

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETING
July 27, 2022**

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

Board Members Present:

Louise St. Romain
Andrew Riddle
Jim Hysong
Bill Fishburne
Tony Engel

Staff Members Present:

Autumn Radcliff
Russ Burrell
Matt Champion

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

Review and Approve June 29, 2022, Meeting Summary: Chairman Fishburne asked if there were any corrections to the meeting summary as presented. Jim Hysong made a motion to approve the meeting summary. Louise St. Romain seconded the motion. All members voted in favor.

Order for SUP-18-01 Simple Life-Hamlet Amendment

Chairman Fishburne asked if everyone had a chance to review the draft Order for SUP-18-01 Amendment. Seeing no issues with the order as presented, Chairman Fishburne asked for a motion to approve as presented. Tony Engle made a motion to approve the order as presented. Jim Hysong seconded the motion. All voted in favor.

Chairman Fishburne opened the quasi-judicial hearing for special use permit application SUP-22-03 Skylaranna Campground.

SUP-22-03 Skylaranna Campground and Electronic Messaging Sign

Matt Champion read the staff report for the project. The request is to development the subject area for a campground and an electronic messaging sign on PIN: 9651-18-3533. Kevin High, property owner and applicant, represented the project. The applicant is proposing 25 total tent camping sites with an average area of 4,758SQFT per site. The property will also contain a camp store, a shed for boat/tube rentals, 42 car parking area that will be a mix of gravel and asphalt. The total parking area is shown as 12,700SQFT of gavel and 2,650SQFT of asphalt. The tent sites will be accessed by mulch and stone paths to limit impervious surfaces. Each tent site will contain a fire ring and a picnic style table and be limited to mulch and grass surface area only. The camp store will include the bathhouse for the occupants of the tent sites. The major site plan also shows a swinging bridge across Mud Creek to reach another special use permit application for an RV park by the same applicant. The proposed total area of disturbance is 0.7 acres. In addition to the special use permit for the campground, the major site plan shows an electronic messaging sign. Since the subject area is within a residential zoning district, the applicant has requested the special use permit to encompass an electronic messaging sign.

No one signed up or spoke in opposition to the application.

Chairman Fishburne moved to close the public hearing. All members voted in favor by acclamation.

After further Board discussion, Louise St. Romain moved to approved SUP-22-03. Tony Engel seconded the motion. All members voted in favor.

SUP-22-04 Skylaranna RV Park and Electronic Messaging Sign

Matt Champion read the staff report for the project. The request is to development the subject area for a RV park with an electronic messaging sign on PIN: 9651-18-2116. Kevin High, property owner and applicant, represented the project. The subject area is 3.2 acres. The applicant is proposing 5 RV camping sites with each site greater than or equal to 2,000SQFT. The site also contains 5,097SQFT of common area. The total impervious surface area is 0.28 acres. The RV sites will be accessed by a graveled area off N. Rugby Rd. The major site

plan shows each RV space will be served by individual hookups to public water and public sewer. The subject area includes a fire ring and picnic style table for each space. The major site plan also shows a swinging bridge across Mud Creek to reach another special use permit application for a campground by the same applicant and walking trails throughout the property. In addition to the special use permit for the campground, the major site plan shows an electronic messaging sign. Since the subject area is within a residential zoning district, the applicant has requested the special use permit to encompass an electronic messaging sign.

No one signed up or spoke in opposition to the application.

Chairman Fishburne moved to close the public hearing. All members voted in favor by acclamation.

After further Board discussion, Louise St. Romain moved to approved SUP-22-04. Jim Hysong seconded the motion. All members voted in favor.

Adjournment: Chairman Fishburne announced the meeting was adjourned at 4:48pm. All members voted by acclamation.

Bill Fishburne, Chairman

Matt Champion, Zoning Administrator