

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETING
April 27, 2022**

The Henderson County Board of Adjustment held its regularly scheduled meeting at 4:00 p.m. at 100 N King St Hendersonville, North Carolina.

Board Members Present:

Steve Dozier
Mark Casoria
Jim Hysong
Bill Fishburne
Tony Engel

Staff Members Present:

Matt Champion
Russ Burrell

Call to Order / Introduction of the Board: Chairman Fishburne called the meeting to order at 4:00 pm.

Review and Approve March 30, 2022, Meeting Summary: Chairman Fishburne asked if there were any corrections to the meeting summary as presented. Steve Dozier made a motion to approve the meeting summary. Tony Engel seconded the motion. All members voted in favor.

Chairman Fishburne opened the quasi-judicial hearing for special use permit application SUP-22-02 Flynn Branch Tiny Home Park.

SUP-22-02 Flynn Branch Tiny Home Park

Matt Champion read the staff report for the project. The request is for a special use permit for an RV Park on PIN: 9662-64-5089. Megan Szczepanik, applicant and property owner, and Bryan Giers, plan preparer, represented this application. The applicant is proposing 3 tiny home spaces and a future single-family residential dwelling. Each space will be approximately 2,000sqft with a gravel parking area to serve all three spaces. The tiny homes will be served by a well and one community septic system. All tiny home structures will adhere to the 50' perimeter setback. The site will be accessed by an existing 12' gravel road off Flynn Branch Rd. The existing gravel will be extended to serve phase 2. Total area of disturbance is approximately 22,238SQFT in Phase 1 and 23,824SQFT in Phase 2. Total impervious surfaces in Phase 1 and Phase 2 are 34,031SQFT. A note will be placed on the major site plan stating a B1 Buffer is required if existing vegetation is removed. The applicant will be required to name the gravel drive accessing all the structures.

No one spoke in opposition to this special use permit application.

Chairman Fishburne closed the quasi-judicial hearing.

After further Board discussion, Tony Engel moved to approve SUP-22-02 with conditions listed in the staff report. Jim Hysong seconded the motion. All members voted in favor.

Adjournment: Chairman Fishburne announced the meeting was adjourned at 4:16pm. All members voted by acclamation.

Bill Fishburne, Chairman

Matt Champion, Zoning Administrator