

**MEETING SUMMARY OF THE HENDERSON COUNTY
BOARD OF ADJUSTMENT MEETINGS
April 29, 2026**

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)
Ken Gordon
Mark Casoria
Louise St.Romain
Stephen Wilkie

Staff Members Present:

Matt Champion
Autumn Radcliff
Russ Burrell

Call to Order / Introduction of the Board: Matt Champion called the meeting to order at 4:00 pm.

Election of Chair and Vice Chair: Matt Champion asked the Board for any Chair or Vice Chair nominations or a motion to keep the current Chair and Vice Chair. Mark Casoria made a motion to keep Andrew Riddle as Chair and Louise St.Romain as Vice Chair. Ken Gordon seconded the motion. All members voted in favor.

Review and Approve December 3, 2025, Meeting Summary: Chairman Riddle asked for approval of the December 3, 2025, meeting summary. Louise St.Romain motioned to approve the meeting summary as presented. Mark Casoria seconded the motion. All members voted in favor.

V-26-01 Lamar Outdoor Advertising

Chairman Riddle opened the quasi-judicial hearing for the variance application, V-26-01. Chairman Riddle swore in Robert Singleton, applicant, and John Capps, property owner.

Matt Champion gave the Zoning Administrator's report for the variance application. Henderson County received a variance application, V-26-01, from Lamar Advertising of Asheville at 1934 Spartanburg Hwy. The subject area included in this variance application is for REID: 101878 which is approximately 1.25 acres. The applicant has requested a variance to reduce the separation requirement between an outdoor advertising sign and a residential dwelling as outlined within the Land Development Code. Currently, an outdoor advertising sign requires a 1,000' minimum distance of separation from an existing dwelling. The proposed outdoor advertising sign is approximately 429' from an existing dwelling located northeast of the subject area. The applicant has requested a 571' variance in order to place a Type C 380SQFT Outdoor Advertising Sign. The maximum height allowed for the Type C Outdoor Advertising Signs is 35' and minimum setback is 20' as measured from the edge of right-of-way. The proposed Outdoor Advertising Sign complies with the rest of the Off-Premise Sign Standards found in the Land Development Code. The TRC reviewed this application during the April 6, 2026, 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. Ken Gordon made a motion to deny variance application, V-26-01. Chairman Riddle asked for a second and received no second. The motion failed. Stephen Wilkie made a motion to approve the variance, V-26-01, based on the draft motion provided. Mark Casoria seconded the motion. All members voted in favor with Ken Gordon abstaining. The variance, V-26-01, was approved.

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

Andrew Riddle, Chair

Matt Champion, Zoning Administrator