other nominations.

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

Wayne Boland made a motion for Doug Hipp to be Chairman, Ty Ransdell to be Vice-Chairman and Katie Werts to be Secretary, seconded by Doug Hipp. The vote was unanimous.

**Approval of Minutes of Meeting:** The minutes of the November 7, 2023, meeting was reviewed. A motion to approve the minutes as written was made by Ty Ransdell, seconded by Hugh Lister. The vote was unanimous to approve the minutes as written.

**Old Business:** None

**New Business: Case Presentation**

Case # SE01-01-02-24, A Special Exception request for a commercial structure exceeding 3,000 sq. ft. in gross floor area, to be 4,000 sq. ft. The property is located at 1249B Holy Trinity Church Road, Little Mountain, SC. Tax Map #737-48.

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicant Christine Sosa Manzo, is requesting this Special Exception to be allowed to exceed the allowed 3,000 sq. ft. gross floor area, to be 4,000 sq. ft. After a brief discussion with various pertinent questions from the board members, Patrick Meetze made a motion to approve the request, seconded by Hugh Lister. Patrick Wilkes, Ty Ransdell, Hugh Lister, Patrick Meetze, and Sam Ziady voted to approve the Special Exception with Wayne Boland voting to not approve. The Special Exception was approved.

Case # VA01-01-02-24, A Variance request for the relief of the required 53-foot setback from the 360-contour of Lake Murray to be 35-feet, for an addition to the existing home. The property is located at 508 Chalet Rd., Prosperity, SC. Tax Map #653-3-37-4.

Katie Werts presented the case to the Board as outlined in the Staff Report. She stated that the applicants, Sergio & Carolyn Khomyak, are requesting this variance to be allowed to have an addition to the existing home, 35-foot from the 360-contour of Lake Murray. After a brief discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request, seconded by Wayne Boland. The vote was unanimous to approve the variance.

**Other Business:**

Next scheduled BZA meeting is February 6, 2024, at 5:30 p.m.

**Adjourn:** Due to there being no other business, Wayne Boland made a motion to adjourn the meeting, seconded by Patrick Meetze, and Chairman Doug Hipp adjourned the meeting at 6:03 p.m.

Board of Zoning Appeals



Doug Hipp, Chairman

Ty Ransdell, Vice Chairman



Katie Werts, Secretary

3-3-24

Date Approved