

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
December 3, 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:

Andrew Riddle (Chair)
Tom Green
Carlos Ruiz
Louise St.Romain
Stephen Wilkie
Mark Casoria (Alternate)

Staff Members Present:

Matt Champion
Autumn Radcliff
Russ Burrell

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

Review and Approve October 29, 2025, Meeting Summary: Chairman Riddle asked for approval of the October 29, 2025, meeting summary. Carlos Ruiz motioned to approve the meeting summary. Louise St.Romain seconded the motion. All members voted in favor.

Order of Approval for SUP-25-05 Etowah United Methodist Church Sign

Chairman Riddle asked for approval of the order as presented. Matt Champion addressed the Board of a correction made to the order. Louise St.Romain made a motion to approve the order with the correction as mentioned. Carlos Ruiz seconded the motion. All voted in favor.

Order of Denial for SUP-25-06 & V-25-05 Moseley RV Park

Chairman Riddle asked for approval of the order as presented. Louise St.Romain made a motion to approve the order as presented. Carlos Ruiz seconded the motion. All voted in favor.

V-25-07 Bojangles

Chairman Riddle opened the quasi-judicial hearing for the variance application, V-25-07. Chairman Riddle swore in Duane Ensor, plan preparer.

Matt Champion gave the Zoning Administrator's report for the variance application. Henderson County received a variance application, V-25-07, from NC Etowah Old Hwy 64, LLC at 50 Old Highway 64. The subject area included in this variance application is for PIN 9528-79-9840 which is approximately 0.35 acres. The applicant has requested a variance for the drive-thru passage lane requirement as outlined within the Land Development Code. Currently, a drive-thru is an accessory use and the supplemental requirements for this use require a passage lane for safe passage throughout the site. The applicant has requested this variance due to the size of the subject area and the two adjacent public rights-of-way that surround the property. Brevard Rd (US64) is located north of the subject area and has a 150' recorded right-of-way. Old Highway 64 (SR1203) is located east of the subject area and has a 60' recorded right-of-way. Pending the outcome of the variance application, the applicant will submit a major site plan application for a future drive-thru restaurant on the subject area. The TRC reviewed this application during the November 18, 2025, meeting. The TRC forwarded the application with no conditions as they will be the approval authority for a major site plan submission.

After discussion, Chairman Riddle asked for a motion to approve or deny the variance application. Carlos Ruiz made a motion to approve the variance as stated in the request for board action. Louise St.Romain seconded the motion. All members voted in favor.

SUP-25-07 & V-25-06 Campbell Small Place of Assembly

Chairman Riddle opened the quasi-judicial hearing for the special use permit application, SUP-25-07, and variance application, V-25-06, Campbell Small Place of Assembly. Both matters were being held together.

Chairman Riddle swore in Kathryn Campbell, applicant and property owner, and Scott Boylard, plan prepare. Chairman Riddle also swore in 10 people living or owning property within proximity to the subject area in question.

Matt Champion gave the Zoning Administrator's report for the special use permit and variance applications. Henderson County received the applications from Kathryn Campbell for a Small Place of Assembly on PIN 9525-75-1034 which is located at 117 Hickory Mountain Ln. The property is currently listed to the applicant. The applicant has applied for a variance to reduce the required 100' perimeter setback, specifically for parking, to 60'. The applicant has cited the existing topography on the subject area as one of the primary reasons for the variance request. The subject area is primarily encumbered by slopes greater than 25% and portions of the property with slopes over 60%. The proposed parking area is in an area already graded with slopes less than 16% and farthest away from any surrounding residential structures not located on the same property. The applicant is proposing to develop a portion of the subject property for a small place of assembly. The existing garage/barn will be used to encompass the event center. The applicant is proposing to host weddings and events with a max attendance of 120 individuals up to 2 events per month. The existing barn will be expanded with a 30'X50' porch/deck for future events. The barn will also add a future bathroom for the guests to use. No food prep is proposed within the existing structure. Existing on-site amenities include a fire pit, hot tub, and equestrian area will be available to event attendees. The major site plan also shows an area reserved on the pasture where a temporary tent can be placed for future events. As previously mentioned, the applicant has requested a variance for the parking area encroaching into the 100' perimeter setback. The parking area shows a total of 24 spaces. The major site plan also shows 2 ADA van accessible parking spaces closest to the barn/garage. The major site plan shows a total area of disturbance as 0.35 acres and new impervious surfaces as 0.05 acres. The TRC reviewed this application on November 4, 2025, and voted to forward to the ZBA with the following conditions: NCDOT driveway permit, compliance with all Environmental Health requirements, any temporary tents over 800SQFT require a permit from the Fire Marshals office, submit architectural plans for renovations and expansion of existing structure.

The neighbors sworn in raised concerns about access, public safety, increased noise, bright lights, and traffic.

After discussion, Carlos Ruiz suggested that the applicant speak with the adjacent property owners and table this item until the January 28, 2025, scheduled ZBA meeting. The applicant agreed to the suggestion and requested to table this time until the next meeting. Chairman Riddle made a motion to table this item until the January 28, 2025, ZBA meeting. Carlos Ruiz seconded the motion. All voted in favor.

Adjournment: Chairman Riddle asked for a motion to adjourn. Tom Green made a motion to adjourn. Louise St.Romain seconded the motion. All voted in favor. The meeting adjourned at 6:15 pm.

Louise St.Romain, Acting Chairman

Matt Champion, Zoning Administrator