

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
October 29, 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 (Alternate)
Carlos Ruiz
Louise St.Romain (Acting Chair)
Stephen Wilkie
Mark Casoria

Staff Members Present:

Matt Champion
Autumn Radcliff
Russ Burrell

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

Review and Approve August 27, 2025, Meeting Summary: Acting Chairman St.Romain asked for approval of the August 27, 2025, meeting summary. Ken Gordon motioned to approve the meeting summary. Carlos Ruiz seconded the motion. All members voted in favor.

SUP-25-05 Etowah United Methodist Church Sign

Acting Chairman St.Romain opened the quasi-judicial hearing for special use permit application # SUP-25-05. Acting Chairman St.Romain swore in the applicant's agent.

No member of the audience sought standing or spoke against the application.

Matt Champion gave the Zoning Administrator's report for the special use permit application. The application was submitted by Sherri Moss of Moss Sign Company for an electronic messaging sign at 110 Brickyard Rd. The property owners, Etowah United Methodist Church, wish to replace an existing two-sided monument sign to a two-sided electronic messaging sign. The new electronic messaging sign will be double sided and approximately 117" tall and 90" wide. The top of the sign will include a 12"x 84" non-messaging portion of the sign identifying the name of the religious institution. The electronic messaging portion of the sign is shown as 36"x 84". The location of the new sign will be in the same location as the existing sign.

After discussion, Acting Chairman St.Romain asked for a motion to approve or deny the special use permit application. Carlos Ruiz made a motion to approve the application citing the motion in the agenda. Ken Gordon seconded the motion. All members voted in favor.

SUP-25-06 & V-25-05 Hunt Park Model Park

Acting Chairman St.Romain opened the quasi-judicial hearing for special use permit application and variance application # SUP-25-06 and V-25-05. Acting Chairman St.Romain swore in the applicants.

The Board heard from 9 adjacent property owners currently living within proximity to the subject area. The adjacent property owners spoke in opposition to the application citing safety concerns, inadequate road access, road maintenance responsibilities, and drainage from the project area.

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 Tonya Moseley for an RV Park on PIN 9690-08-1001 which is located off Stepp Acres Ln. The property is currently listed to David Stepp. The applicant is proposing to develop the subject area as a recreational vehicle park with a total of 9 sites. Each site is shown as 40'X50' with access to the subject area through an existing 30' right-of-way for Stepp Acres Ln. The major site plan shows a total of 26% open space, 1 potential well site, and a proposed septic area. The applicant is proposing to offer a wastewater connection at each site that will flow into a single combined septic system, which is the reason for the variance. The major site plan shows 31,670SQFT of impervious surfaces post development or 21% of the total site. The Technical Review Committee reviewed this application during their October 15, 2025, meeting. The TRC voted to forward the application to the ZBA and placed the following conditions on the major site plan: submit plans to NCDOT to update existing driveway permit, obtain the necessary environmental health well and septic permits, and submission of an electrical and plumbing plan is required for the sites unless the installation is done by a licensed utility contractor.

After discussion, Acting Chairman St.Romain made a motion deny the special use permit application citing safety concerns and lack of harmony with the surrounding properties. Ken Gordon seconded the motion. All members voted in favor.

Next Meeting: Matt Champion asked the Board if they agreed with moving the regularly scheduled November 26, 2025, meeting to December 3, 2025. Carlos Ruiz made a motion to approve the meeting change. Ken Gordon seconded the motion. All voted in favor.

Adjournment: Acting Chairman St.Romain asked for a motion to adjourn. Mark Casoria made a motion to adjourn. Ken Gordon seconded the motion. All voted in favor. The meeting adjourned at 5:43 pm.

Louise St.Romain, Acting Chairman

Matt Champion, Zoning Administrator