

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
March 18, 2021**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Rebecca McCall, BOC Liaison (remote)

Planning Board Members Not Present:

Baird Blake
Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator & Code Enforcement Director
Russ Burrell, County Attorney

Meeting called to order: Mr. Steve Dozier called the meeting to order.

Roll Call: Roll Call was then stated.

February 18, 2021 Meeting Summary: No change to the meeting summary was noted.

Informal Public Comment: None.

Development Plan for Horseshoe Farm Phase I (2021-M02); Applicant – Sen-Asheville I, LLC (John Turchin, Agent); Presenter – Matt Champion

Mr. Champion stated that conditional district CD-2020-02 was approved by the Board of Commissioners on August 19, 2020. The master plan approved by the BOC included a mixture of residential uses with specific associated amenities. As part of the conditions for approval set by the BOC and agreed upon by the applicant, each development plan must be reviewed and approved by the Planning Board. Phase 1 Development Plan includes 4 townhome units and the pool with amenities. The acreage of Phase 1 is approximately 3.603 acres. The property owner is SEN-Asheville I, LLC. John Turchin will be serving as agent.

Mr. Champion stated that the Technical Review Committee (TRC) reviewed the application on March 2, 2021 and voted to forward the item to the Planning Board with the comments noted in the staff report.

Following Board discussion and comments by the applicant, Mr. Jim Miller made a motion that the Planning Board approve the Development Plan for Phase I of Horseshoe Farms per the conditions in the staff report and conditional district. Ms. Jennifer Balkcom second the motion. All voted in favor.

LDC Text Amendment #TX-2021-02; Presenter – Autumn Radcliff and John MitchellMr. Mitchell stated that the Zoning Board of Adjustment (ZBA) recently heard an appeal case on

shooting range. The ZBA upheld the staff decision. On March 17th, 2021, the Board of Commissioners directed the Planning Board to provide a recommendation on the draft language for shooting ranges as discussed by the Board of Commissioners. Ms. Radcliff stated that copies of the draft language from the Board of Commissioners was distributed to the Planning Board. She stated that the Planning Board has 30 days to review the draft language and provide a recommendation on the proposed text amendment. The proposed amendment to the Land Development Code (#TX-2021-02) is related to indoor and outdoor shooting ranges for both private and commercial operations.

After some discussion and questions to staff and the County Attorney, the Planning Board agreed to table the discussion and call a special called meeting for Wednesday, March 24th to continue the discussion.

Staff Reports: None.

Adjournment: There being no further business, meeting was adjourned at 6:31 PM.