

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 18, 2026

SUBJECT: Amendment to Conditional Zoning District (CD-2020-02-A1) Horseshoe Farm

PRESENTER: Matt Champion, Zoning Administrator
Autumn Radcliff, Planning Director

ATTACHMENTS:

- 1.) Staff Report
- 2.) Neighborhood Compatibility Report Summary
- 3.) Approved Master Plan
- 4.) Proposed Amended Master Plan
- 5.) Conditions List
- 6.) Certification of Public Hearing Notification
- 7.) Comprehensive Plan Consistency Statement
- 8.) Staff PowerPoint Presentation

SUMMARY OF REQUEST:

An application for an amendment to Conditional Zoning District CD-2020-02, was initiated on January 5, 2026. The applicant, Sen-Asheville 1, LLC seeks to amend the existing conditional zoning district (consisting of REID's 10009792, 10006902, 9962163, 10006904, 10006903, 10009793, 10009794, and 10009795), and rezone all of REIDs 10006907, 10006906, 108467, 10014490, 10014489, 10014488, 10002956, 10002957, and 10002958 from a Residential Two (R2) zoning district to the existing conditional zoning district. If approved, the Conditional Zoning District as amended would become CD-2020-02-A1.

On August 19, 2020, the Board of Commissioners approved Conditional Zoning District CD-2020-02. This conditional district, also referred to as Horseshoe Farms, is approximately 79.59 acres consisting of short-term rental cottages, a restaurant, a clubhouse, spa and yoga studio, equestrian center with riding ring, special events meeting space, RV area, and art studio.

The applicant is proposing to amend the master plan to add a new building for administration purposes, relocate the RV area, and change the internal road configuration to include a third entrance onto South Rugby Road. The new portion of the subject area proposed to be rezoned to the conditional zoning district consists of 9 residential lots, 5 of those currently containing single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow for a new internal road for these residential lots to directly access the Horseshoe Farm amenities.

The amended conditional zoning district would be approximately 90.829 acres total with the new residential lots and existing Horseshoe Farms property. John Turchin will be serving as agent for the applicant. The plan was prepared by Bob Grasso with Land Planning Collaborative.

A neighborhood compatibility meeting was held on February 5, 2026 (see attached summary). The Technical Review Committee (TRC) reviewed this application at their February 17, 2026, meeting and voted to forward the application to the Planning Board. The Planning Board reviewed this application on February 19, 2026, and voted unanimously to forward a favorable recommendation to the Board of Commissioners with the conditions as discussed. A copy of the conditions is included as an attachment.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the March 18, 2026, public hearing regarding conditional zoning district amendment application CD-2020-02-A1 was published in the Hendersonville Lightning on March 4, 2026, and March 11, 2026. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on February 27, 2026, and posted signs advertising the hearing on February 27, 2026.

BOARD ACTION REQUESTED:

Before taking action on the conditional zoning district amendment, the Board of Commissioners must hold a public hearing. A suggested motion is provided

Suggested Motion:

I move that the Board (approve, approve with modifications, or deny) conditional zoning district amendment application, CD-2020-02-A1, with the attached 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan, and with any conditions stated in the proposed conditions attachment and with any additional conditions as discussed.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Matt Champion, Zoning Administrator

APPLICATION #
CD-2020-02-A1

BOARD OF COMMISSIONERS MEETING
DATE: March 18, 2026

PROPERTY OWNERS
Sen-Asheville 1, LLC (John Turchin)

PROPERTY LOCATION/ADDRESS
226 Horseshoe Farm Dr
Hendersonville Township

APPLICANTS
Sen-Asheville 1, LLC (John Turchin)
Land Planning Collaborative (Bob Grasso)

REIDs:
Conditional District (CD-2020-02-A1)
10009792, 10006902, 9962163, 10006904, 10006903,
10009793, 10009794, and 10009795
Residential Two (R2) District
10006907, 10006906, 108467, 10014490, 10014489,
10014488, 10002956, 10002957, and 10002958

SUMMARY OF REQUEST

A rezoning and amendment of the above-referenced PINs (hereafter the subject area) from **Conditional District (CD-2020-02)** and **Residential Two (R2)** to **Conditional District (CD-2020-02-A1)** for the Horseshoe Farm development.

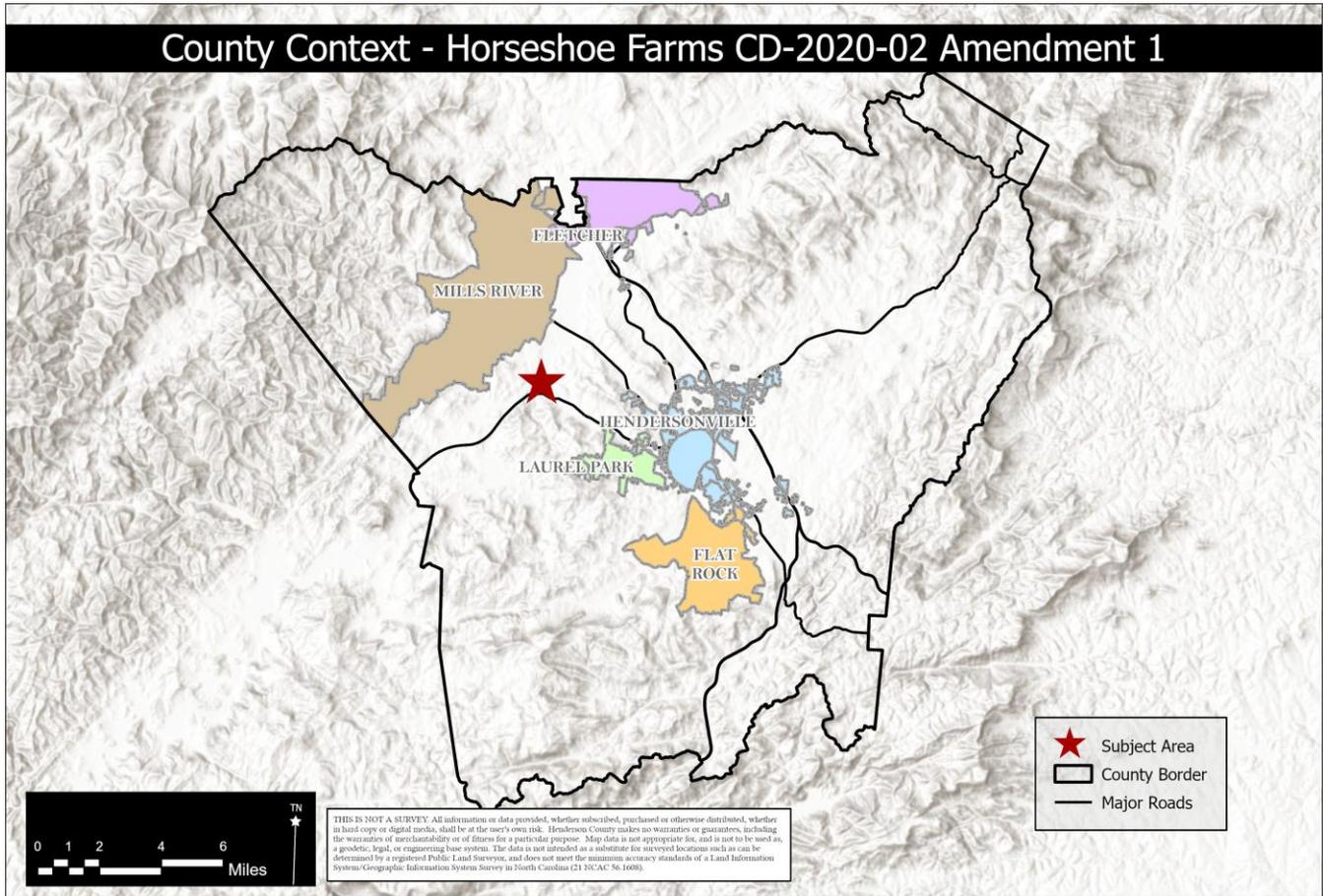
Existing Zoning	Conditional District (CD-2020-02), Residential Two (R2)
FLUM Character Area	Transitional Area
Existing Land Use	Resort with Associated Amenities
Site Improvements	Spa/Restaurant/Dwellings/Barn/Event Space/Studio
Request Acreage	90.829 acres per engineer site plan

ADJACENT ZONING

USE OF LAND

North	R2	Residential, Agriculture
East	R2	Residential, Vacant
South	R2	Residential
West	R2R, R2	Residential, Agriculture

Map A: County Context



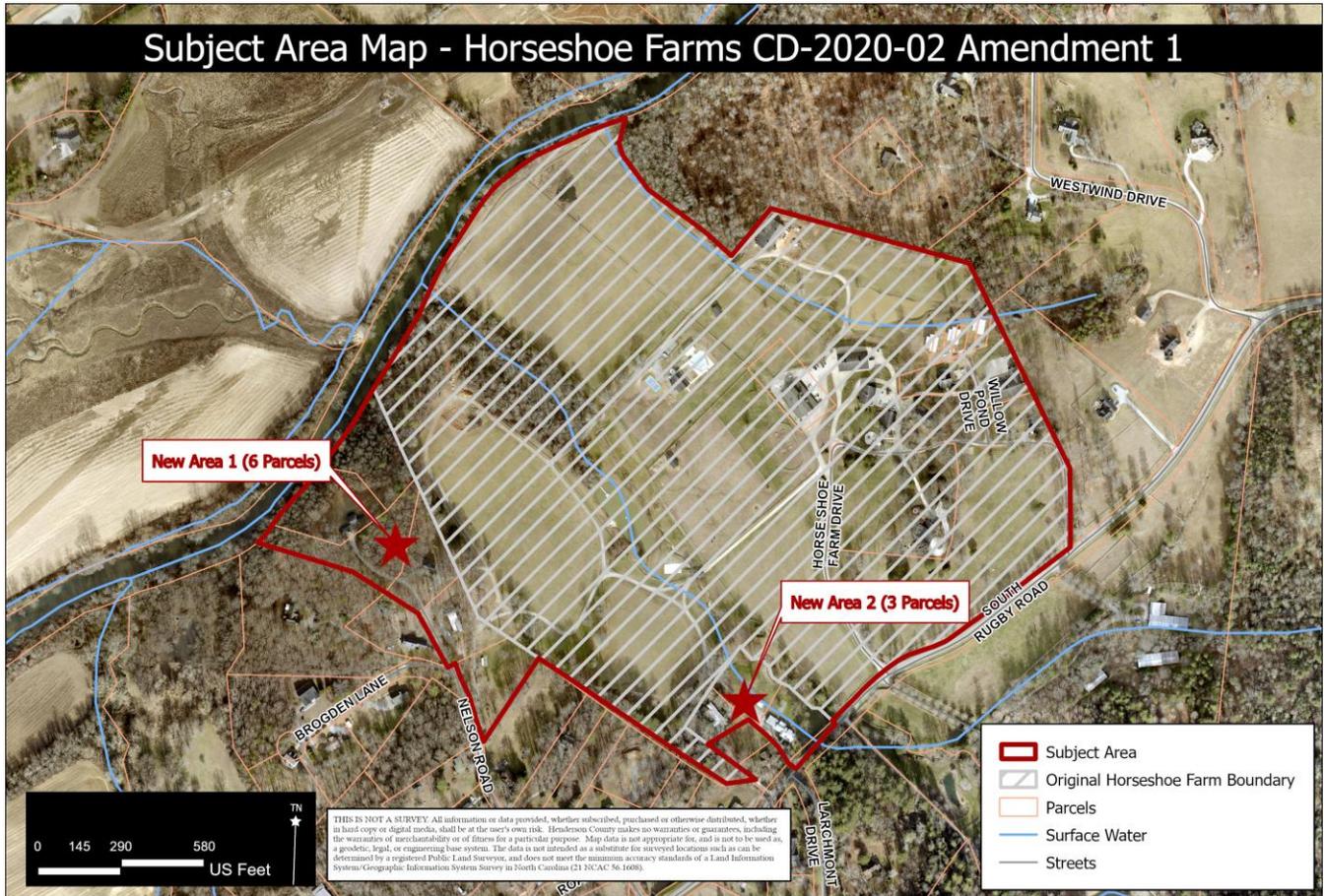
Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



BACKGROUND:

The applicant, Sen-Asheville 1, LLC seeks to amend the existing conditional zoning district (consisting of REID’s 10009792, 10006902, 9962163, 10006904, 10006903, 10009793, 10009794, and 10009795), and rezone all of REIDs 10006907, 10006906, 108467, 10014490, 10014489, 10014488, 10002956, 10002957, and 10002958 from a Residential Two (R2) zoning district to the existing conditional zoning district. If approved, the Conditional Zoning District as amended would become CD-2020-02-A1. The subject area is approximately 90.829 acres.

Map B: Subject Area



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



SUBJECT AREA & ADJACENT PROPERTIES:

Subject Area

On August 19, 2020, the Board of Commissioners approved Conditional Zoning District CD-2020-02. This conditional district, also referred to as Horseshoe Farms, is approximately 79.59 acres consisting of short-term rental cottages, a restaurant, a clubhouse, spa and yoga studio, equestrian center with riding ring, special events meeting space, RV area, and art studio.

The applicant is proposing to amend the master plan to add a new building for administration purposes, relocate the RV area, and change the internal road configuration to include a third entrance onto South Rugby Road. The new portion of the subject area proposed to be rezoned to the conditional zoning district consists of 9 residential lots, 5 of those currently containing single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow for a new internal road for these residential lots to directly access the Horseshoe Farm amenities.

Adjacent Uses

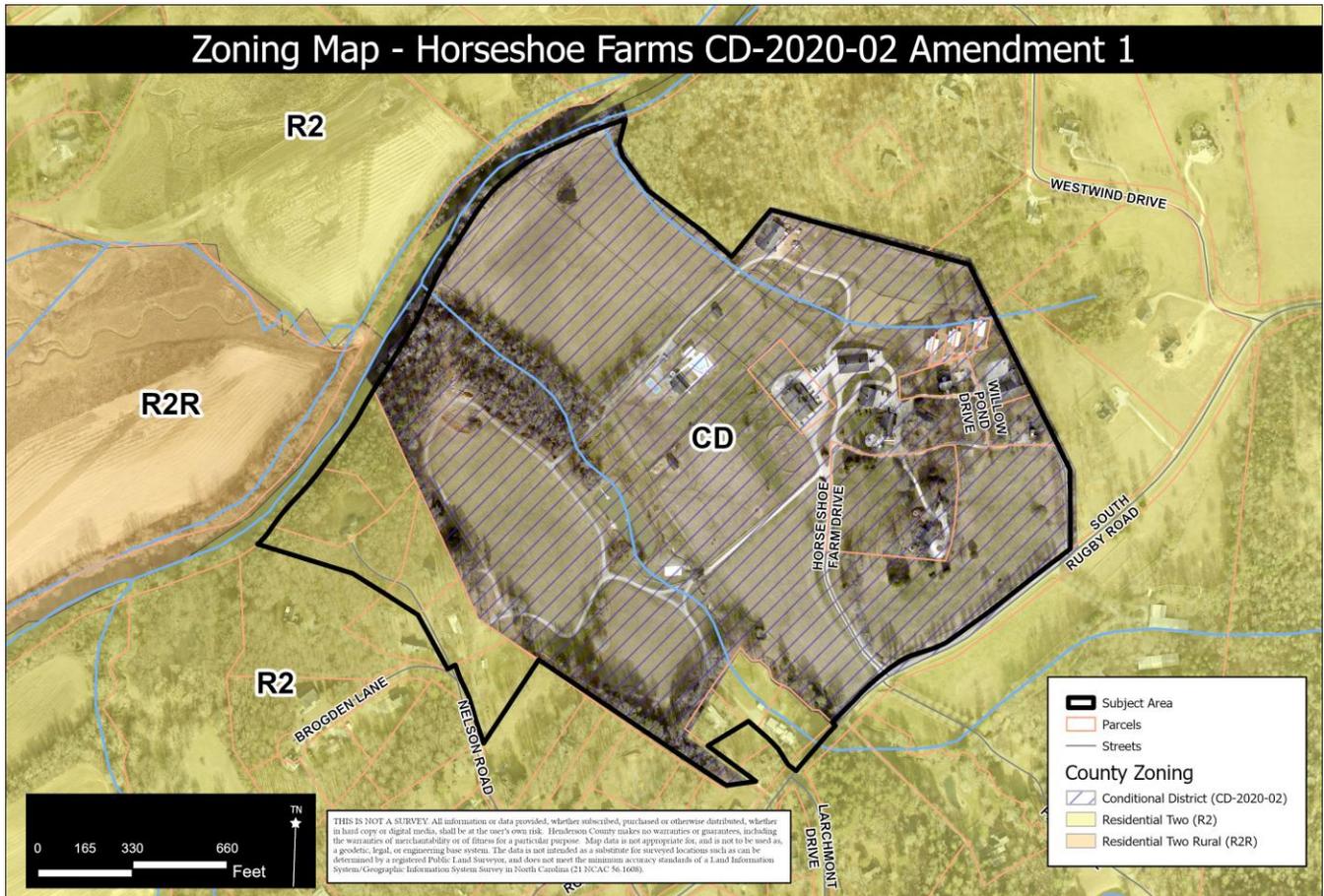
West: The parcels to the west of the subject area contain a mixture of residential structures and agricultural uses.

South: The parcels to the south of the subject area contain residential structures.

East: The parcels to the east of the subject area contain residential structures and vacant land.

North: The parcels to the north of the subject area contain residential structures and agricultural uses.

Map C: Current Zoning



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
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District Comparison:

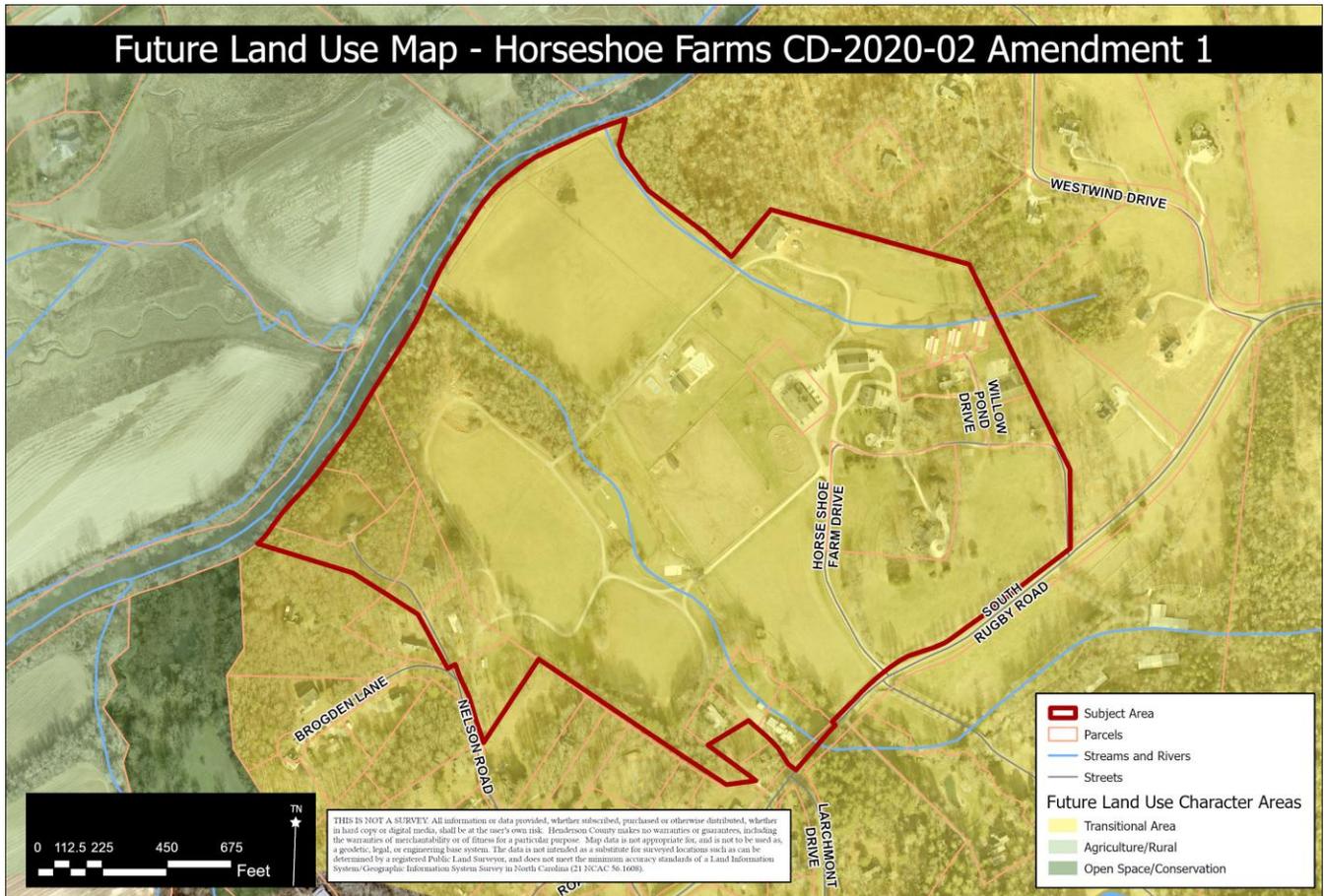
Residential Two (R2): “The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential uses. This general use district is typically meant to be utilized in areas

designated as Utility Service Area (USA) in the *Comprehensive Plan*.” Residential density in R2 is 1 unit per acre, a maximum density of 2 units per acre, and a maximum height of 40’ (LDC §42-28). This portion of the subject area has been zoned Residential Two (R2) since the adoption of the Henderson County Land Development Code in September of 2007.

Conditional District (CD): “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning” (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan.

Conditional Zoning Approval: If a conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district’s category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Only those uses and structures indicated in the approved site plan shall be allowed on the subject property.

Map D: 2045 Future Land Use Map



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



2045 Comprehensive Plan Compatibility

The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the **Transitional Area**.

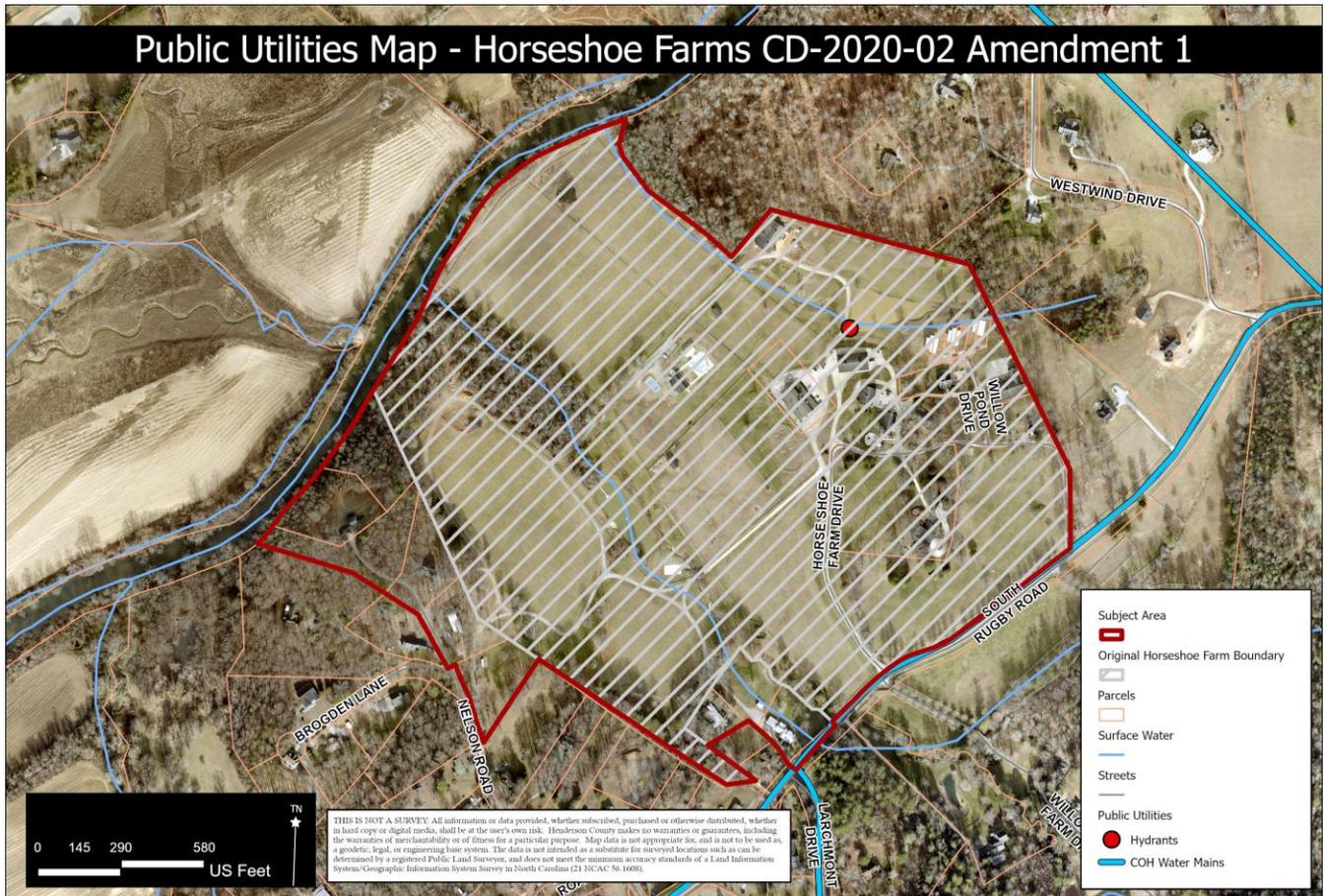
Transitional Area: From Part 2, page 44, “Transitional Area encompasses residential areas of limited density. **Conservation subdivisions should be encouraged in these areas to provide and protect open space.**” (The proposed use is consistent with the defined uses for the Transitional Area)

- **Where:** Outside the core of the Utility Service Area and working agricultural lands. (This property is located outside of the Utility Service Area and is not currently used for agricultural purposes.)
- **Density:** The maximum allowable density range is two to four units per acre (gross density). (The proposed residential density for the project is 0.51 units per acre.)

- **Uses:** Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses. (This proposal is consistent with the mix of housing.)
- **Utility Access:** Varies. (This property is served by public water and private septic.)

Plan Outcomes & Goals: The 2045 Comprehensive Plan describes the need for Henderson County to allow for more types of housing to accommodate a wider range of occupants, especially *Middle Housing* options (see page 88). Goal 7 of the plan states specifically to “diversify housing choices and increase availability”. This project would help to accomplish this goal.

Map F: Utilities Map



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)

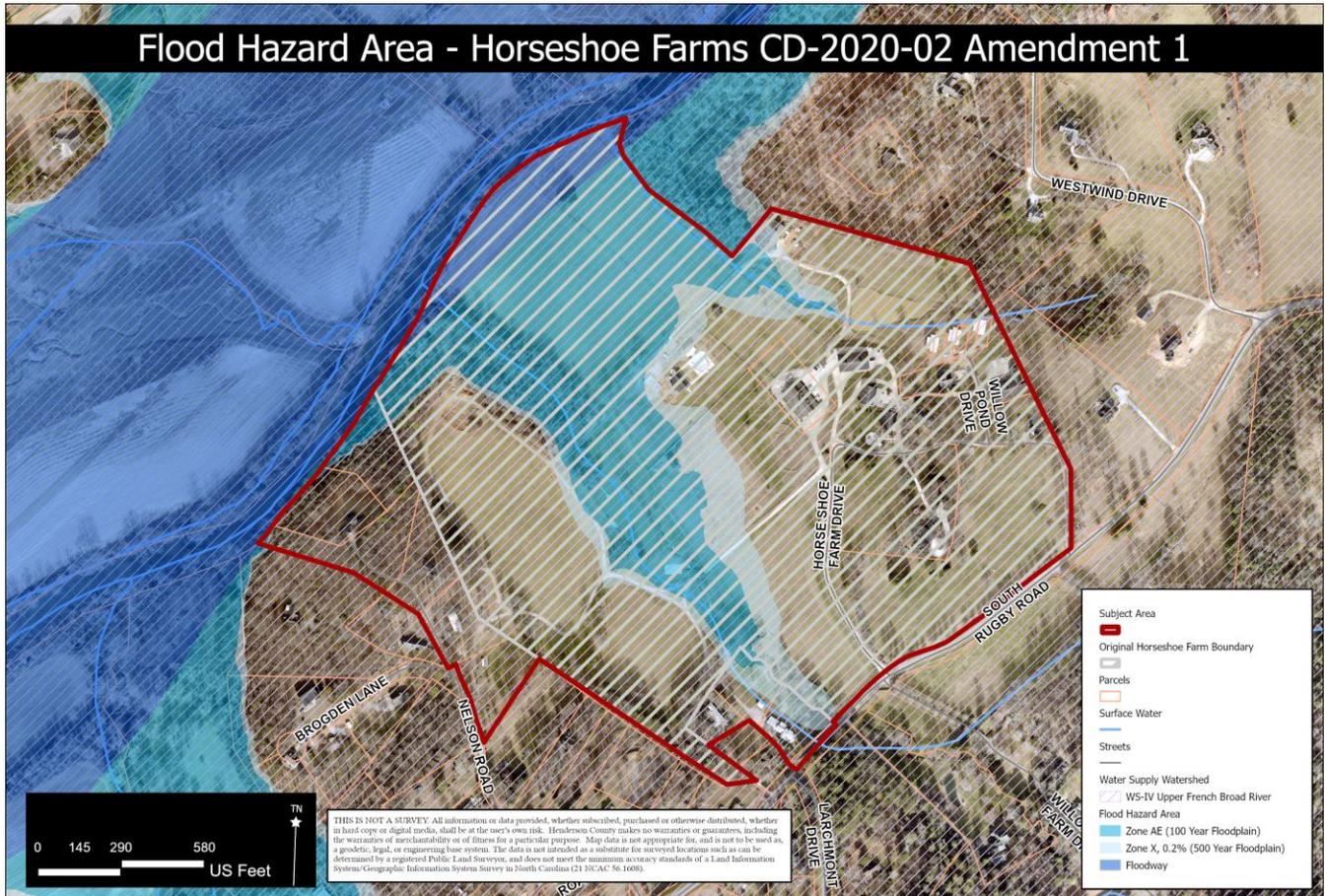


Water and Sewer

The applicant has applied to utilize public water. City of Hendersonville water currently serves the existing structures at the project site along South Rugby Road (SR 1312). Should the applicant not utilize City of Hendersonville water, the applicant has indicated all proposed units will install individual well systems.

The applicant is proposing individual septic systems to serve each of the proposed residential units as well as the lots making up the development’s common area (See page 11 for development details).

Map G: Flood Hazard Area Map



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



Flood Hazard Area

Most of the identified flood prone area found on the subject area is in the floodway or non-encroachment area (See Map G). The LDC does not allow structures in the floodway unless it is a functionally dependent facility, such as docks, new water or sewer lines, streambank restoration projects, recreational uses (excluding enclosed structures) and bridges.

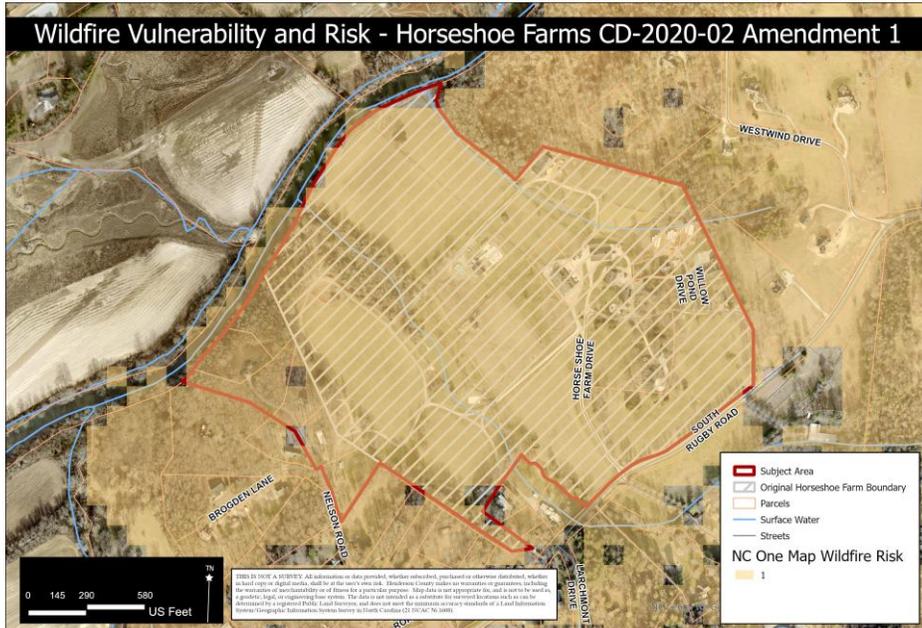
The subject area contains both the 100-year and 500-year floodplains (See Map G). Structures are permitted in this area provided they are elevated, and up to 20% of this area may be filled by right.

Water Supply Watershed

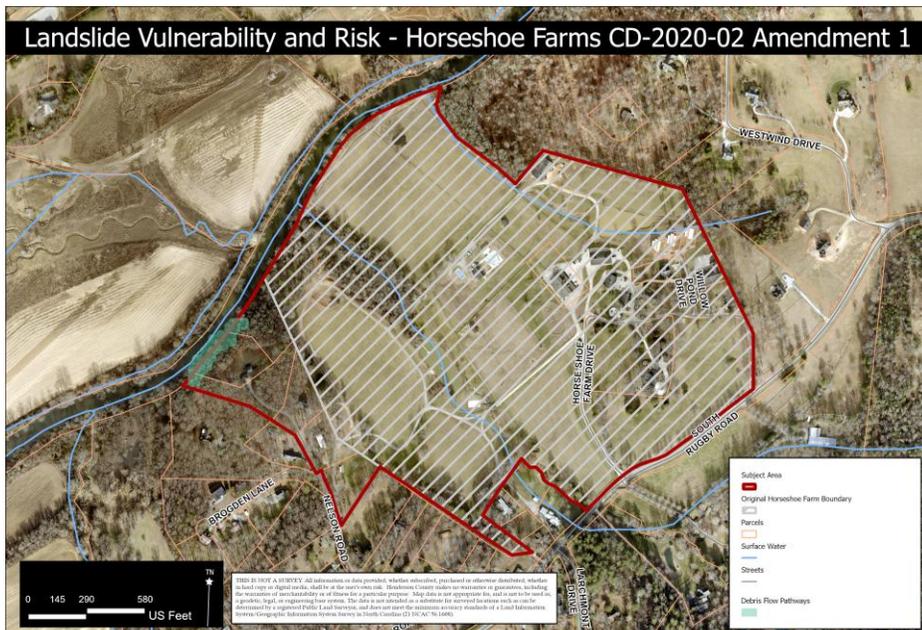
The subject property is located within a WS-IV-PA and allows a maximum built upon limit of 24% under the Low-Density option.

AccelAdapt - Land of Sky Resilience Assessment Tool

AccelAdapt addresses resilience through actionable vulnerability assessments and risk insights. Its data-informed and defensible analyses can improve resilience planning while preparing for a more adaptive future. **This analysis is intended to be informational and is not regulatory.** See images below. There is potential for future debris flow pathways on a small portion along the French Broad River, as well as a risk of wildfire. The wildfire risk may decline with the continued development of the property.



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
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Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
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 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



Approved Conditional District (CD-2020-02)

The approved Conditional District (CD-202-02) included the following:

- 36 Residential Units (Project Total)
- 7 RV/Horse Trailer Parking Spaces
- 11.3% impervious surface area (approximately 9.03 acres)
- 56.054 acres of Open Space (70.4%)
- 2,980LF of Subdivision Roads
 - 7,664LF of Driveways
- 2 Entrances off S. Rugby Rd
- Common Area and Development Amenities
 - On site dining and kitchen facility (approximately 3,000 SF)
 - Barbecue Area (approximately 800 SF)
 - Club house (approximately 2,720 SF)
 - Spa/Equestrian Barn (approximately 8,670 SF)
 - Including 5 Guest Rooms
 - Event Building/Storage Facility (approximately 6,035 SF)
 - Arts & Crafts/Maintenance Building (approximately 2,580 SF)
 - Yoga Studio/Event Building (approximately 6,820 SF)
 - Riding Ring
 - Maintenance & Storage Building (approximately 5,365 SF)
 - Rental Cottage Lot (10 Units)
 - Pool
 - Horse Trailer/RV Parking Area

Proposed Conditional District Amendment (CD-2020-02-A1)

As part of the conditional zoning amendment request, the applicant has submitted an amended master plan. The applicant is proposing to add a new building for administration purposes, relocate the RV area, and change the internal road configuration to include a third entrance onto S. Rugby Road. The new portion of the subject area proposed to be rezoned to the conditional zoning district consists of 9 residential lots, 5 of those currently containing single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow for a new internal road for these residential lots to directly access the Horseshoe Farm amenities.

Below is an overview of the conditional zoning district amendment request (underlined sections identify differences between the original approval and the amendment):

- 44 Residential Units (Project Total)
- 15.8% impervious surface area (approximately 14.385 acres)
- 47.779 acres of Open Space (50.4%)

- 3 Entrances off S. Rugby Rd and 2 Entrances off Nelson Rd
- Common Area and Development Amenities
 - Administration Building (approximately 2,500 SF)

Traffic Impact Analysis (TIA)

NCDOT originally required a TIA due to the State’s threshold for traffic generation associated with the proposed use. NCDOT may require a revised TIA due to the additional residential units, additional access from S. Rugby Road and existing access from Nelson Rd. Any NCDOT requirements will be a condition on the project.

Neighborhood Compatibility Meeting

The Neighborhood Compatibility Meeting was held on February 5, 2026, and the meeting summary will be provided to the Planning Board and Board of Commissioners.

Technical Review Committee (TRC) Recommendations

The TRC will meet on February 17, 2026, to review the application. Any conditions placed on the amended master plan will be included in the attached conditions list.

Planning Board Recommendations

The Planning Board reviewed the application on February 19, 2026. Any conditions placed on the project will be included in the attached conditions list.

Board of Commissioners Public Hearing

The Board of Commissioners will hold a public hearing for the application on March 18, 2026.



Neighborhood Compatibility Meeting for Amendments to
Conditional Zoning District CD-2020-02-A1 (Horseshoe Farm)
Thursday, February 5, 2020 at 9:00 a.m.

Letters about the meeting were mailed to property owners within 400 feet of the boundary of the proposed development. Approximately 4 people attended the meeting. The following County staff and applicants were also in attendance:

<i>Name</i>	<i>Title/Organization</i>
Autumn Radcliff	Planning Director
Matt Champion	Zoning Administrator
John Turchin	Applicant/Property Owner
Jordan Turchin	Applicant
Bob Grasso	Plan Preparer

Ms. Autumn Radcliff opened the meeting and provided a welcome and introduction. She stated that the purpose of the meeting is for nearby neighbors to learn about the proposed project and ask questions of the applicant prior to formal review by the Planning Board and Board of Commissioners (BOC). She gave a quick overview of the process and request of the amendment.

Applicant/Agent Overview: Mr. Turchin and Mr. Bob Grasso provided an overview of the proposed changes requested in the amendment application. This included the changes to the location of the RV spaces, a new administration building, changes to the internal road layout, additional access to S. Rugby Road, and the inclusion of the existing nine residential lots and structures located off Nelson Road that would be subject to the conditional zoning district that are owned by the applicant.

Questions and Answer Discussion: Below is a list of questions asked by those attending the meeting followed by the applicant's response/explanation.

- 1. Are there any changes with the existing or proposed single-family homes located off Nelson Road that are owned by the applicant?** The existing homes and lots off Nelson Road will still be for single family homes and the amendment proposes an internal road access to Horseshoe Farms and the amenities.
- 2. It was stated that the adjacent property owners were ok with single family homes, but there was concern with increased traffic on Nelson Road. Will the RV sites be allowed to use Nelson Road to access the main property?** Only the single-family homes will utilize Nelson Road as they do now.
- 3. Nelson Road state maintenance ends where the pavement ends, will the road be widened?** No, the existing gravel road will continue to be access for the single-family homes. No road improvements are proposed on the private portion of Nelson Road.
- 4. There were concerns with the trees that had been cut or removed along Nelson Road.** The applicant explained that it was clean up after Hurricane Helene that Horseshoe Farm provided.
- 5. What is the legal ROW for the gas line?** A representative from the gas company that attended the meeting stated that it was 50 feet. There was no easement for the line

serving the homes, just the transmission line. It was also noted that the pipe was not in the center of the ROW.

6. **There was concern that Nelson Road needs to be paved by NCDOT and there were issues with runoff and lack of curbing.** NCDOT is responsible for the maintenance on the paved portion of Nelson Road.
7. **There was a question related to fill that had occurred along the French Broad River adjacent to Horseshoe Farms.** Staff stated that Henderson County allows up to 20% fill. Adjacent property owners stated that the fill on the opposite side of the river had caused flooding on Mr. Turchin's property.
8. **It was stated that the area was zoned for residential since the 1960's and there had been several changes since then.** Staff noted that the zoning changed countywide with the adoption of the Land Development Code in 2007.
9. **Is a gate proposed and if so, where?** The applicant stated that they could put a gate on the private portion of Nelson Road if the adjacent property requested that.
10. **The gas company would need to approve plans if any proposed parking is on the gas line easement and that an encroachment agreement may be required.** The applicant stated they would follow up with the gas company on any required submittals.
11. **Who will be responsible for maintaining the private portion of Nelson Road past where NCDOT maintenance ends.** Staff noted that this is a private road and is the responsibility of all the property owners with legal access. It was noted that a road maintenance agreement could be discussed if all the property owners were interested but is not required.

With no further comments or questions the meeting was concluded at 10:02 a.m.

CONDITIONS FOR CONDITIONAL REZONING #R-2020-02-C

PROJECT INFORMATION

OWNER/APPLICANT: SEN-ASHEVILLE I, LLC
 1900 SUNSET HARBOUR DRIVE, SUITE 1
 MIAMI BEACH, FL 33139
 PHONE: (305) 672-0702
 EMAIL: jturchin@turichinserver.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: DAVIS CIVIL SOLUTIONS
 134-A CHARLOTTE HIGHWAY
 ASHEVILLE, NC 28803
 PHONE: (828) 299-9449
 EMAIL: gary@davicivilsolutions.com
 CONTACT: GARY D. DAVIS, 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: 76 SPACES (2 SPACES/UNIT)
PROPOSED DENSITY: 12 SPACES
REQUIRED BUILDING SETBACKS: 7 SPACES
 51.707 AC. (65.0%)
 9.03 AC. (11.3%)
 3,000 SF/RESIDENCE & 1,200 SF/RENTAL COTTAGE
 2,980 LF
 7,664 LF
 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

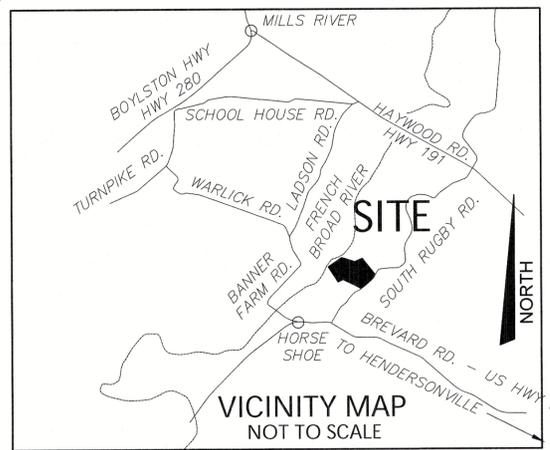
MAXIMUM BUILDING HEIGHT: 40'
PROPOSED HOSPITALITY USE: HOTEL (SHORT-TERM RENTAL COTTAGES)
PROPOSED SPA: A COMMERCIAL ESTABLISHMENT, PROVIDING FACILITIES DEVOTED ESPECIALLY TO HEALTH, FITNESS, WEIGHT LOSS, BEAUTY, RELAXATION, FOOD SERVICE & DINING FACILITY.

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: 51.707 AC. (65.0%)
IMPERVIOUS SURFACE ACREAGE: 9.03 AC. (11.3%)
LENGTH OF SUBDIVISION ROADS: 2,980 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

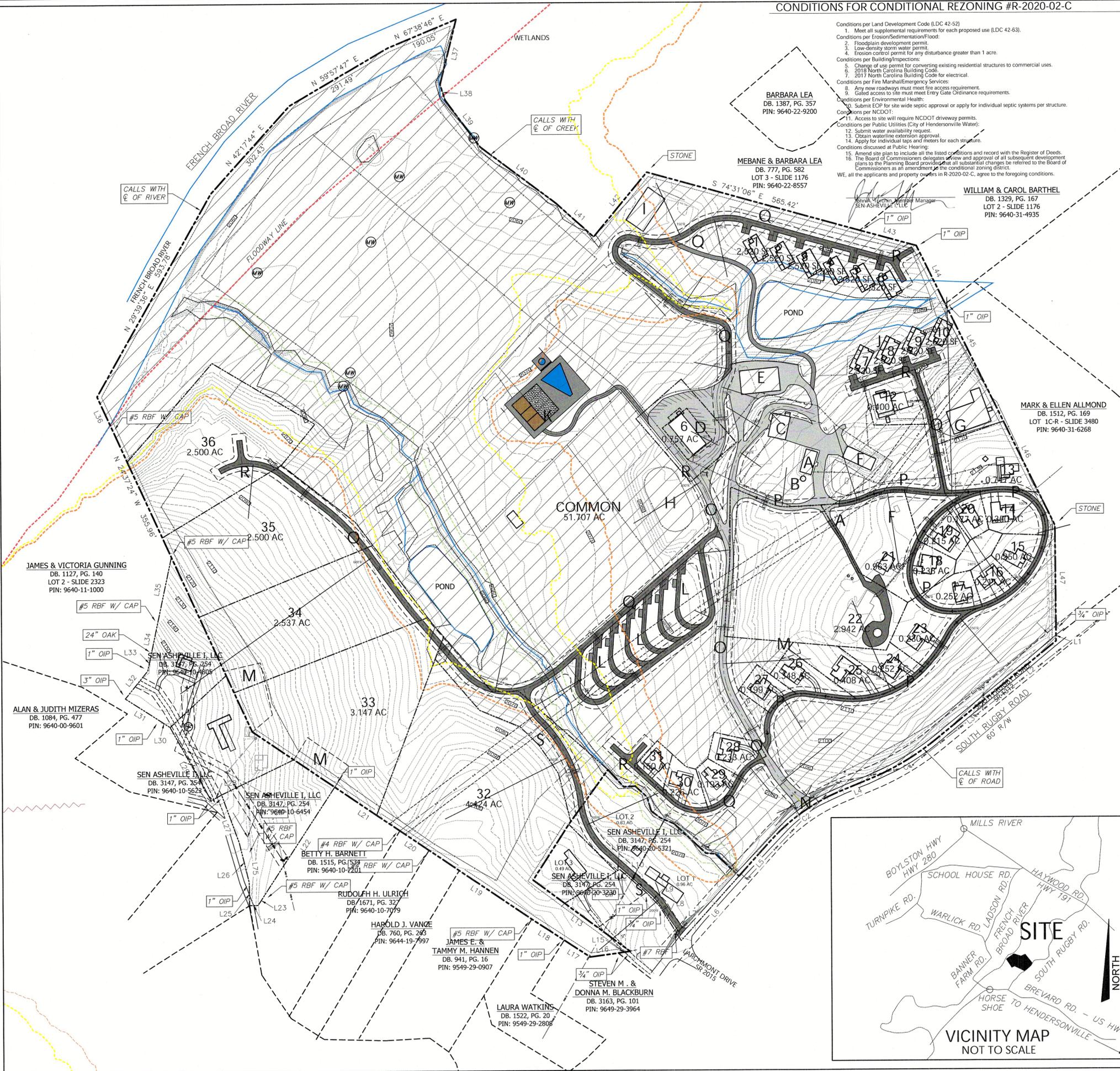
UTILITIES: UNDERGROUND POWER, TELEPHONE & CATV
 WS IV

WATER SUPPLY WATERSHED: SPA FACILITIES

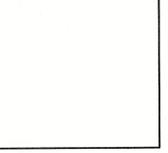
- ROAD LEGEND**
- N SUBDIVISION ROAD ENTRANCE/EXIT
 - O TWO-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - P ONE-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
 - Q SHARED DRIVEWAY (PRIVATELY MAINTAINED)
 - R 'T' TURN-AROUND (60' LENGTH)
 - S ACCESS ROAD FOR EMERGENCY VEHICLES
 - EXISTING CONCRETE PAVEMENT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



Conditions per Land Development Code (LDC 42-52)
 1. Meet all supplemental requirements for each proposed use (LDC 42-63).
 Conditions per Erosion/Sedimentation/Flood:
 2. Floodplain development permit.
 3. Low-density storm water permit.
 4. Erosion control permit for any disturbance greater than 1 acre.
 Conditions per Building/Inspectors:
 5. Change of use permit for converting existing residential structures to commercial uses.
 6. 2018 North Carolina Building Code.
 7. 2017 North Carolina Building Code for electrical.
 Conditions per Fire Marshal/Emergency Services:
 8. Any new roadways must meet fire access requirement.
 9. Gated access to site must meet Entry Gate Ordinance requirements.
 Conditions per Environmental Health:
 10. Submit EOP for site wide septic approval or apply for individual septic systems per structure.
 Conditions per NCDOT:
 11. Access to site will require NCDOT driveway permits.
 Conditions per Public Utilities (City of Hendersonville Water):
 12. Submit water availability request.
 13. Obtain waterline extension approval.
 14. Apply for individual taps and meters for each structure.
 Conditions discussed at Public Hearing:
 15. Amend site plan to include all the listed conditions and record with the Register of Deeds.
 16. The Board of Commissioners delegates review and approval of all subsequent development plans to the Planning Board provided that all substantial changes be referred to the Board of Commissioners as an amendment to the conditional zoning district.
 WE, all the applicants and property owners in R-2020-02-C, agree to the foregoing conditions.



LAND PLANNING COLLABORATIVE
 Landscape Architects • Land Planners
 P.O. BOX 2200
 ASHEVILLE, N.C. 28802
 (828) 242-0111
 EMAIL: bgrasso@landplancollab.com



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	8/5/20	RMG
2	8/14/20	RMG
3	8/19/20	RMG
4	11/25/20	RMG

SHEET
L-1

State of North Carolina
County of Henderson
Certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officers of Henderson County.

UTILITIES LEGEND

- WATERLINE
- ↑ SERVICE LINE & METER
- ⊕ VALVE
- ⊕ FIREHYDRANT

PROJECT INFORMATION

OWNER/APPLICANT: SEN-ASHEVILLE I, LLC
1900 SUNSET HARBOUR DRIVE, SUITE 1
MIAMI BEACH, FL 33139
PHONE: (305) 672-0702
EMAIL: hurchin@turhinchserver.com
CONTACT: JOHN TURCHIN
LAND PLANNING COLLABORATIVE
98 HORIZON HILL ROAD
ASHEVILLE, NC 28804
PHONE: (828) 242-0111
EMAIL: bgrasso@landplancollab.com
CONTACT: ROBERT M. GRASSO, RLA
DAVIS CIVIL SOLUTIONS
134-A CHARLOTTE HIGHWAY
ASHEVILLE, NC 28803
PHONE: (828) 299-9449
EMAIL: gary@dcvsol.com
CONTACT: GARY D. DAVIS, PE
BROOKS ENGINEERING ASSOCIATES
17 ARLINGTON STREET, SUITE A
ASHEVILLE, NC 28801
PHONE: (828) 232-4700
EMAIL: psexton@brocksea.com
CONTACT: PAUL SEXTON, PLS

LANDSCAPE ARCHITECT: SEN-ASHEVILLE I, LLC
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MIAMI BEACH, FL 33139
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CIVIL ENGINEER: SEN-ASHEVILLE I, LLC
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PHONE: (828) 232-4700
EMAIL: psexton@brocksea.com
CONTACT: PAUL SEXTON, PLS

SITE INFORMATION

PIN: 9640116673, 9640213254, 9640216420, 9640304804, 9640310038, 9640312409, 9640105623, 9649104805, 9640203230, 9640205321, 9640106454, 9640110084, CD-2020-02, 9640102858 & 9640112214

ZONING DISTRICT: R-35

PROJECT ACREAGE: 80.829 AC.

AVERAGE SLOPE: 8.8%

WETLAND ACREAGE: 3.90 AC.

FLOODWAY ACREAGE: 4.53 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

PROPOSED TOTAL NO. OF LOTS-UNITS: 44 LOTS (COMMON AREA NOT INCLUDED)

PROPOSED DENSITY: 0.51 LOTS/AC (85,899 AC. USEABLE ACREAGE)

REQUIRED BUILDING SETBACKS: FRONT YARD: 15', SIDE YARD: 10', REAR YARD: 10'

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 RESIDENTIAL PARKING SPACES: 88 SPACES (2 SPACES/UNIT)

PROPOSED RESTAURANT PARKING SPACES: 45 SPACES

PROPOSED SPA PARKING SPACES: 12 SPACES

PROPOSED RV PARKING SPACES: 7 SPACES

PROPOSED EMPLOYEE PARKING SPACES: 84 SPACES

OPEN SPACE ACREAGE (50%): 50,798 AC. (50.1%)

IMPERVIOUS SURFACE ACREAGE: 14,385 AC. 626,594 SF (15.8%)

PRE-DEVELOPMENT PAVEMENT: 166,499 SF

POST-DEVELOPMENT PAVEMENT: 59,295 SF

POST-DEVELOPMENT BUILDINGS: 485,309 SF

POST-DEVELOPMENT DRIVEWAYS: 141,285 SF

LENGTH OF SUBDIVISION ROADS: 15,616 LF

LENGTH OF DRIVEWAYS: 1,537 LF

UTILITIES: SEWER-INDIVIDUAL SEPTIC SYSTEMS, UNDERGROUND POWER, TELEPHONE & CATV

WATER SUPPLY WATERSHED: WS IV

BASE FLOOD ELEVATION: 2067.0

FLOODPLAIN ENCROACHMENT: 100-YR FLOODPLAIN AREA: 885,704 SF

FLOOD MAPPING SOURCES: FLOODPLAIN ENCROACHMENT: 47,696 SF (5.37%)
HENDERSON COUNTY SHIP FILES
FIRM FLOOD INSURANCE RATE MAP
NORTH CAROLINA
PANEL 9640J
MAP NO. 3700964000J
EFFECTIVE DATE: OCTOBER 2, 2008

LAND USE LEGEND

- A ENTRANCE
- B BARBECUE AREA (800 SF, APPROX.)
- CC-1 YOGA STUDIO & EVENT BUILDING (6,820 SF, APPROX.)
- CC-2 ARTS & CRAFTS & MAINTENANCE BUILDING (2,580 SF, APPROX.)
- CC-3 DINING & KITCHEN (3,000 SF, APPROX.)
- CC-4 CLUBHOUSE (2,720 SF, APPROX.)
- CC-5 SPA, EQUESTRIAN BARN & 5 GUEST ROOMS (8,670 SF, APPROX.)
- CC-6 EVENT BUILDING & STORAGE (6,035 SF, APPROX.)
- CC-7 POOL AMENITY
- CC-8 MAINTENANCE & STORAGE BUILDING (5,365 SF, APPROX.)
- CC-9 OPEN SPACE
- CC-10 SEPTIC SYSTEM AREAS
- CC-11 ADMINISTRATION BUILDING (2,500 SF, APPROX.)
- D-1 RIDING RING
- R-1 - R-10 RENTAL COTTAGE LOTS
- R-11 - R-44 RESIDENTIAL LOTS
- RV-1 - RV-7 RV LOTS
- RV-8 RV SEPTIC SYSTEM AREA

ROAD LEGEND

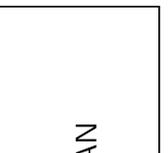
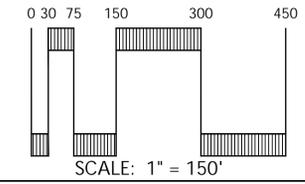
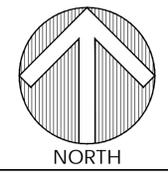
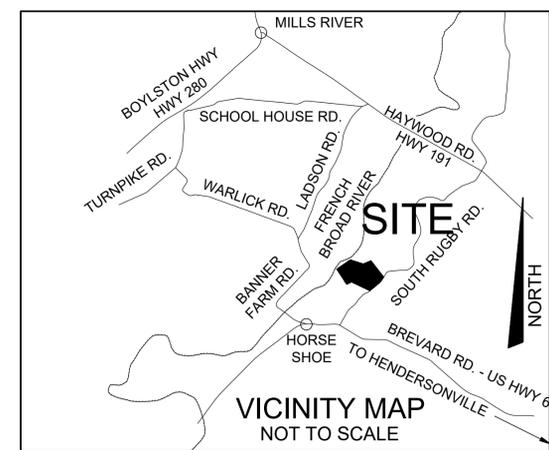
- A SUBDIVISION ROAD ENTRANCE/EXIT
- B TWO-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
- C ONE-WAY SUBDIVISION ROAD (PRIVATELY MAINTAINED)
- D SHARED DRIVEWAY (PRIVATELY MAINTAINED)
- E "T" TURN AROUND (60' LENGTH)
- F ACCESS ROAD FOR EMERGENCY VEHICLES
- G EXISTING "COVERED" BRIDGE
- H GAT
- I EXISTING CONCRETE PAVEMENT
- J PROPOSED BITUMINOUS SURFACE TREATMENT DRIVEWAY
- K PROPOSED WALK/TRAIL

ENVIRONMENTAL LEGEND

- A CLUB AREA (AGRICULTURAL USE INCLUDED)
- B 100-YR FLOODPLAIN AREA
- C 100-YR FLOODPLAIN ENCROACHMENT AREA
- D 30' TROUT STREAM BUFFER
- E 100-YR FLOODWAY
- F 100-YR FLOODPLAIN
- G 500-YR FLOODPLAIN
- H BASE FLOOD ELEVATION LINE (CROSS-SECTION)
- I WETLANDS

GENERAL NOTES

- A PORTION OF THIS PROPERTY IS LOCATED IN A ZONE AE (SPECIAL FLOOD HAZARD AREA) WITH A 1% CHANCE OF FLOODING IN ANY GIVEN YEAR AS PER FIRM MAP #370096400J WITH THE EFFECTIVE DATE OF 10/2/2008. THE BASE FLOOD ELEVATION (BFE) IS 2067.0 AND IS SHOWN ON THE PLAN VIEW ON THIS SHEET.
- EXISTING 60' CULVERT (COVERED BRIDGE) WAS BUILT IN THE 1980'S. THE ELEVATION AT THE TOP OF THE HEADWALL IS 2084.26 & 2084.35. THE ROAD ELEVATION AT THE "BRIDGE" IS 2064.32, WHICH IS BELOW THE BFE OF 2067.0.
- PER THE RECOMMENDATION OF THE FIRE MARSHALL, ROAD 'J' HAS BEEN BUILT TO PROVIDE ACCESS TO LOTS 32-36 DURING FLOODING EVENTS WITH THE ROAD GRADE ABOVE 2070.0.
- ALL ROADS & SHARED DRIVEWAYS WILL MEET FIRE ACCESS REQUIREMENTS.
- ALL ROADS & SHARED DRIVEWAYS WILL MEET HENDERSON COUNTY ROAD GRADE STANDARDS.



MASTER PLAN

THE HORSESHOE FARM
HENDERSON COUNTY, NORTH CAROLINA

JOB NO.: 2016300
DWG. NAME: horseshoe-site.dwg
DATE: December 31, 2025

REVISIONS:

REV.	DATE	BY
1	1/23/26	RMG
2	2/9/26	RMG
3	2/10/26	RMG
4	-	-
5	-	-

SHEET
L-1



100 North King Street
Hendersonville, NC 28792

List of Conditions for Amendment to Conditional District CD-2020-02-A1

(Items in black are approved with existing Conditional District CD-2020-02. Amendments are shown in red.)

Conditions per Land Development Code (LDC §42-52):

1. Meet all supplemental requirements for each proposed use (LDC §42-63).

Conditions per Erosion/Sedimentation/Flood:

2. Floodplain development permit.
3. Low-density storm water permit.
4. Erosion control permit for any disturbance greater than 1 acre.

Conditions per Building/Inspections:

5. Change of use permit for converting existing residential structures to commercial uses.
6. 2018 North Carolina Building Code.
7. 2017 North Carolina Building Code for electrical.

Conditions per Fire Marshal/Emergency Services:

8. Any new roadways must meet fire access requirement.
9. Gated access to site must meet Entry Gate Ordinance requirements.

Conditions per Environmental Health:

10. Submit EOP for site wide septic approval or apply for individual septic systems per structure.

Conditions per NCDOT:

11. Access to site will require NCDOT driveway permits. **A TIA screening document is required to be submitted to NCDOT.**

Conditions per Public Utilities (City of Hendersonville Water):

12. Submit water availability request.
13. Obtain waterline extension approval.
14. Apply for individual taps and meters for each structure.

Conditions for Amendment:

15. **Traffic on Nelson Road is restricted to existing residential lots with deeded access to Nelson Road and is limited to lots #39 through lot #44 as shown on the revised master plan. Related deliveries and traffic for those residential lots are permitted to use Nelson**

Road. Commercial deliveries, construction vehicles, or visitors to Horseshoe Farm are not permitted to enter or exit via Nelson Road.

16. Signage shall be installed along internal roads within Horseshoe Farms to prevent visitors from entering or exiting via Nelson Road.

17. Lighting mitigation is required for the RV area.

18. The revised master plan with the conditions, and the signed agreed conditions list shall be recorded with the Henderson County Register of Deeds.

The applicant/owner agrees to all the above conditions for conditional zoning district CD-2020-02-A1.

John Turchin, Owner/Applicant

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, _____, Notary Public for said State and County certify that John Turchin personally came before me this day and acknowledged that he is the owner and applicant for Sen-Asheville 1, LLC and THSF River House, LLC and that by authority duly given and as the act of the LLC the foregoing, sealed with its corporate seal, and attested by himself as its Manager.

THIS the _____ day of _____, 20_____

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

Certification of Notice of Public Hearing

In accordance with NCGS 160D-343 the Planning Department certifies notice of the March 18, 2026 hearing regarding Conditional Zoning District Amendment CD-2020-02-A1 were:

1. Submitted to the Hendersonville Lightning on February 25, 2026 to be published on March 4, 2026 and March 11, 2026 by Matt Champion;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on February 27, 2026 by Matt Champion;
3. Sent, via first class mail, to the property owner on February 27, 2026 by Matt Champion; and
4. Signs were posted on the Subject Area(s) on February 27, 2026 by Carlos Martinez.

The signatures herein below indicate that such notices were made as indicated herein above:

1. Matt Champion
2. Carlos Martinez

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, Toby Linville , a Notary Public, in and for the above County and State, do hereby certify that

 Matt Champion and Carlos Martinez

personally appeared before me this day.

WITNESS my hand and notarial seal, this the 2nd day of March , 2026.

My commission expires:

 6/29/26





CONDITIONAL ZONING DISTRICT AMENDMENT CD-2020-02-A1
HORSESHOE FARM
COMPREHENSIVE PLAN STATEMENT

Related to conditional zoning district amendment CD-2020-02-A1, the Comprehensive Plan states the following:

The 2045 Comprehensive Plan highlights the need for more housing supply with a greater variety of housing types in Henderson County to accommodate a broader range of residents. Rising housing demand and costs arose as a key issue during the engagement process. Outcome 3 of the plan emphasizes the need to improve housing availability. Goal 7 of the plan states to “diversify housing choices and increase availability” (p. 86).

- Rec 7.2: Encourage development of housing.
 - A. Consider creating incentives to encourage the creation of workforce housing developments.
 - C. Support appropriately sized affordable housing developments within rural, agricultural areas and residential zoning districts.

The Board should determine if the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.

HORSESHOE FARM AMENDMENT

CD-2020-02-A1
Board of Commissioners
March 18, 2026

1

PUBLIC HEARING NOTICE

- Legal Ad was published in the Hendersonville Lightning on March 4, 2026, and March 11, 2026
- The property was posted on February 27, 2026
- Letters were mailed to property owners within 400 feet of the Subject Area on February 27, 2026

2

CONDITIONAL DISTRICTS

Conditional Rezoning & Amendments are:

- Legislative decisions
- Require a site-specific plan (only what is on the plan is allowed)
- The TRC, Planning Board, and BOC may require conditions of the development, provided the applicant agrees to those conditions
- The Conditional process provides protection to adjacent properties
- Once approved, amendments or substantial changes to the site plan require legislative approval

3

APPLICATION BACKGROUND

- Conditional Zoning District Amendment (CD-2020-02-A1), requests to amend the existing Conditional Zoning District (CD-2020-02) for Horseshoe Farm by:
 - Adding approximately 11.241 acres of adjacent land into the development
 - Relocating previously approved uses elsewhere on the original subject area
 - Adding new structures and adjusting the layout of the approved master plan
- 17 Total REIDs
 - 8 REIDs make up existing CD-2020-02 boundary
 - 9 REIDs represent new proposed area
- Approximately 90.829 acres
 - Existing CD-2020-02 boundary is approximately 79.588 acres
- Access drives off S Rugby Rd (SR1312) and off Nelson Rd
- Owners and Applicants: Sen-Asheville 1, LLC
 - Represented by John Turchin
- Neighborhood Compatibility Meeting was held on February 5, 2026
- TRC reviewed this application at their February 17, 2026, meeting.

4

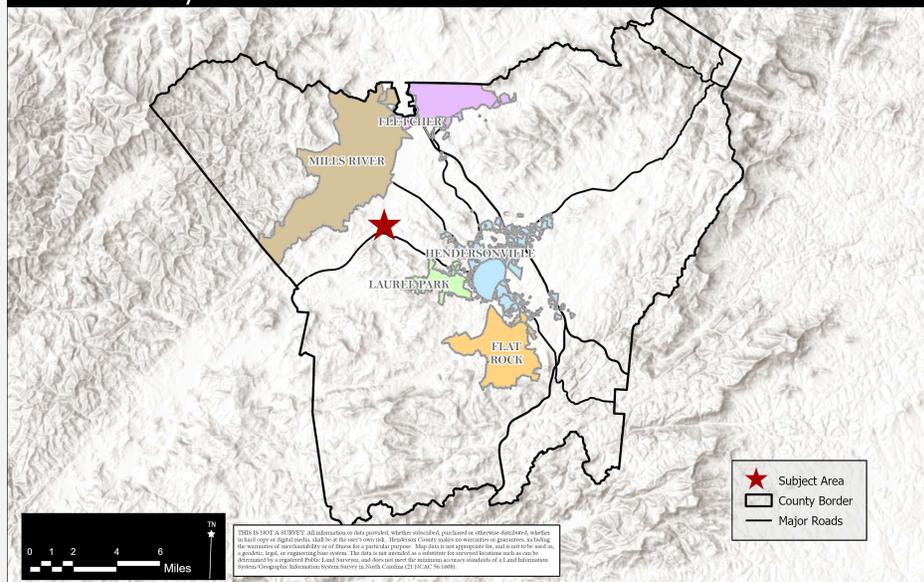
EXISTING APPROVED CONDITIONAL DISTRICT SUMMARY

- 36 Residential Units (Project Total)
- Average Density of 0.452 units per acre
- 7 RV/Horse Trailer Parking Spaces
- 11.3% impervious surface area (approximately 9.03 acres)
- 56.054 acres of Open Space (70.4%)
- 2 Entrances off S. Rugby Rd
- Common Area and Development Amenities
 - On site dining and kitchen facility (approximately 3,000 SF)
 - Barbecue Area (approximately 800 SF)
 - Club house (approximately 2,720 SF)
- Spa/Equestrian Barn (approximately 8,670 SF)
 - Including 5 Guest Rooms
- Event Building/Storage Facility (approximately 6,035 SF)
- Arts & Crafts/Maintenance Building (approximately 2,580 SF)
- Yoga Studio/Event Building (approximately 6,820 SF)
- Riding Ring
- Maintenance & Storage Building (approximately 5,365 SF)
- Rental Cottage Lot (10 Units)
- Pool
- Horse Trailer/RV Parking Area

5

LOCATION

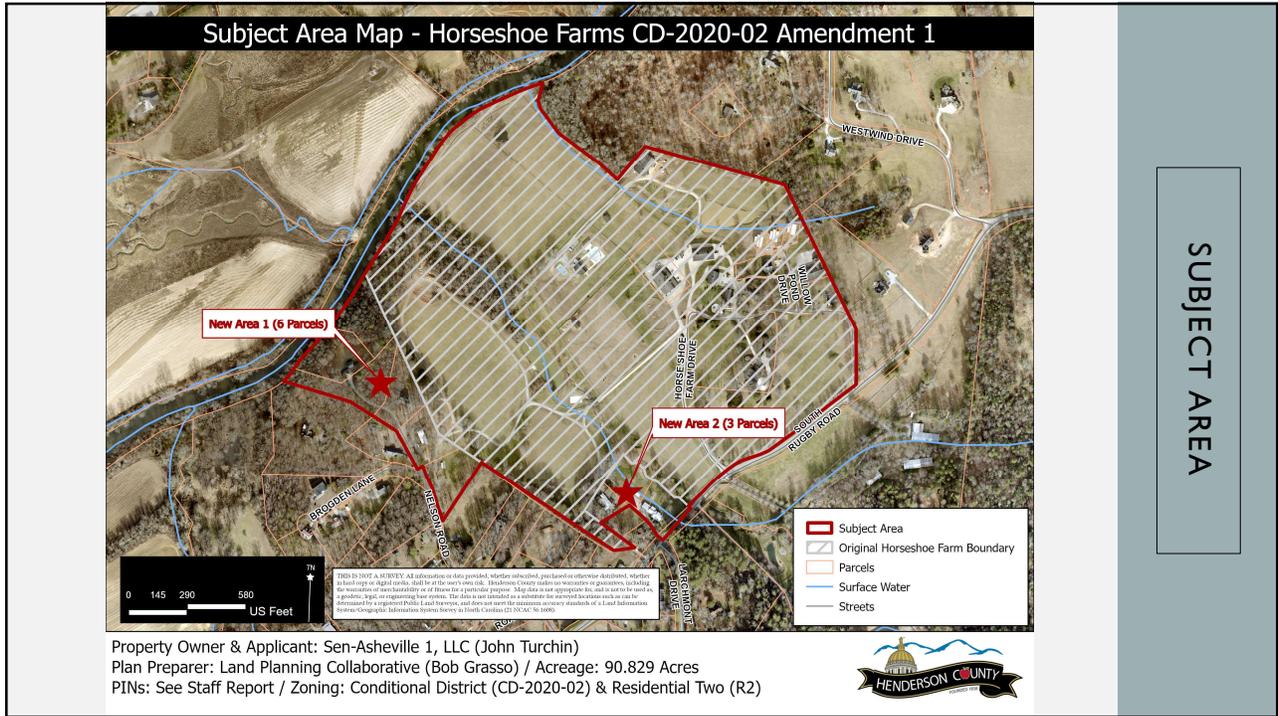
County Context - Horseshoe Farms CD-2020-02 Amendment 1



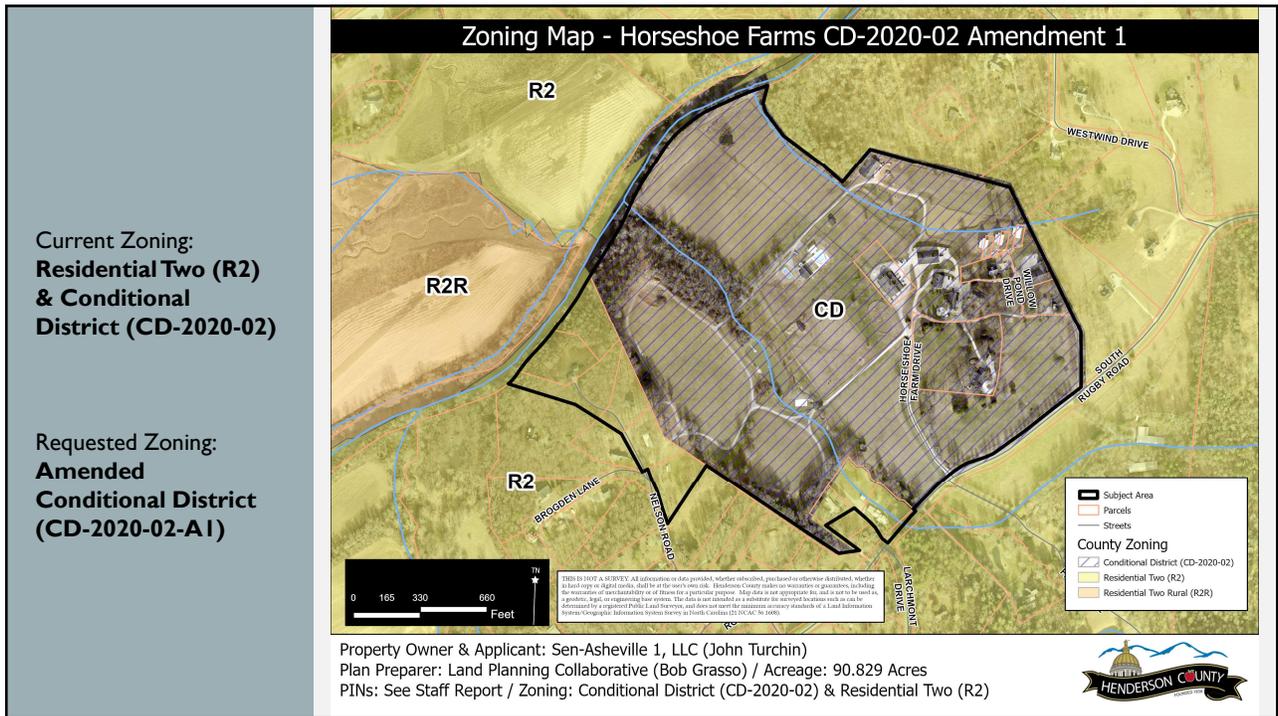
Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



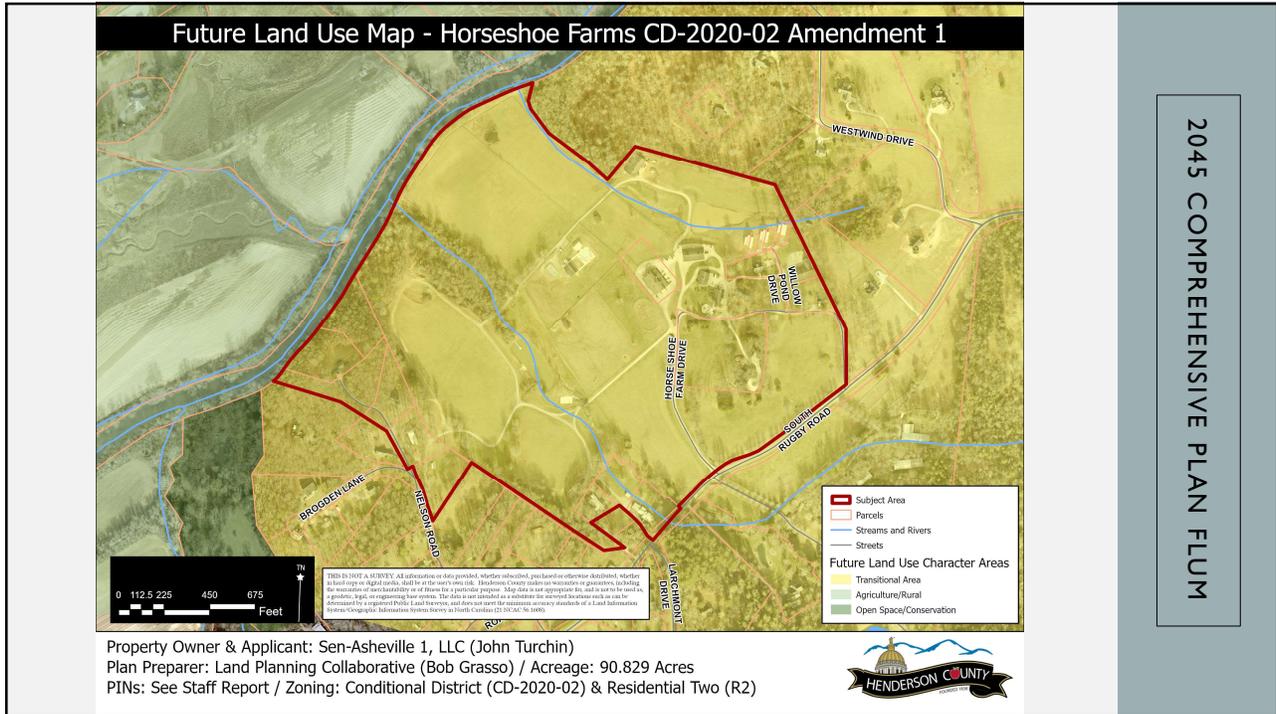
6



7



8



2045 COMPREHENSIVE PLAN FLUM

9

2045 COMPREHENSIVE PLAN

FUTURE LAND USE CHARACTER AREAS

FLUM Character Areas:

Transitional Area: “Transitional Area encompasses residential areas of limited density. Conservation subdivisions should be encouraged in these areas to provide and protect open space.”

Where: Outside the core of the Utility Service Area and working agricultural lands

Density: The maximum allowable density range is two to four units per acre (gross density)

Uses: Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses

Utility Access: Varies

10

2045 COMPREHENSIVE PLAN

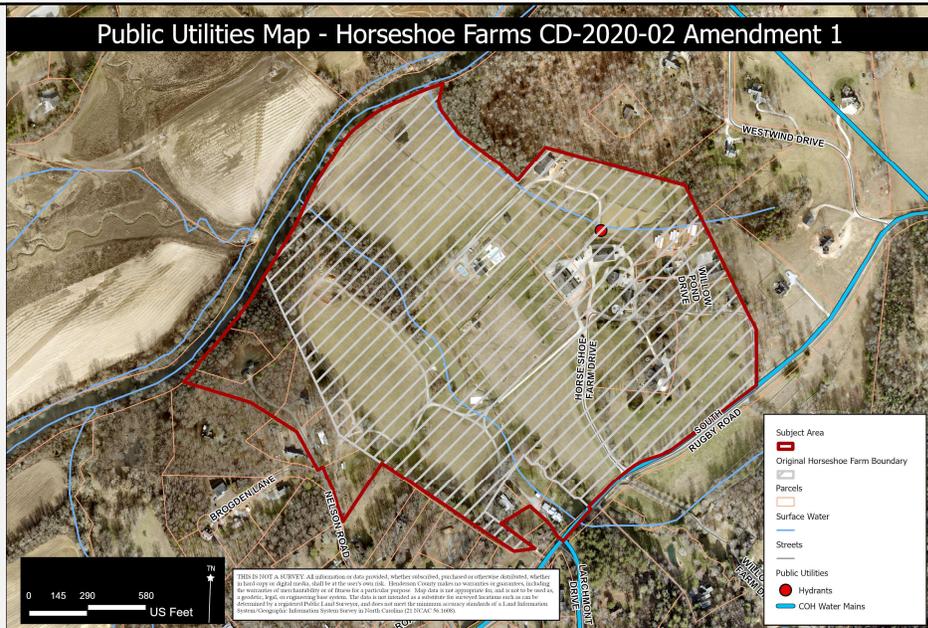
Plan Outcomes & Goals

- More housing supply
- Outcome 3 of the plan emphasizes the need to improve housing availability.
- Goal 7 of the plan states to “diversify housing choices and increase availability.”
 - REC 7.2: Encourage development of housing.

11

UTILITIES

Public Utilities Map - Horseshoe Farms CD-2020-02 Amendment 1

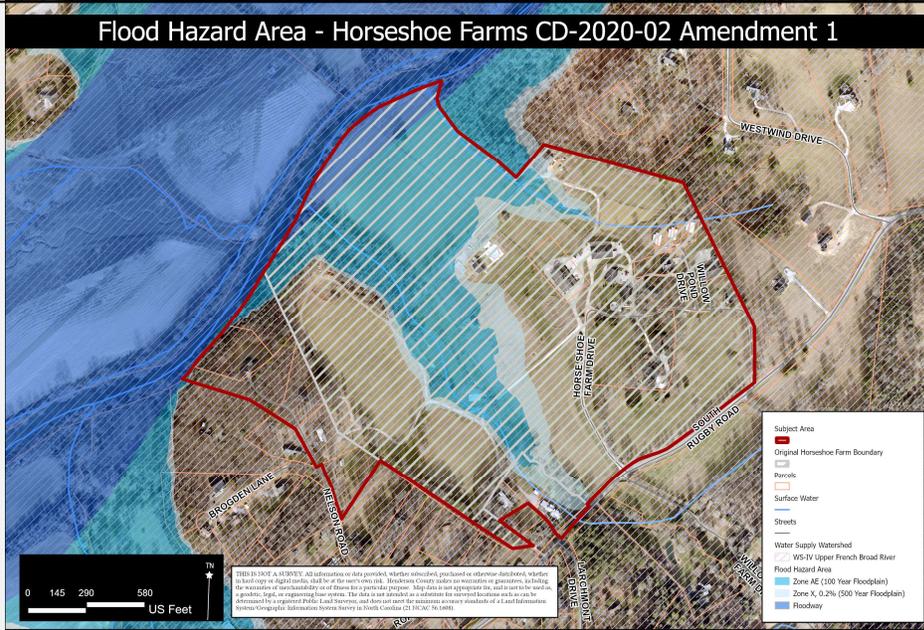


Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



12

FLOOD HAZARD AREAS

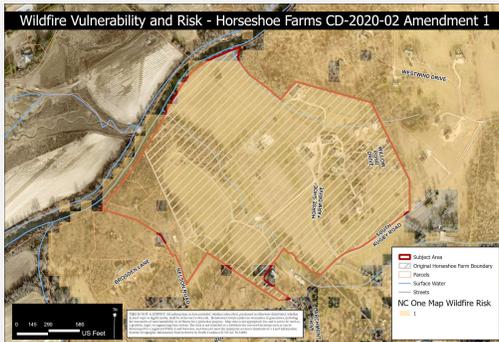


Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



13

ACCELADAPT



Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)

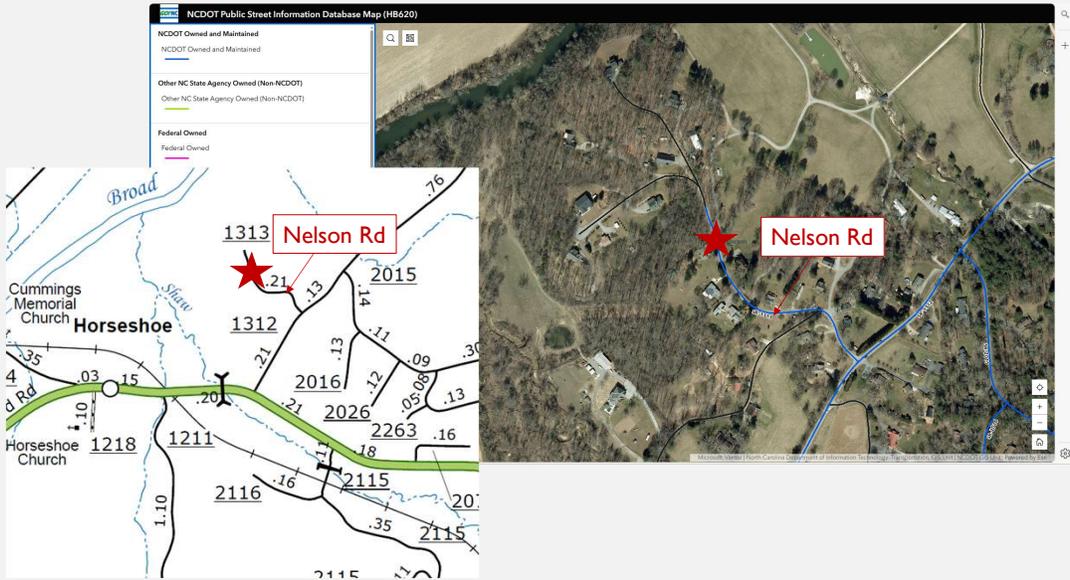


Property Owner & Applicant: Sen-Asheville 1, LLC (John Turchin)
 Plan Preparer: Land Planning Collaborative (Bob Grasso) / Acreage: 90.829 Acres
 PINs: See Staff Report / Zoning: Conditional District (CD-2020-02) & Residential Two (R2)



14

NELSON RD (SR 1313)



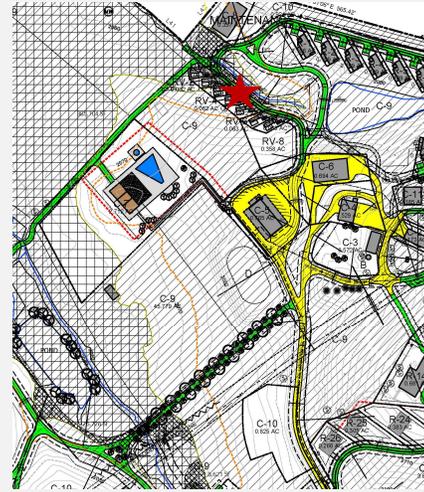
17

PROPOSED NEW AREA



18

RV/HORSE TRAILER LAYOUT CHANGES



19

SINGLE FAMILY LAYOUT CHANGES



20

PROPOSED AMENDED
CONDITIONAL
DISTRICT SUMMARY

- 44 Residential Units (Project Total)
- 15.8% impervious surface area (approximately 14.385 acres)
- 47.779 acres of Open Space (50.4%)
- 3 Entrances off S. Rugby Rd and 2 Entrances off Nelson Rd
- Common Area and Development Amenities
 - Administration Building (approximately 2,500 SF)

21

REVIEW PROCESS

- A Neighborhood Compatibility Meeting was held on February 5th
- TRC reviewed the application on February 17th
- Planning Board reviewed the application on February 19th and voted unanimously to forward a favorable recommendation to the Board
- The conditions list is included as an attachment
- A 2045 Comprehensive Plan Statement is included as an attachment

22

QUESTIONS?

Conditional Zoning District Amendment CD-2020-02-A1

Horseshoe Farm

Henderson County Planning Department

