



## TOWN OF WAYNESVILLE Zoning Board of Adjustment

9 South Main Street  
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Stephanie Strickland  
Neil Ensley  
Henry Kidder  
Joshua Morgan  
George Escaravage  
David Felmet  
Edward Moore

Development Services  
Director  
Elizabeth Teague

### Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786  
**Tuesday, September 4, 2018, 5:30 p.m.**

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THE WAYNESVILLE ZONING BOARD OF ADJUSTMENT held its regular meeting on September 4, 2018, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC

#### A. CALL TO ORDER

Chairman Neal Ensley called the meeting to order at 5:30 p.m.

The following members were present:

Neal Ensley  
David Felmet  
Henry Kidder  
George Escaravage  
Edward Moore

The following members were absent:

Stephanie Strickland  
Joshua Morgan

The following staff members were present:

Elizabeth Teague, Development Services Director  
Chelle Baker, Administrative Assistant

#### 1. Welcome/Calendar/Announcements

Chairman Neal Ensley called the meeting to order at 5:30 p.m. Mr. Ensley informed everyone that he had served on the board since 2002 and this would be his last meeting. He proposed that unless there were objections he would chair the meeting until elections of Board officers.

***A motion was made by Board member Henry Kidder, seconded by Board Member David Felmet, for Mr. Neal Ensley to chair the meeting until the election. The motion passed unanimously.***

Chairman Ensley welcomed the newly appointed and sworn in members, George Escaravage and Edward Moore, and invited all the board members to introduce themselves.

2. Adoption of Minutes

Chairman Ensley advised the board that even though a member may not have been at the meeting they are qualified to vote as a member of the board.

***A motion was made by Board Member David Felmet, seconded by Board Member Henry Kidder, to approve the minutes of the April 3, 2018 board meeting as presented. The motion passed unanimously.***

**B. BUSINESS**

1. Election of New Members

Chairman Ensley advised he was going to run the vote but he would not be personally voting. Ms. Elizabeth Teague, Director of Development Services, read an email from Board Member Stephanie Strickland that stated even though she was absent from the meeting tonight, she would be happy to serve in whatever capacity as needed.

Chairman Ensley opened nominations for chairman. Board Member Felmet stated that he did not want to be chairman. Ms. Teague advised that Board Member Moore was an alternate and had the same meeting obligations, but she was uncertain if an alternate could stand for chair or vice-chair.

***A motion was made by Board Member George Escaravage to nominate Mr. Henry Kidder for chair. There being no other nominations, Board Member David Felmet seconded the nomination and made a motion to close nominations. All present agreed.***

Mr. Ensley advised by acclamation that Board Member Henry Kidder was elected as chairman.

***A motion was made by Board Member Henry Kidder, seconded by Board Member George Escaravage to nominate Mr. David Felmet for vice-chair. A motion was made by Board Member Henry Kidder to close nominations. All present agreed.***

Mr. Ensley advised by acclamation that Board Member David Felmet was elected as vice-chairman.

Mr. Ensley passed along to newly elected Chairman Kidder a protocol of hearings of Variance of Application put together by Attorney Ron Sneed.

The Board and Ms. Teague gave their appreciation and thanks to Mr. Ensley for his many years of dedicated service, leadership, and respected contributions to the board and the community.

2. General information and overview for the year ahead

Ms. Teague presented to the board handouts of the Town of Waynesville's Code of Ordinances regarding the Board of Adjustment, basic standards for Quasi Judicial Hearings, and notes from the Institute of Government regarding Findings of Facts and roles of the board. Ms. Teague reviewed the role of the board and how a Quasi-Judicial Proceeding works. She stated that the goal of the board is justice with all being treated reasonably and fairly. Ms. Teague informed the board, on behalf of the staff, that it was ok for the board to not agree with the staff. She stated that there would be times the staff would ask for the board's help in making decisions. She addressed what Standing was in the Code of Ordinances, 15.5.1, and arbitrary and capricious definitions and how these apply to the staff and to the board. She also reviewed the process on appeals and variances.

C. **ADJOURN**

***With no further business, a motion was made by Board Member David Felmet, seconded by Board Member George Escaravage, to adjourn the meeting at 6:06 p.m. The motion passed unanimously.***

  
Henry Kidder, Chairman

  
Chelle Baker, Administrative Assistant