

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETING  
August 30, 2017**

The Henderson County Board of Adjustment held its regular meeting on August 30<sup>th</sup> at 4:00 p.m. in the King Street Meeting Room, 100 N. King Street, Hendersonville, North Carolina.

Board Members Present:

Ron Kauffman, Chair  
Tony Engel  
Ann Pouch  
David Sandler  
Hilliard Staton  
Louise St. Romaine, Alternate Member  
Gary Weinberg, Alternate Member

Staff Members Present:

Toby Linville, Zoning Administrator  
Russ Burrell, County Attorney  
Autumn Radcliff, Senior Planner

**Call to Order / Introduction of the Board:** Chairman Ron Kauffman called the meeting to order at 4:02 pm. The board members introduced themselves.

**Review and Approve July 26, 2017 Meeting Summary:** Chairman Kauffman asked for approval of the summary. Hilliard Staton made a motion for approval and all members voted in favor.

**Order SUP-15-04:** Chairman Kauffman asked if there were any comments concerning the order from the previous appeal. Toby Linville asked Russ Burrell if there needed to be any discussion concerning the amended order. Mr. Burrell stated that the changes were minor and he recommended approving the order with amendments as presented. David Sandler moved to approve the order with second from Hilliard Staton. The board voted unanimous approval.

**SUP-17-02 The Cabin Ridge:** Chairman Kauffman asked all those wishing to speak for SUP-17-02 to stand to be sworn in. Toby Linville, Andrea Owenby, and four of her witnesses stood to take the oath. Toby Linville read the staff report into the record for the application and was accepted by the board. Ms. Owenby said the property had been in her family for several generations and this event venue allows her to keep the property. She said the property was in a conservation easement with Carolina Land Conservancy. She said there was never traditional power or water on the property. She said she limits parties to 150 guests and holds 30-35 events May through October. The board asked questions about nearest neighbors, music, parking, ingress/egress, and use of existing buildings. The board closed the public hearing upon motion by Tony Engel and second by David Sandler. After no further discussion the board voted unanimously to approve the special use permit.

**SUP-17-03 The Farm at Eagles Reach:** Chairman Kauffman administered the oath to all those wishing to speak. Toby Linville read the staff report into the record and it was accepted by the board. Developer John Turchin explained the project to the board. Those speaking against the project included: Mary Jane Pell, Blake and Kim Kehoe, Susan Pfeiffer, Mary Kathleen Riddle, David Timmerman, Douglas Dwyer, Mark Beasley and Pat Wheeler. Those speaking had concerns about traffic, utilities, RVs on narrow roadways, stormwater, environmental impact, rental versus owned, multifamily, access to Ewbank Rd, noise, light pollution, air pollution, property values, erosion, safety, abandoned farm use, emergency access and onsite management. After further discussion and questions by the board the public hearing was closed upon motion by Hilliard Staton and second by Ann Pouch. The board discussed rent, density, Rural Transition Area, RV usage, seasonal usage, property values, NCDOT requirements and clustered development. The board voted unanimous approval of the special use permit upon motion by Ann Pouch and second by Tony Engel. Upon advice from Russ Burrell the board added the condition that the Recreational Vehicles be road legal, transient and not permanent. The board approved the motion unanimously with the additional condition.

**Adjournment:** Hilliard Staton made a motion to adjourn the meeting at 6:05 p.m.

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Ron Kauffman, Chairman

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Toby Linville, Zoning Administrator