

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETING
February 27, 2019**

The Henderson County Board of Adjustment held its regularly scheduled meeting on February 27th at 4:00 p.m. at 100 N King St Hendersonville, North Carolina.

Board Members Present:

Bob Pierce
Louise St.Romain
Hilliard Staton
Ron Kauffman
Jim Hysong

Staff Members Present:

Toby Linville, Zoning Administrator

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

Review and Approve 12-19-18 Meeting Summary: The board approved the meeting summary upon motion by Hilliard Staton and second by Louise Staton. All members voted in favor.

SUP-19-01/V-19-01 Trail Creek RV

Chairman Kauffman read the script for a quasi-judicial proceeding and administered the oath for all those members wishing to speak. Toby Linville read the staff report for the project. Doug Anderson, Applicant and Trevor Calhoun, Agent were present to discuss the project. Bud Thompson, Mike Mattingly, Jerry Hunter, Barbara Beauregard, Michelle Dubec, Beverly Johnson, Sheryl Fox, Elaine Moore Lamb, Alan Lamb, Scott Perry, Bill Wells, Sherri Cappabianca, Kathy Royal and Dave Suminski all spoke in opposition to the project. Tonya Shook spoke in support of the application. The board took a break at 5:59. The board closed the public hearing at 6:11 upon motion by Hilliard Staton and second by Louise St.Romain. Bob Pierce voiced concerns about type of unit, pets, amount of stay, home delivery time, fencing, purchase versus rental and the dumpster. Louise St.Romain said she was also concerned about wildlife strewing garbage from the dumpster. Hilliard Staton said this was a small project and some tiny homes are very attractive. Jim Hysong was uncomfortable changing the zoning in the area and disturbing harmony. After discussion, Hilliard Staton moved to approve the Special Use Permit subject to conditions. Louise St.Romain seconded the motion and the board voted 3-2 to approve with Ron Kauffman and Jim Hysong in dissention. Upon discussion Hilliard Staton moved to approve the following conditions: No manufactured homes, no recreational vehicles, no tents, Park Model or stick built homes only, no electric fence on property, pets leashed on property, minimum 3-night stay, homes only setup during daylight hours and towing apparatus remove and homes installed semi permanently. Louise St.Romain seconded the motion and all members approved the conditions. The board then voted on V-19-01 to allow the applicant to install septic systems for sewage disposal from SR 4.15(8). Bob Pierce voted to approve the variance with second from Louise St.Romain. The board voted unanimous approval.

SUP-19-02 Pittillo Outdoor Storage

Chairman Kauffman read the script for a quasi-judicial proceeding and administered the oath for all those members wishing to speak. Toby Linville read the staff report for the project. Fred Pittillo, Applicant and Clay Mooney, Agent were present to discuss the project. Julie Williams spoke about stormwater controls for the property. Her mother Barbara Hora lives north of the subject property. Clay Mooney said that the stormwater plan was under review and controls would be installed within the next 30-60 days. Hilliard Staton moved to approve the special use permit with second from Jim Hysong. The board voted unanimous approval.

Adjournment: The meeting was adjourned at 7:13 pm upon motion by Hilliard Staton.

Ronald Kauffman, Chairman

Toby Linville, Zoning Administrator