

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
November 19, 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)
Tony Engel
Louise St.Romain
Mark Casoria

Staff Members Present:

Matt Champion
Autumn Radcliff

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

Review and Approve August 28, 2024, Meeting Summary: Chairman Riddle asked for approval of the August 28, 2024, meeting summary. Louise St.Romain motioned to approve the meeting summary. Tony Engel seconded the motion. All members voted in favor.

SUP-24-05 The Farm at Simple Life

Matt Champion, on behalf of the applicants, as the Board to continue this item until the December 18, 2024, meeting. Tony Engel motion to continue this item until the December 18, 2024, meeting. Louise St.Romain seconded the motion. All 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 for the following cases.

SUP-24-06 Fireside Electronic Messaging Sign

Matt Champion read the staff report for the application. The request is for a special use permit for an electronic messaging sign. The subject area is comprised of PIN: 9660-39-3429, which totals 25.67 assessed acres. McKenzie Kanipe is the applicant and the property owners are Brookside Camp Holdings, LLC.

The applicant is proposing to replace the existing outdoor advertising sign with a new Type A outdoor advertising sign. The proposed height is 25' and will only have a single face that is 10'X36'. The single face is due to the sign's location being adjacent to the berm for the Brookside Camp Rd bridge over I-26. The sign is proposed to be an electronic messaging sign. The location of the new sign will be in the same location as the existing sign.

The TRC reviewed this project during their November 5, 2024, meeting and forwarded the application to the ZBA with the following conditions: NCDOT approval with regards to the electronic messaging sign requirements, Henderson County Commercial Sign Permit, and Henderson County Commercial Zoning Permit.

After further Board discussion, Mark Casoria moved to approve SUP-24-06 with the Technical Review Committee's conditions. Louise St.Romain seconded the motion. All voted in favor.

SUP-24-07 Horse Shoe Community Church Electronic Messaging Sign

Matt Champion read the staff report for the application. The request is for a special use permit for an electronic messaging sign. The subject area is comprised of PIN: 9539-99-2067, which totals 2.98 assessed acres. Sherri Moss with Moss Sign Company is the applicant and the property owners are Horse Shoe Community Church Inc.

The applicant is proposing to replace the existing sign with a new electronic messaging sign. The new electronic messaging sign will be double sided and approximately 95" tall and 75" wide. The top of the sign will include a 20"x 72" non-messaging portion of the sign identifying the name of the religious institution. The electronic messaging portion of the sign is shown as 36"x 72". The location of the new sign will be in the same location as the existing sign.

The TRC reviewed this project during their November 5, 2024, meeting and forwarded the application to the ZBA with the following conditions: NCDOT approval with regards to the electronic messaging sign requirements, Henderson County Commercial Sign Permit, and Henderson County Commercial Zoning Permit.

After further Board discussion, Louise St.Romain moved to approve SUP-24-07 with the Technical Review Committee's conditions. Tony Engel seconded the motion. All voted in favor.

SUP-24-08 & V-24-03 Whalen Tiny Home

Matt Champion read the staff report for the applications. The request is for a special use permit for a Recreational Vehicle Park (RV Park) and Variance from Supplemental Requirement 4.15 (8). The subject area is comprised of a portion of PIN: 0508-59-8548, which totals 1 acre. Trenton Whalen is the applicant and property owner.

The applicant is proposing to cut off a 1-acre tract from the existing 10-acres to place a single tiny home/park model. The property owners plan on residing in the structure until their future home is built on the remaining 9-acre parent tract. The applicant has already permitted an individual septic system to serve the structure. The individual septic is the reason for the variance and for sanitary reasons. The total area of disturbance is shown as 0.244 acres and total impervious surfaces post development is shown as 0.094 acres.

The TRC reviewed the special use permit and variance application on November 5, 2024. The TRC voted to forward the applications to the ZBA without any additional conditions other than to obtain the appropriate permits from the Building & Inspections Department and Zoning Department.

After further Board discussion, Louise St.Romain moved to approve SUP-24-08 and V-24-03 with the Technical Review Committee's conditions. Tony Engel seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Tony Engel made a motion to adjourn. Mark Casoria seconded the motion. All voted in favor and the meeting adjourned at 4:30PM.

Andrew Riddle, Chairman

Matt Champion, Zoning Administrator