



**MINUTES**  
**HENDERSONVILLE BOARD OF ZONING APPEALS**  
**January 5<sup>th</sup>, 2026**

**I. Roll Call**

Don Ames called the meeting to order. Board Members Present: Don Ames, Nick Ivey, and Tyrone Jay. Absent: Dale Duhl and Brian Wray. Staff Present: Zack Coleman and Sloane Moore. BOMA Liaison: Jeff Sasse

**II. Acceptance of the Agenda**

Motion Tyrone Jay to approve agenda. Second by Nick Ivey. Aye: All. Nay: None. Abstain: None. Motion carried.

**III. Minutes**

- December 1st, 2025

Motion by Ty Jay to approve minutes. Second by Nick Ivey. Aye: All. Nay: None. Abstain: None. Motion carried.

**IV. Conditional Uses**

Appeal Case BZA-006995-2025

The applicant, Austin Schroeder, is requesting a Conditional Use Permit for a Major Home Occupation (Firearms Transfers) at 108 Woodland Ct. The property is located in the Rollingbrook

Terrace subdivision and zoned SR-2 (Suburban Residential Low Density). The lot is approximately 0.57 acres, and the house is approximately 1,428 square feet.

- a. Public Hearing
  - i. Misty Dantico – 104 Woodland Court
  - ii. Ben McIntosh – 188 Timberlake Drive
  - iii. Barbara Hunter – 192 Timberlake Drive

- b. Appeal consideration

Motion to by Tyrone Jay approve based on all findings of fact with the following conditions:

- Signage is not permitted at residence.
- Conditional use is only for the current owner.
- Conditional use is voided when business moves to a commercial storefront.

Second by Nick Ivey. Aye: All. Nay: None. Motion carried.

## V. Variances

## VI. Other Business

## VII. Adjournment

Motion by Don Ames to adjourn the meeting. Second by Tyrone Jay. Aye: All. Nay: None. Motion carried.

  
Zachary Coleman, Senior Planner

  
Don Ames, Chairman