

MINUTES OF THE HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

April 27, 2011
4:00 PM

The Henderson County Zoning Board of Adjustment held its regular meeting on April 27, 2011 at 4:00 p.m. in the King Street Meeting Room, 100 N. King Street, Hendersonville, North Carolina. Those present were: Jim Phelps, Chairman, Jim Crafton, Vice Chairman, Hunter Marks, Tony Engel, Alternate Board Member Jim Clayton, Zoning Administrator Toby Linville, and Zoning Board Secretary Karen Ann Wall. Deputy County Attorney Sarah Zambon and Regular Member Ann Pouch were not present.

Chairman Phelps called the meeting to order at 4:00 P.M. He introduced the board members and staff.

Chairman Phelps: We'll introduce all our people here. We have on my far left our Alternate today is Jim Clayton and then Jim Crafton, and I'm Jim Phelps. Now we got those three, all on the left side. And then we have Tony Engel, Hunter Marks, Toby Linville, and Karen Ann Wall our secretary. Having said that, the meeting's called to order. I've introduced the people. First order of business is to review and approve the minutes. Hopefully everybody's had a chance to go through those. Are there any questions, additions, alterations or changes necessary other than the two I mentioned previously? (Page 11 change in two places; 'waste all' to 'waste oil'). If not, do I hear a motion to accept these?

TEngel: I motion to accept the minutes.

Chairman Phelps: Is there a second? Hunter?

HMarks: I second.

Chairman Phelps: Thank you. All in favor of approving and accepting the minutes say aye. Opposed, no.

Jim Phelps, Jim Crafton, Hunter Marks, and Tony Engel voted in favor of approving the minutes. Jim Clayton, as he was not present at the March meeting, was not able to vote on the minutes.

Chairman Phelps: Ayes have it. We pass the approval of the minutes. Next order of business is to review and approve order SUP-11-02, Nelson Morales, automobile and equipment service and outdoor storage greater than 5,000 square feet, 139 Twin Springs Road, Hendersonville. PIN 9651775867. Toby distributed copies to everybody and you had them in your email too so are there any changes, corrections, questions or additions to the order? It seems to me to be in order. But the only discussions we had were about the two provisions and I think they are in here; Comply with all the Supplemental Requirements of the use, Obtain change-in-use from the building inspections department and required putting screening, put in additional screening in as possible; Require more appropriate screening for outdoor storage; And then the statement that he's vested.

JCrafton: I have a question Mr. Chairman. Item in the order under, in the last page which is page four in the bold print, item three says, 'the applicant shall', that's an imperative word, 'shall install required screening and put in additional screening as' – oh, ok – 'and' put in additional screening as required. That was the only question I had because in Hunter's motion it was to 'consider' the buffer in additional 'as possible'.

HMarks: 'As possible' – about the same.

Chairman Phelps: It's the same thing.

JCrafton: Ok. It's the same thing.

Chairman Phelps: Is everybody ok with that? Any others?

HMarks: That's fine.

Chairman Phelps: Speak into the microphone. Any other questions, additions or – if not do I have a motion?

JCrafton: I move we approve the order as presented to us.

TEngel: I second.

Chairman Phelps: And second. Any discussion on the motion, if not shall we come to a vote? All in favor of adopting the order as presented, please signify by saying aye. Opposed, no.

All five board members approved the order.

Chairman Phelps: It's unanimously approved and accepted. Last thing: is there any other business to come before the board? If not, I'll entertain a motion to adjourn.

TEngel: I motion that we adjourn.

HMarks: I second.

Chairman Phelps: Tony moved, Hunter second. All in favor say aye.

All board members were in favor of adjourning the meeting.

Chairman Phelps: It's unanimous. We are now adjourned. Our next meeting will be May 25th at 4:00 pm. And we set a new record, Hunter.

Meeting adjourned at 4:05 pm.


Chairman, Jim Phelps


Karen Ann Wall, Secretary