

HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY (Electronic Meeting Via Zoom Communications)
June 18, 2020

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Bruce Hatfield
Rick Livingston
Hunter Marks
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Rick Livingston
Trey Ford
Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Jacob Compher, Planner
Toby Linville, Code Enforcement Director
Russ Burrell, County Attorney

Meeting called to order: Mr. Steve Dozier called the meeting to order and stated the rules of procedures for the meeting that was being held electronically via zoom.

Roll Call: Roll Call was then stated.

Adjustment of Agenda: Per the request of the applicant, Conditional Zoning Application (#R-2020-03-C) SE Asphalt will not be reviewed by the Planning Board until the August 20th meeting. The revised agenda was posted and sent to the Planning Board.

May 21, 2020 Meeting Summary: No change to the meeting summary was noted.

Informal Public Input: None.

Conditional Rezoning Application (#R-2020-02-C), The Horseshoe Farms. Applicant: John Turchin; Presenter: Matt Champion, Project Development Planner. Mr. Matt Champion stated 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 project consists of 6 parcels located off South Rugby Road. The applicant is John Turchin.

The applicant is proposing a mixed development that contains short term rental cottages, dining facility, clubhouse, spa and yoga studio, equestrian center/ridding ring, special events meetings space, horse trailer/RV parking area, and arts/crafts space. 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. A copy of the meeting report is included in the agenda item.

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 in the staff report.

The Planning Board heard from the applicant, John Turchin, his son, Jordan Turchin, and the applicants land planner, Bob Grasso.

Planning Staff stated that no public comment had been submitted prior to the meeting. One person spoke during the zoom meeting with some questions to the application.

Mr. Jim Miller made a motion to send forward a favorable recommendation to rezone the subject area the conditions noted in the staff report. Mr. Rick Livingston seconded the motion. The Chairman asked for a poll vote due to the electronic nature of the meeting as follows:

1. Steve Dozier, Chair – For
2. Jim Miller, Vice Chair - For
3. Jennifer Balkcom- For
4. Baird Blake- For
5. Bruce Hatfield- Against
6. Rick Livingston - For
7. Hunter Marks- For

Motion carried.

Staff Reports: None. Mr. Mitchell stated that the Asphalt Plant will be heard by the Planning Board in August as there is no meeting in July. He stated that planning staff is available for questions and public comment is encouraged. Ms. Radcliff stated that the online submission is still available for public comment and will be open till the day before the August meeting. She also stated that the Planning Board will be sent an electronic copy of all the public comment that is submitted prior to the meeting.

Adjournment: There being no further business, meeting was adjourned at 6:10 PM.