

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 15, 2020

SUBJECT: Set Public Hearing for Conditional Rezoning Application #R-2020-02-C
Horseshoe Farm

PRESENTER: Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner

ATTACHMENTS: 1.) Aerial Map
2.) Site/Master Plan

SUMMARY OF REQUEST:

Conditional rezoning application #R-2020-02-C was initiated on March 17, 2020 and requests that the County conditionally rezone approximately 79.59 acres of land from Residential Two (R2) zoning district to a Conditional District (CD-2020-02). The acreage consists of 6 parcels. The property owner is SEN-Asheville I, LLC. John Turchin will be serving as agent.

The applicant is proposing a mixed development that contains short term rental cottages, dining facility, clubhouse, spa and yoga studio, equestrian center/riding ring, special events meeting space, horse trailer/RV parking area, and arts/crafts space. The applicant requested the conditional district due to the number of proposed uses and to allow for flexibility in design.

Conditional Districts allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses.

As required by the LDC, a neighbor compatibility meeting was held on Wednesday, May 27, 2020.

The Technical Review Committee (TRC) reviewed the application on June 16, 2020 and made a motion to forward the application to the Planning Board with conditions as discussed.

The Planning Board reviewed the conditional rezoning request at its June 18, 2020 meeting electronically. The Planning Board voted 6 to 1 to forward a favorable recommendation to the Board of Commissioners.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.


Suggested Motion:

I move that the Board schedule a public hearing for conditional rezoning application #R-2020-02-C, Horseshoe Farm on Wednesday, August 19, 2020, at 9:30 AM.

Conditional Rezoning R-2020-02-C
Applicant: Sen-Asheville I, LLC
Total Area: 79.59 acres
Current Zoning: R2

Existing Land Use Map

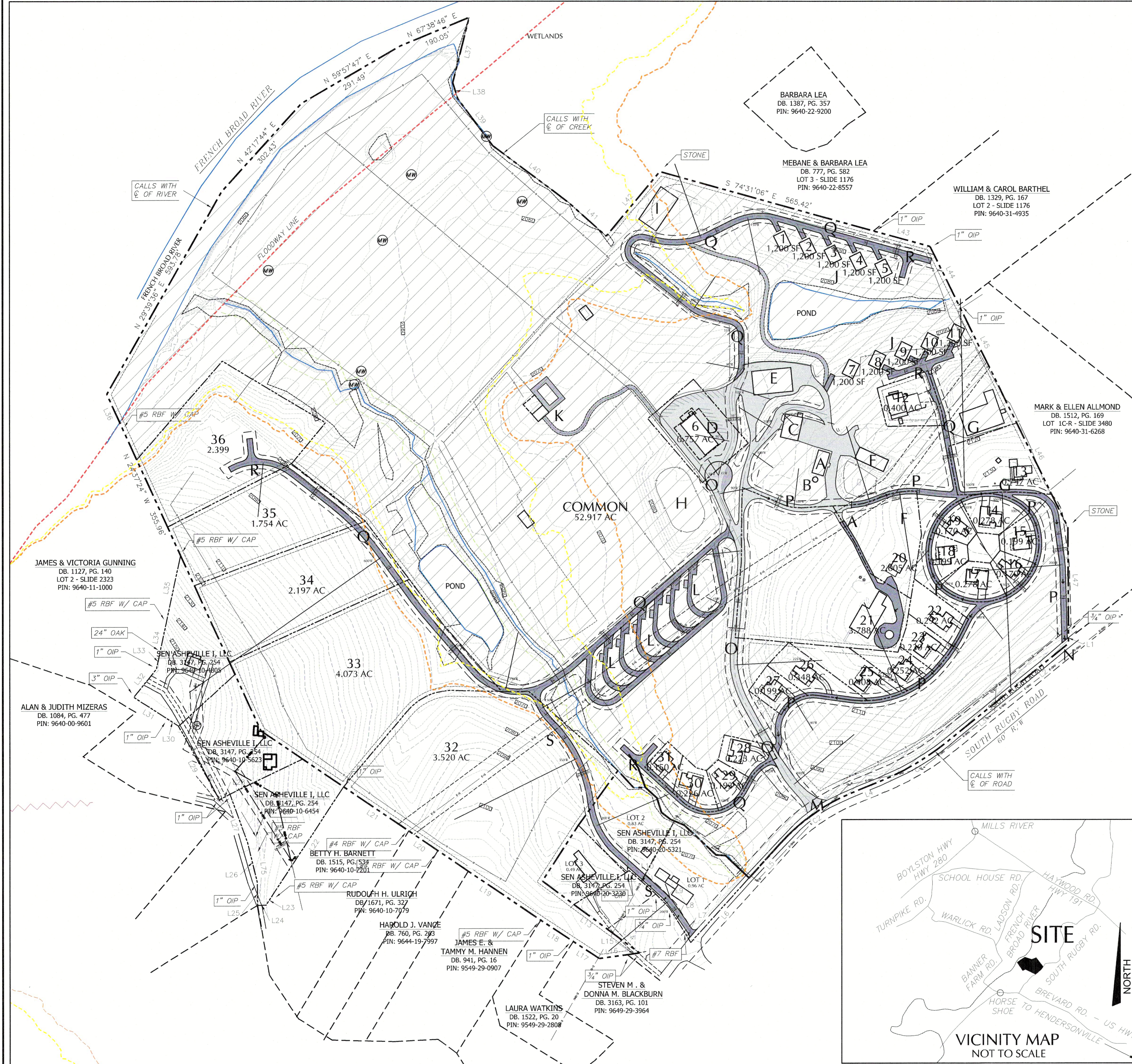


-  Subject Area
-  Streams
-  Streets
-  Parcels

0 100 200 400 600 800 Feet

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this map. Henderson County and the mapping company

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PROJECT INFORMATION

OWNER/APPLICANT: SEN-ASHEVILLE I, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turchinserver.com
 CONTACT: JOHN TURCHIN

LANDSCAPE ARCHITECT: LAND PLANNING COLLABORATIVE
 P.O. BOX 2200
 ASHEVILLE, NC 28802
 PHONE: (828) 242-0111
 EMAIL: bgrasso@landplancollab.com
 CONTACT: ROBERT M. GRASSO, RLA

CIVIL ENGINEER: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: mbrooks@brooksea.com
 CONTACT: MARK BROOKS, PE

SURVEYOR: BROOKS ENGINEERING ASSOCIATES
 17 ARLINGTON STREET, SUITE A
 ASHEVILLE, NC 28801
 PHONE: (828) 232-4700
 EMAIL: psexton@brooksea.com
 CONTACT: PAUL SEXTON, PLS

SITE INFORMATION

PIN: 9640116673, 9640216060, 9640216420, 9640304804, 96403141154 & 9640311473

ZONING DISTRICT: R-2
 PROJECT ACREAGE: 79.588 AC.
 AVERAGE SLOPE: 8.8%
 WETLAND ACREAGE: 3.90 AC.
 FLOODWAY ACREAGE: 4.93 AC.
 100-YR. FLOOD PRONE ACREAGE: 30.67 AC.
 DEVELOPABLE ACREAGE: 70.75 +/- AC.
 PERMITTED DENSITY: SINGLE-FAMILY: 1 UNIT/AC.
 MULTI-FAMILY: 2 UNITS/AC.
 36 LOTS (COMMON AREA NOT INCLUDED)
 0.452 LOTS/AC.
 FRONT YARD: 15'
 SIDE YARD: 10'
 REAR YARD: 10'
 40'

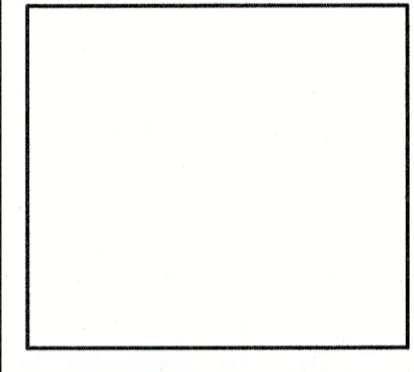
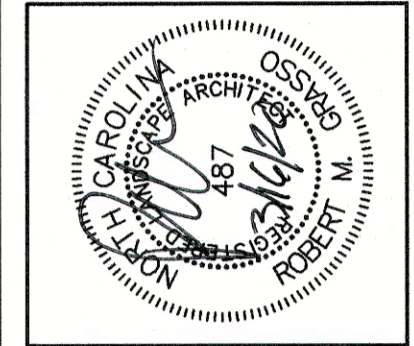
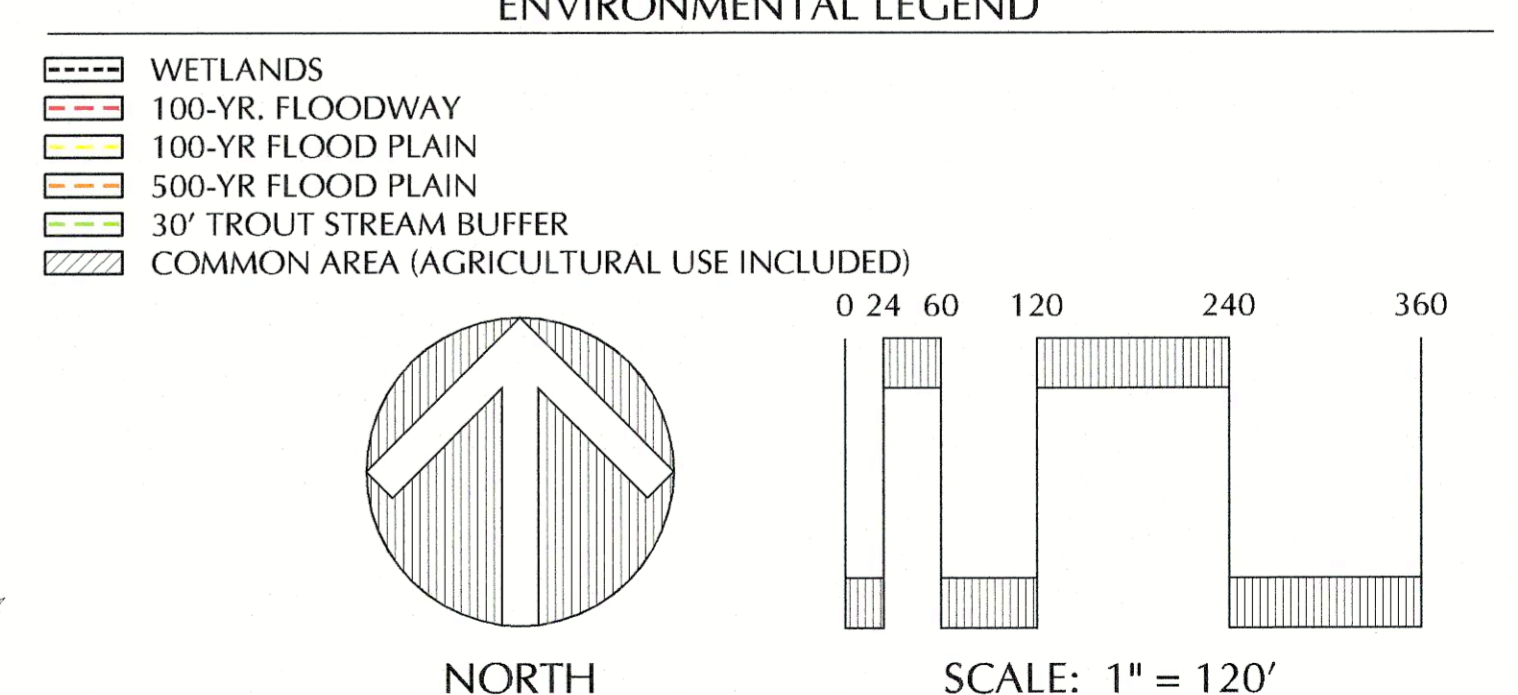
PROPOSED TOTAL NO. OF LOTS-UNITS: 36 LOTS (COMMON AREA NOT INCLUDED)
 PROPOSED DENSITY: 0.452 LOTS/AC.
 REQUIRED BUILDING SETBACKS: FRONT YARD: 15'
 SIDE YARD: 10'
 REAR YARD: 10'
 40'

MAXIMUM BUILDING HEIGHT: 40'
 PROPOSED HOSPITALITY USE: HOTEL (SHORT-TERM RENTAL COTTAGES)
 PROPOSED SPA: A COMMERCIAL ESTABLISHMENT, PROVIDING FACILITIES DEVOTED ESPECIALLY TO HEALTH, FITNESS, WEIGHT LOSS, BEAUTY, RELAXATION, FOOD SERVICE & DINING FACILITY.

PROPOSED NO. OF RESIDENTIAL PKG. SPACES: 76 SPACES (2 SPACES/UNIT)
 PROPOSED NO. OF SPA PKG. SPACES: 12 SPACES
 PROPOSED NO. OF TRAILER PKG. SPACES: 7 SPACES
 OPEN SPACE ACREAGE: 56.054 AC. (70.4%)
 IMPERVIOUS SURFACE ACREAGE: 9.03 AC. (11.3%)
 3,000 SF/RESIDENCE & 1,200 SF/RENTAL COTTAGE
 2,980 LF
 LENGTH OF SUBDIVISION ROADS: 7,664 LF
 LENGTH OF DRIVEWAYS: 7,664 LF
 SHARED DRIVEWAYS: SERVING LOTS 1, 2, 3, 4 & 5
 SERVING LOTS 8, 9, 10, 11 & 12
 SERVING LOTS 20 & 21
 SERVING LOTS 28, 29, 30 & 31
 SERVING LOTS 33, 34, 35, 36 & 37
 SEWER: INDIVIDUAL SEPTIC SYSTEMS
 UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

- SPA FACILITIES**
- A DINING & KITCHEN (3,000 SF, APPROX.)
 - B BARBECUE AREA (800 SF, APPROX.)
 - C CLUBHOUSE (2,720 SF, APPROX.)
 - D SPA, EQUESTRIAN BARN & 5 GUEST ROOMS (8,670 SF, APPROX.)
 - E EVENT BUILDING & STORAGE (6,035 SF, APPROX.)
 - F ARTS & CRAFTS & MAINTENANCE BUILDING (2,580 SF, APPROX.)
 - G YOGA STUDIO & EVENT BUILDING (6,820 SF, APPROX.)
 - H RIDING RING
 - I MAINTENANCE & STORAGE BUILDING (5,365 SF, APPROX.)
 - J RENTAL COTTAGE LOT (10 UNITS)
 - K POOL AMENITY
 - L HORSE TRAILER/RV PARKING AREA

- ROAD LEGEND**
- M SUBDIVISION ROAD ENTRANCE/EXIT
 - N SUBDIVISION ROAD EXIT
 - O TWO-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - P ONE-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - Q SHARED DRIVEWAY (PRIVATELY MAINTAINED)
 - R "T" TURN-AROUND (60' LENGTH)
 - S ACCESS ROAD FOR EMERGENCY VEHICLES
- ENVIRONMENTAL LEGEND**
- WETLANDS
 - 100-YR. FLOODWAY
 - 100-YR FLOOD PLAIN
 - 500-YR FLOOD PLAIN
 - 30' TROUT STREAM BUFFER
 - COMMON AREA (AGRICULTURAL USE INCLUDED)



MASTER PLAN

THE HORSESHOE FARM
 HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 2016300
 DWG. NAME: horseshoe-site.dwg
 DATE: March 16, 2020

REV.	DATE	BY
1		
2		
3		
4		
5		

SHEET L-1