

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETING  
May 27, 2020**

The Henderson County Board of Adjustment held its regularly scheduled meeting at 4:00 p.m. at 100 N King St Hendersonville, North Carolina and via zoom.com.

Board Members Present:

Bob Pierce  
Steve Dozier  
Ron Kauffman  
Hilliard Staton  
Louise St. Romain

Staff Members Present:

Toby Linville

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

**Review and Approve January 29, 2019 Meeting Summary:** Chairman Kauffman asked for approval of the February meeting summary. Bob Pierce moved to approve the meeting summary with second from Hilliard Staton. All members voted in favor.

**Order SUP-20-01 Burns Tree Office**

Chairman Kauffman asked if there were any changes to the order. Louise St.Romain moved to approve the order. Bob Pierce seconded the motion. All members voted in favor.

**SUP-20-02 Heritage Hills Expansion**

Chairman Kauffman read the quasi-judicial script. He administered the oath of office to Toby Linville as Staff, Abbie Hawkins as applicant, Rob Dull, John Kinnaird, and Drew Kepley as agents, Robbie Parris, Shirley McGee, Teresa Keegan and Lisa Shaw as opponents. Linville read the staff report into the record. Hawkins explained the request of 35 additional single-family dwellings plus 44 units in an assisted living facility. Rob Dull addressed site design and stormwater controls. Drew Kepley discussed design of the facility. Robbie Parris spoke in opposition to possible traffic on Hyder Farm Dr and damage to wildlife. Shirley McGee complained about an abandoned vehicle and solar panels stored on the property. She worried about damage to the flora and fauna and reduction in property values. Teresa Keegan said the new homes would be very close to her home, the adjoining owners had argued with her children on their own property and did not want the addition. Toby Linville read an e-mail from Lisa Shaw who was in the zoom meeting. Steve Dozier asked if there was a private road agreement and proposed buffering. Bob Pierce asked if there were restrictive covenants, how the gate would operate and parking. Louise St.Romain asked if there had been a neighborhood compatibility meeting. Hilliard Staton thanked the applicants for a precise presentation. Ron Kauffman explained that the request was for a special use permit and not a rezoning. He questioned whether emergency access was required. The Board discussed possible conditions. Bob Pierce moved to approve the special use permit with the removal of the emergency access onto Hyder View Dr and addition of a Class 3 Screen. Hilliard Staton seconded the motion. All members voted in favor.

**SUP-20-03 Edney Small Place of Assembly**

Chairman Kauffman read the quasi-judicial script. Chairman Kauffman administered the oath to Toby Linville as staff, Steven Edney as applicant, George Pendleton as agent and Tab Bonidy, Debbie Bonidy, Jason Case, Sarah Case, Scott King, Thomas Owens, John McCool, Sophia Fowler, Ariel Quintela and Jade and Bruce Reitman as opponents. Toby Linville read the staff report for the project. Steven Edney and George Pendleton explained the desire to have outdoor weddings with parking and restrooms and ultimately add a pavilion and bridal suite for destination weddings. The opposition discussed the safety and traffic issues of a single lane private road. They discussed noise and light pollution, traffic, garbage, intoxicated drivers, fireworks, and lack of harmony with the surrounding properties. Bob Pierce asked if Edney thinks the project is in harmony with the area. Edney answered he planned to regulate noise and limit hours. Steve Dozier asked if the restrooms would accommodate 250 attendees. George Pendleton said the facility would be designed to meet the number of attendees. Louise St.Romain asked how they planned to address traffic on the narrow road. George Pendleton said the road was approximately 1500' and they planned improved pull-offs and addressing any emergency services concerns. Bob Pierce asked what hard surface was planned for the parking. George Pendleton said concrete or asphalt handicapped accessible sidewalk from accessible parking space to

wedding location. Ron Kauffman asked who maintained the road. Steven Edney said that all the property owners maintained it. The board discussed possible conditions. Bob Pierce moved to deny the application. Steve Dozier seconded the motion. All members voted to deny the special use permit.

**SUP-20-04 Flores Lane Rd RV**

Chairman Kauffman administered the oath to Danie'l Flores and Toby Linville. Toby Linville read the staff report for the project. Steve Dozier asked why there were parts of the variance application that were blank. The board asked several questions about type and location of the park models and tents. Danie'l Flores said the plan was to start with one park model and expand with interest. Steve Dozier moved to continue the hearing for a complete application and more complete plans. Hilliard Staton seconded the motion and all members voted in favor of continuance.

**Adjournment:** The meeting was adjourned at 7:15 pm upon motion by Louise St.Romain.

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Ronald Kauffman, Chairman

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Toby Linville, Zoning Administrator