

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETINGS  
June 26, 2024**

The Henderson County Board of Adjustment held its regularly scheduled and special called meetings at 4:00 p.m. at the King Street Meeting Room.

Board Members Present:  
Steve Dozier (Vice Chair)  
Stephen Mace  
Carlos Ruiz  
Mark Casoria  
Tony Engel

Staff Members Present:  
Matt Champion  
Russ Burrell

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

**Review and Approve March 27, 2024, Meeting Summary:** Vice Chairman Dozier asked for approval of the May 29, 2024, meeting summary. Carlos Ruiz motioned to approve the meeting summary. Tony Engel seconded the motion. All members voted in favor.

**Order for SUP-24-01 Hyder RV & Boat Storage:** Vice Chairman Dozier asked for approval of the Order for SUP-24-01. Carlos Ruiz motioned to approve the order as presented. Tony Engel seconded the motion. All members voted in favor.

**Order for SUP-24-02 & V-24-01 Duke Energy Laydown Yard:** Vice Chairman Dozier asked for approval of the Order for SUP-24-02 and V-24-01. Mark Casoria motioned to approve the order as presented. Carlos Ruiz seconded the motion. All members voted in favor.

**Quasi-Judicial Hearing**

Vice Chairman Dozier motioned to go into a quasi-judicial hearing. All members had no disclosures or conflicts of interest to report with regards to the special use permit applications and variance application on the agenda. Vice Chairman Dozier swore in all parties and witnesses.

**SUP-24-03 Hanson Auto Sales**

Matt Champion read the staff report for the application. The request is for a special use permit for a motor vehicle sales at 4319 Brevard Rd. The subject area is comprised of PIN: 9539-98-6904, which totals 2.24 assessed acres. Michael Hanson is the property owner and applicant.

The applicant is proposing to develop a portion of the subject area for vehicle sales. The major site plan shows a proposed 11,070SQFT gravel area that will be used for the proposed use. The gravel lot will be accessed by a gravel drive off Banner Farm Rd near the southwestern corner of the subject area. The existing residential structure has an existing office at the front of the structure that will be used for the vehicle sales office. The major site plan shows a total area of disturbance as 17,490SQFT. Total impervious surfaces post development is shown as 20,519SQFT. The applicant will be required to install a B1 Buffer along the subject area's boundary that adjoins a residential zoning district. The applicant intends to leave as much existing vegetation possible to buffer the proposed use.

The TRC reviewed this project during their June 4, 2024, meeting and forwarded the application to the ZBA with the following conditions: NCDOT driveway permit and to comply with NC Building Code Regulations pertaining to the conversion of the home office.

Vice Chairman Dozier motioned to close the public hearing.

After further Board discussion, Mark Casoria moved to approve SUP-24-03 with the additional condition to install and monitor oil absorption pads below vehicles stored on the property in addition to the Technical Review Committee's conditions. Tony Engel seconded the motion. All voted in favor.

Adjournment: Vice Chairman Dozier asked for a motion to adjourn. Carlos Ruiz made a motion to adjourn. Mark Casoria seconded the motion. All voted in favor and the meeting adjourned at 4:21PM.

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Andrew Riddle, Chairman

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Matt Champion, Zoning Administrator