

MINUTES OF MEETING
Newberry County Board of Zoning Appeals
Tuesday, October 1, 2024, at 5:30 p.m.
Council Chambers
Newberry County Annex

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
Darlene Gregory
Robert Crouse
Mitchell Hines
Philip Palmer
Eric Boymn
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 September 3, 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 # VA01-10-01-24:** A Variance request for the relief of the required 7-foot side property line setback to be 3-foot from the side property line for a covered patio. The property is located at 489 Marina Way, Prosperity, SC. Tax Map #592-2-4.

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-foot from the side property line for a covered patio. After a discussion with various pertinent questions from the board members, Hugh Lister made a motion to approve the request with the requirement that all stormwater will be contained to the applicants property and will be

completed within 90 days. Wayne Boland seconded the motion. The vote was unanimous to approve the variance.

- B. Case # VA02-10-01-24:** A Variance request for the relief of the required 25-foot road right-of-way setback to be 21-foot from the road right-of-way for an enclosed storage building. The property is located at 160 Ralph Williams Road, Prosperity, SC. Tax Map # 652-5-2-6

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 to be 21-foot from the road right-of-way for an enclosed storage building. After a discussion with various pertinent questions from the board members, Patrick Meetze made a motion to approve the request as stated, seconded by Wayne Boland. The vote was unanimous to approve the variance.

- C. Case # VA03-10-01-24** A Variance request for the relief of the required 25-foot road right-of-way setback to be 1-foot from the road right-of-way Dominick Road for a new site-built house. The property is located at 355 Dominick Road, Prosperity, SC. Tax Map # P/O 535-38

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 to be 1-foot from the road right-of-way Dominick Road for a new site-built 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 Meetze. The vote was unanimous to approve the variance.

- D. Case # VA04-10-01-24:** A Variance request for the relief of the required 25-foot road right-of-way setback of Water Oak Rd. to be 15-foot from the road right-of-way for an enclosed storage building. The property is located at 355 Dominick Road, Prosperity, SC. Tax Map # P/O 535-38

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 Water Oak Rd. to be 15-foot from the road right-of-way for an enclosed storage building. After a discussion with various pertinent questions from the board members, Ty Ransdell made a motion to approve the request as stated, seconded by Wayne Boland. The vote was unanimous to approve the variance.

- E. Case # VA05-10-01-24:** A Variance request for the relief of the 50-foot required setback from the 360 contour of Lake Murray, to be 45 feet from the 360 contour of Lake Murray. The property is located at 782 Wheeland Road, Prosperity, SC. Tax Map # 649-13

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 the 360 contour of Lake Murray, to be 45 feet from the 360 contour of Lake Murray. After a discussion with various pertinent questions from the board members, Wayne Boland made a motion to approve the request as stated, seconded by Patrick Meetze. The vote was unanimous to approve the variance.



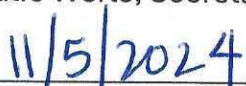
- F. Case # VA06-10-01-24:** A Variance request for the relief of the 195-foot required setback from the 360 contour of Lake Murray, to be 85 feet from the 360 contour of Lake Murray. The property is located at 374 Hawley Creek Road, Prosperity, SC. Tax Map # 536-1-9

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 195-foot required setback from the 360 contour of Lake Murray, to be 85 feet 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 deny the request, seconded by Wayne Boland. The vote was unanimous to deny the variance. The Board ask the applicant to apply with all HOA requirements.

Other Business:

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

Adjourn: Due to there being no other business, Patrick Meetze made a motion to adjourn the meeting, seconded by Hugh Lister. Chairman Doug Hipp adjourned the meeting at 6:28 p.m.

Board of Zoning Appeals

Doug Hipp, Chairman

Katie Werts, Secretary

Date Approved