

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

APPROVED

Members Present:

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

Members Absent:

Ida Werts

Other Attendees:

Katie Werts, Zoning Administrator/Secretary
Jack Harby
Carrie Klamss
Mike Johnson
Steve Hipps
William Hyatt
Joe Steets
Erik Ebersole
Other Concerned Citizens

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 October 1, 2024, 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.

Old Business: None

New Business: Case Presentation

- A. Case # VA01-11-05-24:** A Variance request for the relief of the 82-foot required setback from the 360 contour of Lake Murray, to be 70 feet from the 360 contour of Lake Murray. The property is located at 1500 Lakewood Drive, Prosperity, SC. Tax Map # 477-2-49

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 82-foot setback from the 360 contour of Lake Murray, to be 70 feet from the 360

contour of Lake Murray. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to deny the request as stated, seconded by Patrick Meetze. The vote was unanimous to deny the variance.

- B. Case # VA02-11-05-24:** A Variance request for the relief of the required 25-foot road right-of-way setback of Landing Road to be 5-foot from the road right-of-way for a new house. The property is located at 568 Marina Way, Prosperity, SC. Tax Map # 592-2-49

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 road right-of-way setback of Landing Road to be 5-foot from the road right-of-way for a new house. 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 # VA03-11-05-24:** A Variance request for the relief of the required 25-foot road right-of-way setback of Marina Way to be 5-foot from the road right-of-way for a new house. The property is located at 568 Marina Way, Prosperity, SC. Tax Map # 592-2-49

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 road right-of-way setback of Marina Way to be 5-foot from the road right-of-way for a new house. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request as stated, seconded by Patrick Wilkes. The vote was unanimous to approve the variance.

- D. Case # VA04-11-05-24:** A Variance request for the relief of the 7-foot required side property setback, to be 3.5 feet from the side property line for an addition to an existing residential structure. The property is located at 216 Cove View Road, Prosperity, SC. Tax Map # 591-1-1-45

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 3.5 foot from the side property line for an addition to existing house. After a discussion with various pertinent questions from the board members, Patrick Wilkes made a motion to deny the request as stated, seconded by Hugh Lister. The vote was unanimous to deny the variance.

- E. Case # VA05-11-05-24:** A Variance request for the relief of the required 50-foot road right-of-way setback of Industrial Park Road to be 10-foot from the road right-of-way to cover an existing concrete pad. The property is located at 71 Industrial Park Rd. Newberry, SC. Tax Map # 294-3-1

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 50-foot required setback from Industrial Park Road ROW, to be 10 feet from the ROW. After


a discussion with various pertinent questions from the board members, Ty Ransell made a motion to approve an open sided cover over the existing pad, seconded by Patrick Meetze. The vote was unanimous to approve the variance.

Other Business:

Next scheduled BZA meeting is December 3, 2024, at 5:30 p.m.

Adjourn: Due to there being no other business, Ty Ransdell made a motion to adjourn the meeting, seconded by Patrick Meetze. Chairman Doug Hipp adjourned the meeting at 6:41 p.m.

Board of Zoning Appeals



Doug Hipp, Chairman



Katie Werts, Secretary



Date Approved