

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
May 28, 2025**

The Henderson County Board of Adjustment held its regularly scheduled meeting at 4:00 p.m. at the King Street Meeting Room.

Board Members Present:

Stephen Wilkie
Andrew Riddle (Chair)
Carlos Ruiz
Stephen Mace
Louise St.Romain (Vice Chair)

Staff Members Present:

Matt Champion
Russ Burrell

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

Review and Approve April 30, 2025, Meeting Summary: Chairman Riddle asked for approval of the April 30, 2025, meeting summary. Carlos Ruiz motioned to approve the meeting summary. Louise St.Romain seconded the motion. All members voted in favor.

SUP-25-01 & V-25-02 Flores Campground

Chairman Riddle opened the quasi-judicial hearing for special use permit and variance SUP-25-01 & V-25-02 Flores Campground. Chairman Riddle swore in Ms. Danie'I Flores.

Matt Champion gave the Zoning Administrator's report for the special use permit and variance application. Henderson County received a special use permit application and variance application from Danie'I Flores for an RV Park on PIN 9598-93-3534 and a portion of PIN 9598-89-7496 at 612 Lane Rd. The property owner is William May. The applicant is proposing to develop the subject area as a recreational vehicle park with most sites identified on the site plan dedicated for camping. The campground use in the Land Development Code (LDC) does not permit recreational vehicles, but a recreational vehicle park in the LDC does permit alternative forms of camping outside of a traditional RV, tiny home, or park model. Additionally, the collection of combined septic systems, as shown on the site plan, is the reason for the variance. A small portion of the adjacent property, as shown on the site plan, will be recombined with the subject area to accommodate the 50' perimeter setback requirement for the proposed use. The major site plan shows 9 total sites, proposed well and septic locations, a 40'X80' barn structure, 14'X36' existing shed to be used as an office, 2.77 acres of open space.

After discussion, Chairman Riddle asked for a motion to approve or deny the special use permit application. Carlos Ruiz made a motion to approve the special use permit as stated in motion 1 of the staff report with the conditions recommended by the TRC. Stephen Wilkie seconded the motion. All voted in favor.

Chairman Riddle asked for a motion to approve or deny the variance application. Chairman Riddle made a motion to approve the variance as stated in motion 2 of the staff report. Louise St.Romain seconded the motion. All voted in favor.

SUP-25-02 Hill Self Storage

Chairman Riddle opened the quasi-judicial hearing for special use permit SUP-25-02 Hill Self Storage. Chairman Riddle swore in Mr. Dwyane Hill.

Matt Champion gave the Zoning Administrator's report for the special use permit application. Henderson County received a special use permit application for Self-Storage Warehousing at 9575-21-8714 from Dwyane Hill, applicant, and the property owner is shown as Thomas Redmond Mowing, Inc. The subject area is located at 2185 Old US Hwy 25. The applicant proposes redeveloping the subject area as a self-storage facility. The originally designated outdoor storage area will be redeveloped for two structures that will contain 10' X 15' units. One structure will be approximately 165' X 15' and the other structure will be approximately 130' X 15'. The existing vegetation around the redeveloped area will remain. The major site plan also shows the construction of an 8' chain-link fence enclosing the self-storage structures. The existing structures located within the area being discussed for this application have already been removed. The total area of impervious surfaces will not be increased since this area is already primarily graveled. No outdoor storage is proposed as part of this application. The subject area will have to install landscaping for the following elements: B1 Buffer along residential zoning districts and dumpster screening for all solid waste areas.

After discussion, Chairman Riddle asked for a motion to approve or deny the special use permit application. Carlos Ruiz made a motion to approve the special use permit as stated in motion 1 of the staff report with the conditions recommended by the TRC. Stephen Mace seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Carlos Ruiz made a motion to adjourn. Louise St.Romain seconded the motion. All voted in favor. The meeting adjourned at 4:31 pm.

Andrew Riddle, Chairman

Matt Champion, Zoning Administrator