

MINUTES OF THE HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

The Henderson County Zoning Board of Adjustment held its regularly scheduled January meeting on Wednesday, January 30, 2008, at 4:00 p.m. in the Board of Commissioners Meeting Room, 100 N. King Street, Hendersonville, North Carolina. Those present were: Dean Bonessi, Chairman, Jim Phelps, Vice-chairman, Ann Pouch, Jim Crafton, Eric Goodman, Alternate Board Member, Secretary to the Board Karen Ann Antonucci, and Associate County Attorney Sarah Zambon. Toby Linville, Zoning Administrator was not present due to medical leave.

Chairman Dean Bonessi called the meeting to order at 4:00 PM. There was a representative from WHKP radio station to report on the meeting. Chairman Bonessi welcomed everyone and introduced the Board for the benefit of a representative from WHKP radio station.

Chairman Bonessi asked the Board to review the January 2, 2008 minutes. Jim Crafton noted that on page 14, last paragraph, Al Marion should be spelled Al Marino. He also noted that on page 19, fifth sentence from the bottom, Tony Engel stated he wanted a leer jet, not Jim Phelps. Chairman Bonessi moved the minutes be accepted as corrected. Jim Phelps made first motion. Jim Crafton seconded, and all members voted to approve the corrected minutes. Secretary to the Board Karen Ann Antonucci will make the approved changes. The corrected minutes will be signed by Chairman Bonessi and herself.

Chairman Bonessi asked the Board to review **Order SUP-07-19**, Gould Properties LLC. Associate County Attorney Sarah Zambon noted on page 1, number 2 Jim Crafton moved to approve the Order and was seconded by Jim Phelps, not Tony Engel and Ann Pouch. She also noted page 3, number 35 was Commercial Drivers License, not Certified Drivers License. She noted that she had made the necessary changes to the Order after the Board members picked up their packets. She said the correct Order was before Chairman Bonessi for his signature.

Chairman Bonessi noted that Tony Engel signed a letter stating that he reviewed the Order and signed said letter before leaving the Country. Associate County Attorney Sarah Zambon said this is not normally done, but because Mr. Engel voted to approve the Gould Properties LLC Special Use Permit, she offered him this avenue to approve the Order also.

Chairman Bonessi asked for a motion to approve Order. Eric Goodman made first motion and Jim Phelps seconded. All other Board members were in favor to approve the Order.

Old Business.

Associate County Attorney Sarah Zambon had prepared a draft copy of by-laws for the Zoning Board of Adjustment. She said there were formatting problems with the document that would be corrected. She stated that the Board needed to accept the draft by-laws at one meeting and approve them at another meeting. The Board took several minutes to review the draft.

Jim Phelps noted on page 3, under REPORTS, the word annually was misspelled.

Ann Pouch asked if Board members needed to vote on issues. Associate County Attorney, Sarah Zambon said if a Board member does not vote it is considered an affirmative vote. She also stated if a Board member is excused it would not count as an affirmative vote.

There was discussion between Associate County Attorney, Sarah Zambon and some of the Board members on what should be in the by-laws and some statements that may not need to be included.

She noted the changes the Board members were suggesting. She said she could have the changes by the February 27th Board meeting for them to review and vote on. She also said that the Board of Commissioners would have to approve the Zoning Board of Adjustment by-laws before they could be put in place.

New Business.

The Chair and Vice-chair positions needed to be voted on. Chairman Bonessi asked for nominations for Chair. Jim Crafton nominated Dean Bonessi to continue as Chair. Ann Pouch seconded. Chairman Bonessi said he would continue as Chair. He asked if all were in favor. All Board members were in favor of Chairman Dean Bonessi continuing as Chair.

Chairman Bonessi asked for nominations for the position of Vice-chair. Eric Goodman nominated Jim Phelps to continue as Vice-chair. Ann Pouch seconded. Chairman Bonessi asked if all were in favor. All Board members were in favor of Vice-chairman Jim Phelps continuing as Vice-chairman.

Chairman Bonessi stated that in the past the Board had voted on in the position of Secretary to the Board as a formality. They wished to continue to do that. Associate County Attorney, Sarah Zambon said that would be appropriate to do that. Chairman Bonessi asked for a motion to nominate Secretary to the Board, Karen Ann Antonucci as Secretary. Jim Phelps made first motion. Eric Goodman seconded. Chairman Bonessi asked if all were in favor. All Board members were in favor of Secretary to the Board Karen Ann Antonucci continuing as Secretary to the Zoning Board of Adjustment.

There was a brief discussion about the Regional Board of Adjustment Workshop to be held on February 7th at A-B Tech, Enka. Secretary to the Board Karen Ann Antonucci told the members that Zoning Administrator Toby Linville was securing a van for the members to go together. She reminded them registration began at 8:30 a.m. and the program started at 9:00 a.m. She said she would send out a reminder email with a link for directions to the site.

There being no further comments or business, Chairman Bonessi made a motion to adjourn the meeting. Jim Phelps offered a first and Ann Pouch seconded the motion. The meeting was adjourned at 5:10 p.m. The next meeting will be on Wednesday, February 27, 2008 at 4:00 p.m.

Dean Bonessi, Chairman

Karen Ann Antonucci, Secretary