

March 5, 2003  
4:00 PM

MINUTES OF THE HENDERSON COUNTY  
ZONING BOARD OF ADJUSTMENT

The Henderson County Zoning Board of Adjustment held the continuation of a meeting from February 17, 2003, on Monday, March 5, 2003, at 4:00 PM in the Meeting Room of the Henderson County Land Development Building, 101 East Allen Street, Hendersonville, North Carolina. Those present were: Vice Chairman Tamra Crane, Anthony Engel, Robert Fleming, Ann Pouch, Planning Director and Acting Zoning Administrator Karen Smith, and Secretary Joyce Karpowski. Dr. Philip Stanley was absent.

Acting Chairman Crane called the meeting to order at 4:00 PM. Chairman Crane called the continuation of Case CU-02-15, Richard Hallberg and Kathy Harshman, requesting a Conditional Use Permit to operate a camp and its related services located in an R-20 district. The property is located at South Lakeside Drive at Lake Osceola.

The Board is to look over a draft of the decision. Mrs. Smith reminded the Board that they closed the hearing at the last meeting. Mrs. Smith apologized for the time it took to draft the order, but it is very detailed. Mrs. Smith said that she received a letter from Brenda Coates. She explained that the hearing was closed and to take any more testimony, the Board would have to reopen the hearing and readvertise. Mrs. Smith said if she gives the Board the letter, they cannot consider it. Chairman Crane said there was no point in giving the Board the letter, if they can't consider it.

Someone from the audience wanted to speak, but it was not allowed because the hearing was closed. Chairman Crane said the Board is only meeting today to look over the draft decision.

Mrs. Smith said that she has the draft for the Board and, knowing how lengthy it is, the Board may not be comfortable approving it today. She suggested the Board take it and review it to see if Staff has captured the Board's decision adequately along with the findings, conclusions and conditions. She said that usually the Chairman just signs the Order, but because of the detail she wants the full Board to be comfortable with it. The Board could reset another date or meet again at the regular March meeting to take this item up again. The County Attorney has suggested that all 5 members be present to take action on the Order.

Chairman Crane said that she feels it is too complicated to decide now. She would like to study her notes and compare them to the Order. Mrs. Smith said the official site plan is attached at the back of the Order. Mrs. Karpowski said as soon as the minutes from the February meeting were finished, she would send them to the members.

Chairman Crane she would be comfortable with getting the minutes, looking over the draft order and continuing this until the regular March meeting, on March 26. Mrs. Smith said that the Applicants will have to sign the Order and agree to it also. Since the Applicants are not in attendance, she will make sure they receive a copy of the draft Order.

The Board discussed paperwork that had been received and was not taken as evidence. Mrs. Karpowski said that paperwork would be kept separate from the evidence in the file.

Mrs. Pouch made a motion to continue the meeting to the regular March meeting on March 26, 2003, at 4:00 PM. Mr. Engel seconded the motion. All members voted in favor.

COMMITTEE AND STAFF REPORTS

Mrs. Smith discussed the Board of Adjustment Workshop in Asheville on Friday, March 7, 2003, Minutes Mar. 5, 2003

and said that handouts with directions were at everyone's seat.

OLD BUSINESS – None

NEW BUSINESS – None

The continuation of discussion of the Order for Conditional Use application CU-02-15 will be on Wednesday, March 26, 2003, at 4:00 PM, at the next regular meeting of the Board. There being no further business, Chairman Crane recessed the meeting at 4:10 PM.

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Tamra Crane, Acting Chairman

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Joyce Karpowski, Secretary