

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
July 30, 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:

Ken Gordon
Tom Green
Carlos Ruiz
Louise St.Romain (Chair)

Staff Members Present:

Matt Champion
Autumn Radcliff
Russ Burrell

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

Review and Approve June 25, 2025, Meeting Summary: Chairman St.Romain asked for approval of the June 25, 2025, meeting summary. Carlos Ruiz motioned to approve the meeting summary. Tom Green seconded the motion. All members voted in favor.

V-25-03 The Farm at Simple Life

Chairman St.Romain opened the quasi-judicial hearing for variance application # V-25-03. Chairman St.Romain swore in the applicant's agent.

The Board heard from 4 adjacent property owners currently living within the Village of Simple Life: Donna-Jean Walker, Mary Wilson, Jean Peelen, and JoAnna Macht. The 4 adjacent property owners spoke in opposition to the application.

Matt Champion gave the Zoning Administrator's report for the variance application. Henderson County received a variance application from Simple Life-Hamlet, LLLP represented by Gabriel Wahila. The subject area obtained a special use permit (SUP-24-05) from the Henderson County Board of Adjustment on January 29, 2025. The special use permit was for a 60-site Recreational Vehicle Park. The applicant has requested a reduction in the perimeter setback outlined in the supplemental requirements for the use Recreational Vehicle Park within the Land Development Code. The current prescribed perimeter setback is 50' from any property line. The applicant's request is to reduce the perimeter setback from 50' to 20' for a total of a 30' variance. The applicant has made the request to apply to the subject area that is adjacent to the existing Village of Wildflowers development directly east and southeast.

After discussion, Chairman St.Romain asked for a motion to approve or deny or table the variance application. Carlos Ruiz made a motion to table the variance application until the August 27, 2025, ZBA meeting. Chairman Louise St.Romain seconded the motion. The motion passed with Ken Gordon voting against the motion.

SUP-25-04 & V-25-04 Hunt Park Model Park

Chairman St.Romain opened the quasi-judicial hearing for special use permit application and variance application # SUP-25-04 and V-25-04. Chairman St.Romain swore in the applicant.

The Board heard from 3 adjacent property owners currently living within proximity to the subject area: John Meale, Andrew Ferguson, and Jennifer Mastrovito. The 3 adjacent property owners spoke in opposition to the application citing emergency response issues.

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 Andrew Hunt for an RV Park on PIN 9527-27-8303 at 1825 Top of Mountain Rd Extension. The property owner is the same as the applicant. The applicant is proposing to develop the subject area as a 3-site recreational vehicle park with most sites identified on the site plan dedicated for park models. Additionally, the applicant has requested to utilize a septic system for the proposed structures, which is the reason for the variance.

After discussion, Chairman St.Romain asked for a motion to approve or deny the application application. Tom Green made a motion to deny the special use application with the suggested motion as referenced in the agenda item. Carlos Ruiz seconded the motion. All members voted in favor.

Adjournment: Chairman St.Romain asked for a motion to adjourn. Carlos Ruiz made a motion to adjourn. Ken Gordon seconded the motion. All voted in favor. The meeting adjourned at 6:39 pm.

Louise St.Romain, Acting Chairman

Matt Champion, Zoning Administrator