

**MEETING SUMMARY OF THE HENDERSON COUNTY  
BOARD OF ADJUSTMENT MEETINGS  
June 25, 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:

Mark Casoria  
Andrew Riddle (Chair)  
Carlos Ruiz  
Louise St.Romain (Vice Chair)

Staff Members Present:

Matt Champion  
Autumn Radcliff

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

**Review and Approve May 28, 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-25-03 Osteen Category 2 Communication Facility**

Chairman Riddle opened the quasi-judicial hearing for special use permit SUP-25-03 Osteen Category 2 Communication Facility. Chairman Riddle swore in Mr. Ralph Wyngarden, applicant, and Michael Berkowitz, commercial real estate appraiser.

Matt Champion gave the Zoning Administrator's report for the special use permit application. Henderson County received a special use permit application for a Category Two Communication Facility at 9556-65-0384 from The Towers, LLC, applicant, and the property owner is shown as Byron Osteen. The subject area is located at 195 Fatback Farm Loop. The applicant proposes to develop a small portion of the subject area to contain a Category 2 Communication Facility. The communication facility is shown as a 95' tall monopole tower with a 4' lightning rod for a total height of 99'. The communication facility will be located on a 5,292SQFT (0.1215 acre) leased area. The leased area will be accessed through a 30' utility easement running from the existing road throughout the subject area. The easement will be improved to be a minimum of 12' wide travel width. Existing vegetation and trees will remain to act as a natural buffer along the access road. The fall zone radius for the proposed communication facility is shown as 108' and 11". The closest property line is approximately 223' from the communication facility. A 40'X60' area will enclose the facility. Within the 40'X60' the tower owner will install necessary equipment cabinets and backup power supply on concrete slabs. The applicant will be required to install a Screen Class 4 along the area where the communication facility will be located. Screen Class Four (4). The LDC allows for alternative landscaping designs. The applicant intends to leave all vegetation 15' away from the leased area. If this vegetation is removed, the applicant will have to plant the required plantings.

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. Mark Casoria seconded the motion. All voted in favor.

**Adjournment:** Chairman Riddle asked for a motion to adjourn. Mark Casoria made a motion to adjourn. Carlos Ruiz seconded the motion. All voted in favor. The meeting adjourned at 4:19 pm.

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Andrew Riddle, Chairman

Matt Champion, Zoning Administrator