

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETING
March 29, 2023**

The Henderson County Board of Adjustment held its scheduled meeting at 4:00 p.m. in the King Street Meeting Room at 100 N King Street, Hendersonville, North Carolina.

Board Members Present:

Andrew Riddle, Chair
Carlos Ruiz
Steve Dozier, Vice Chair
Bill Fishburne
Louise St.Romain

Staff Members Present:

Matt Champion
Russ Burrell
Autumn Radcliff

Call to Order/Chair & Vice Chair Elections: Matt Champion called the meeting to order at 4:00pm and opened the annual election of chair and vice chair to the ZBA members. Steve Dozier made a motion to nominate Andrew Riddle as Chair. Carlos Ruiz seconded the motion. All members voted in favor. Louise St. Romain made a motion to nominate Steve Dozier as vice chair. Carlos Ruiz seconded the motion. All voted in favor.

Review and Approve October 26th, November 21st, and December 14th, 2022, Meeting Summary

Chairman Riddle asked for approval of the meeting summary. Bill Fishburne made the motion to approve the meeting summary. Louise St. Romain seconded the motion. All members voted in favor.

Review and Approve January 25, 2023, Meeting Summary Chairman Riddle asked for approval of the meeting summary. Steve Dozier made the motion to approve the meeting summary. Louise St. Romain seconded the motion. All members voted in favor.

Chairman Riddle opened the quasi-judicial hearing for special use permit application SUP-22-08 Carson Campground. Chairman Riddle swore in Hartwell Carson, Debra Thomas, Karen Strickland, and Steve Waggoner.

SUP-22-08 Carson Campground:

Matt Champion read the staff report for the project. The request is for a special use permit for a Campground on PIN: 9564-73-0541. Hartwell Carson, applicant and property owner, and Steve Waggoner, partner, represented this application. The applicant is proposing to develop the subject area as a campground with 9 total sites. Campsites 1-4 will be pull-off camping areas. Campsites 5, 6, and 9 will utilize existing shelters for camping spots. Campsites 7 and 8 will be on 400SQFT elevated platforms. The existing shelters and two proposed tent platform sites will contain a canvas style tent with amenities. The other sites will be a more traditional primitive camp site. All sites will have access to a proposed bathhouse structure with well and septic connections. The major site plan also shows a proposed solid-waste collection facility near the entrance to the property. Each camp site will have dedicated parking spaces with the availability to overflow parking on the other side of the proposed access road. The subject area has access to Beddingfield Dr through an existing soil road that has been improved as part of the application. The area included in the special use permit application, approximately 7.3 acres out of 38.26 acres, will be subdivided off from the remaining portion of the property.

Two individuals spoke in opposition to this special use permit application. The comments and concerns were focused on safety, no legal access to property, and preservation of the existing Beddingfield Cemetery.

Chairman Riddle closed the quasi-judicial hearing.

After further Board discussion, Bill Fishburne moved to approve SUP-22-08 with conditions listed in the staff report and a condition to limit the maximum number of days to occupy a campsite at 14 days. Carlos Ruiz seconded the motion. All members voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Steve Dozier made a motion to adjourn. Carlos Ruiz seconded the motion. All voted in favor and the meeting adjourned at 5:09 pm.

Andrew Riddle, Chairman

Matt Champion, Zoning Administrator