

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETINGS  
August 28, 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:

Andrew Riddle (Chair)  
Lynn Freeman Bush  
Louise St.Romain  
Mark Casoria

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 June 26, 2024, Meeting Summary:** Chairman Riddle asked for approval of the June 26, 2024, meeting summary. Louise St.Romain motioned to approve the meeting summary. Mark Casoria seconded the motion. All members voted in favor.

**Quasi-Judicial Hearing**

Chairman Riddle 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. Chairman Riddle swore in all parties and witnesses.

**SUP-24-04 Rand Auto Sales**

Matt Champion read the staff report for the application. The request is for a special use permit for a motor vehicle sales off Princess Place. The subject area is comprised of a portion of PIN: 9577-92-7389, which totals 1.13 assessed acres. Dylan Rand is the applicant and the property owners are Peter and Teria Rand.

The applicant is proposing to develop a portion of the subject area for vehicle sales. The major site plan shows a proposed 31'X48' gravel area that will used for the proposed use. The gravel lot will be accessed by a gravel drive off Princess Place near the northwestern corner of the subject area. The major site plan also shows a 140SQFT storage shed for the proposed use. The major site plan shows a total area of disturbance as 7,078SQFT. Total impervious surfaces post development is shown as 2,555SQFT. 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 August 6, 2024, meeting and forwarded the application to the ZBA with the following conditions: NCDOT driveway permit and to obtain a building permit for the accessory storage shed.

Chairman Riddle motioned to close the public hearing.

After further Board discussion, Mark Casoria moved to approve SUP-24-04 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. Louise St.Romain seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Mark Casoria made a motion to adjourn. Lynn Freeman Bush seconded the motion. All voted in favor and the meeting adjourned at 4:09PM.

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Andrew Riddle, Chairman

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Matt Champion, Zoning Administrator