

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY BOARD OF COMMISSIONERS

MEETING DATE: Monday, February 3, 2020

SUBJECT: Set Public Hearing for Conditional Rezoning Application #R-2019-07-C, Skylaranna

PRESENTER: Matt Champion, Project Development Planner

ATTACHMENTS: 1. Aerial Map
2. Site Plan
3. List of Conditions

SUMMARY OF REQUEST:

Conditional rezoning Application #R-2019-07-C requests that the County conditionally rezone approximately 50.19 acres of land from Residential Two (R2) zoning district to Mixed Use Conditional (MU-CD) zoning district. The subject area is located on PIN: 9651-07-2408 at 2075 N. Rugby Road (SR1365) about a ½ mile north of Rugby Drive (SR1417). The property owner and applicant are Highway, LLC.

The application is submitted with an attached site plan showing the specific proposed use for the subject property. As a conditional rezoning application, if approved, the property may only be used as shown by the site plan and limited by any conditions attached by the TRC, Planning Board, and Board of Commissioners.

As required by the LDC, a neighbor compatibility meeting was held on Friday, January 10, 2020 in the King Street Meeting Room. The Technical Review Committee reviewed the conditional rezoning request on January 7, 2020. The Planning Board reviewed the rezoning request at its January 16, 2020 meeting. A motion to forward a favorable recommendation was unanimously passed.

Conditions discussed at the TRC and Planning Board meeting have been attached.

BOARD ACTION REQUESTED:

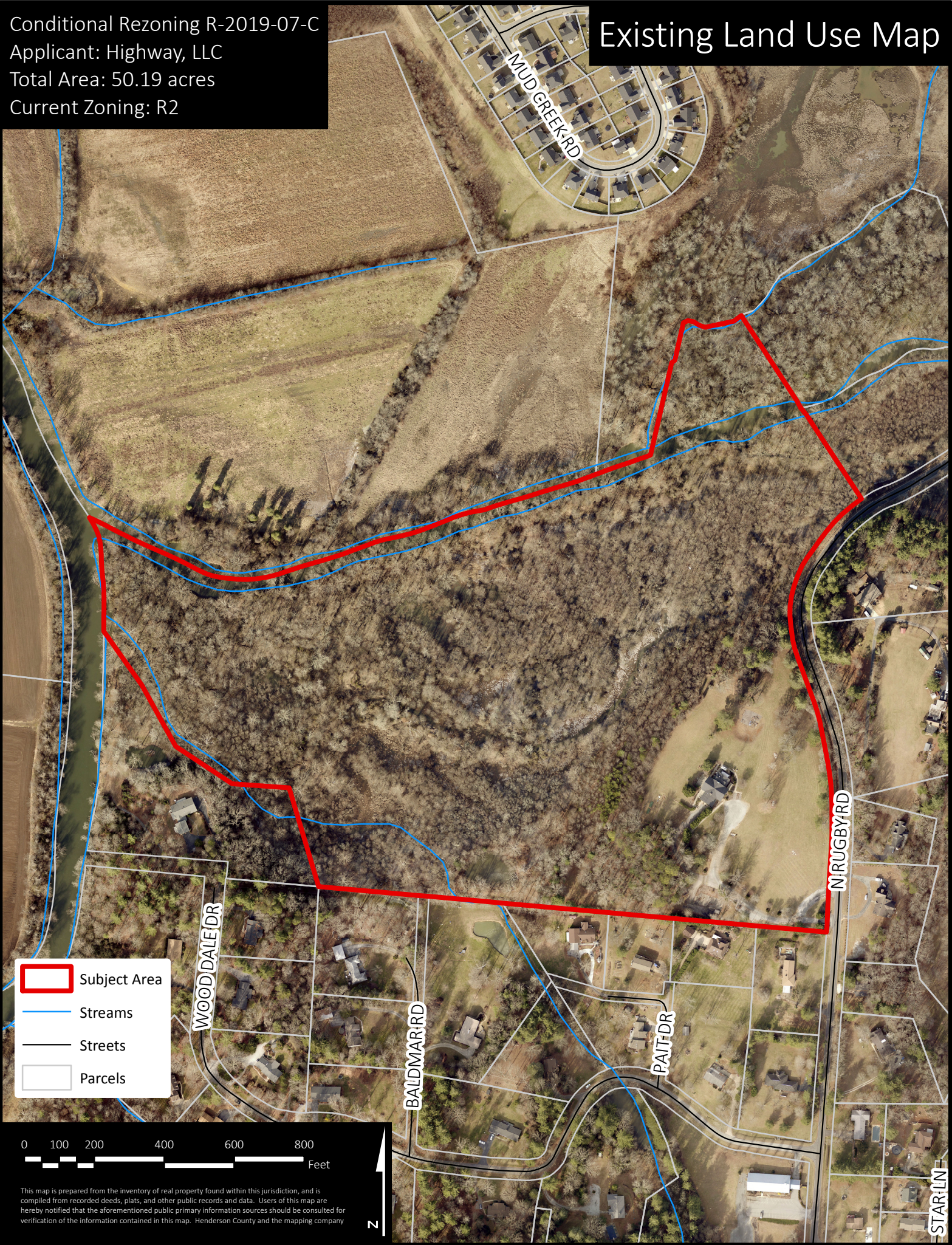
Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.





Suggested Motion:

I move that the Board schedule a public hearing for conditional rezoning application #R-2019-07-C, Skylaranna for Monday, March 2, 2020, at 5:30 PM.

Conditional Rezoning R-2019-07-C
Applicant: Highway, LLC
Total Area: 50.19 acres
Current Zoning: R2

Existing Land Use Map



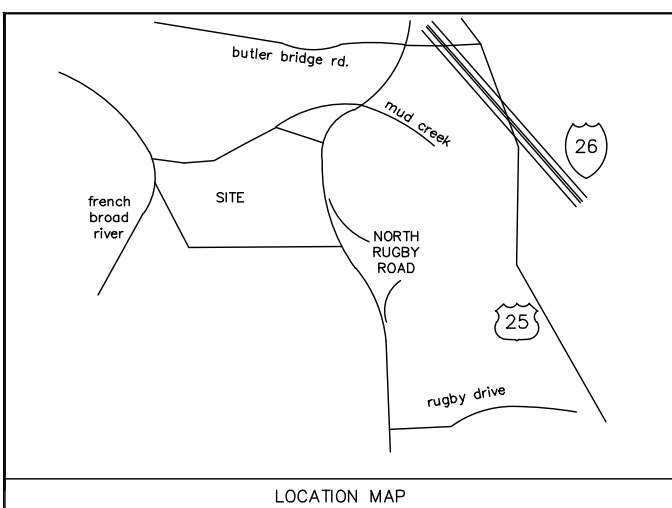
-  Subject Area
-  Streams
-  Streets
-  Parcels



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



STAR LN



ID	DESCRIPTION	ACTION
A1	EXISTING 3 STORY HOUSE WITH BASEMENT 16,564 SQ. FT.	EXISTING
A2	12 HOTEL ROOMS	RETROFIT
A3	25 PERSON CAPACITY RESTAURANT	RETROFIT
A4	NEW DAY SPA (IN PLACE OF EXISTING PATIO)	RETROFIT
A5	NEW ADA PARKING SPACES (2)	NEW
A6	NEW ASPHALT PARKING LOT W/11 SPACES	NEW
A7	NEW POOL, DECK HOT TUB AND FIREPLACE	NEW
A8	EXISTING BASKETBALL COURT	DEMO
A9	NEW TENNIS COURT	NEW
A10	NEW BARN WITH TAP ROOM BUILDING 4,320 SQ. FT	NEW
A11	EXISTING SHED 20.2' X 12.7'	DEMO
A12	EXISTING SHED 13.3' X 10.2'	DEMO
A13	NEW BATH HOUSE W/ 6 TOILETS, 6 SHOWERS EA. 844 SQ. FT. (4)	NEW
A14	EXISTING PARKING LOT WITH DUMPSTER	EXISTING
A15	EXISTING (2) ADA & (8) REGULAR PARKING SPACES	EXISTING
A16	EXISTING SEPTIC DISTRIBUTION BOX (4)	EXISTING
A17	NEW GRAVEL DRIVEWAY AND (17) PARKING SPACES	NEW
A18	NEW BAKERY BUILDING	NEW
A19	SIMPLEX SEWAGE PUMP WITH GRINDER (4)	NEW
A20	ADDITIONAL 7 PARKING SPACES ADDED TO A14	NEW
A21	YURT 15' DIA 176 SQ. FT (25)	NEW
A22	208' 2" MUNICIPEX PIPE W/TRACER WIRE	NEW
A23	52' 2" MUNICIPEX PIPE W/TRACER WIRE	NEW
A24	224' 2" MUNICIPEX PIPE W/TRACER WIRE	NEW
A25	338' 2" MUNICIPEX PIPE W/TRACER WIRE	NEW

LEGEND	
○	EIP EXISTING IRON PIN
○	NIP NEW IRON PIN
○	CP CALCULATED POINT
○	N/F NOW OR FORMERLY
(M)	MEASURED
(R)	RECORD
☆	LIGHT
⊛	POWER
□	CATCH BASIN
—	FENCE

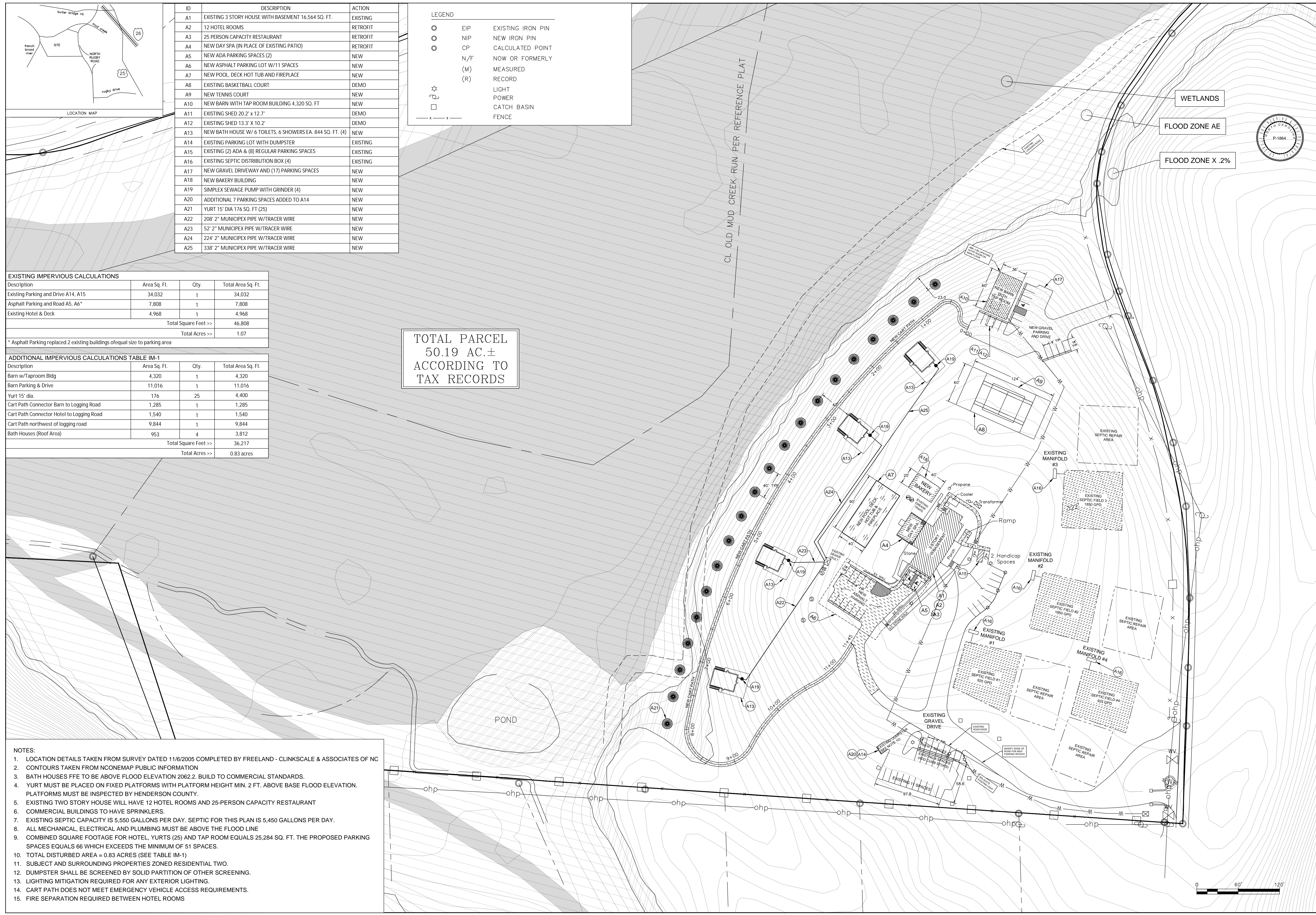
EXISTING IMPERVIOUS CALCULATIONS			
Description	Area Sq. Ft.	Qty.	Total Area Sq. Ft.
Existing Parking and Drive A14, A15	34,032	1	34,032
Asphalt Parking and Road A5, A6*	7,808	1	7,808
Existing Hotel & Deck	4,968	1	4,968
Total Square Feet >>	46,808		
Total Acres >>	1.07		

* Asphalt Parking replaced 2 existing buildings of equal size to parking area

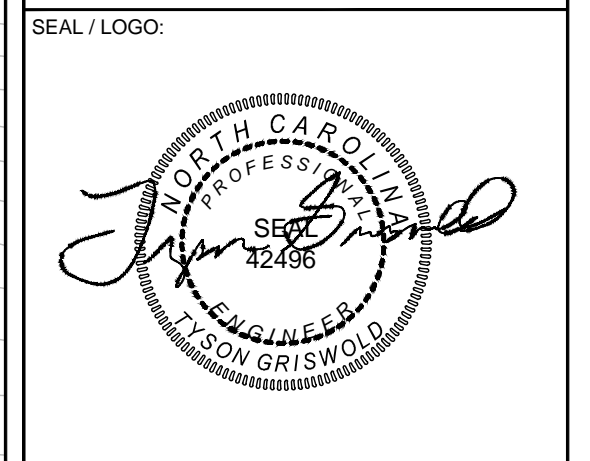
ADDITIONAL IMPERVIOUS CALCULATIONS TABLE IM-1			
Description	Area Sq. Ft.	Qty.	Total Area Sq. Ft.
Barn w/Taproom Bldg	4,320	1	4,320
Barn Parking & Drive	11,016	1	11,016
Yurt 15' dia.	176	25	4,400
Cart Path Connector Barn to Logging Road	1,285	1	1,285
Cart Path Connector Hotel to Logging Road	1,540	1	1,540
Cart Path northwest of logging road	9,844	1	9,844
Bath Houses (Roof Area)	953	4	3,812
Total Square Feet >>	36,217		
Total Acres >>	0.83		

**TOTAL PARCEL
50.19 AC.±
ACCORDING TO
TAX RECORDS**

- NOTES:
- LOCATION DETAILS TAKEN FROM SURVEY DATED 11/6/2005 COMPLETED BY FREELAND - CLINKSCALE & ASSOCIATES OF NC
 - CONTOURS TAKEN FROM NCONEMAP PUBLIC INFORMATION
 - BATH HOUSES FFE TO BE ABOVE FLOOD ELEVATION 2062.2. BUILD TO COMMERCIAL STANDARDS.
 - YURT MUST BE PLACED ON FIXED PLATFORMS WITH PLATFORM HEIGHT MIN. 2 FT. ABOVE BASE FLOOD ELEVATION. PLATFORMS MUST BE INSPECTED BY HENDERSON COUNTY.
 - EXISTING TWO STORY HOUSE WILL HAVE 12 HOTEL ROOMS AND 25-PERSON CAPACITY RESTAURANT
 - COMMERCIAL BUILDINGS TO HAVE SPRINKLERS.
 - EXISTING SEPTIC CAPACITY IS 5,550 GALLONS PER DAY. SEPTIC FOR THIS PLAN IS 5,450 GALLONS PER DAY.
 - ALL MECHANICAL, ELECTRICAL AND PLUMBING MUST BE ABOVE THE FLOOD LINE
 - COMBINED SQUARE FOOTAGE FOR HOTEL, YURTS (25) AND TAP ROOM EQUALS 25,284 SQ. FT. THE PROPOSED PARKING SPACES EQUALS 66 WHICH EXCEEDS THE MINIMUM OF 51 SPACES.
 - TOTAL DISTURBED AREA = 0.83 ACRES (SEE TABLE IM-1)
 - SUBJECT AND SURROUNDING PROPERTIES ZONED RESIDENTIAL TWO.
 - DUMPSTER SHALL BE SCREENED BY SOLID PARTITION OF OTHER SCREENING.
 - LIGHTING MITIGATION REQUIRED FOR ANY EXTERIOR LIGHTING.
 - CART PATH DOES NOT MEET EMERGENCY VEHICLE ACCESS REQUIREMENTS.
 - FIRE SEPARATION REQUIRED BETWEEN HOTEL ROOMS



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REVISIONS
REV7
ADDED ITEMS 22-25 TO TABLE; ADDED WETLANDS OVERLAY; RELOCATED (4) BATH HOUSES; REDUCED YURTS QTY. TO 20; RELOCATED YURTS; REVISED CART PATH; REV'D NOTE 3; ADDED NOTES 4, 6, 14 & 15; ADDED ADA PARKING TO TAP ROOM; ADDED WATER LINE;
DSM 11/22/19



PROJECT

Skylaramma
Hendersonville, NC

Owner: Highway LLC
2075 N. Rugby Road
Hendersonville NC 28791
Phone: 843-8600797

SHEET TITLE SITE PLAN

ISSUED FOR PERMIT	DWG NO.	HEC-241019
ISSUED DATE 10/24/19	DWG DATE	10/24/19
SCALE 1:60	SHEET	1 OF 1
DRAWN DSM	CHECKED	TMG
APPR. BY TMG		

C-1

List of Conditions for Conditional Rezoning Application #R-2019-07-C

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

1. Pervious pavement shall be required for a minimum of 25 percent of all paved surfaces within a MU District
2. Utility lines within a MU District shall be subsurface
3. Dumpster on concrete pads shall be designed to drain to bio-retention areas to filter stormwater before reaching a larger drainage system
4. 20 percent of all lands within the MU District shall be classified as open space in perpetuity
5. 10 percent of all lands within the MU District shall be classified as common area for the use and benefit of the occupants/patrons
6. Landscaping and buffering required based on each particular use
7. Meet all supplemental requirements for each proposed use (LDC §42-63)

Conditions per Erosion/Sedimentation/Flood:

8. Yurts must be placed on platform 2' above Base Flood Elevation
9. Erosion control permit required if disturbance is greater than 1 acre
10. Stormwater Phase II permit required for all new impervious surfaces
11. Cart path construction will require an as-built and no-rise

Conditions per Building/Inspections:

12. Yurt platforms will be inspected
13. Yurts must be fixed to platform
14. Yurt manufacturer must provide an engineered seal set of building plans
15. 2018 North Carolina Building Code
16. 2017 North Carolina Building Code for electrical
17. Carbon monoxide detectors required
18. Sprinklers required in all commercial buildings
19. Fire separation required between hotel rooms
20. Bathhouses are to be built to commercial standards
21. ADA parking spaces required for each building

Conditions per Fire Marshal/Emergency Services:

22. Cart path must meet North Carolina Fire Code for emergency response vehicles (minimum of 12' wide)
23. Cart path not to exceed 15% grade
24. Cart path needs road name and yurts require addresses

Conditions per Environmental Health:

25. Permit required for proposed pool
26. Pool requires dressing rooms and showers per North Carolina code
27. Existing septic system requires a licensed operator

28. Calculated flows for each proposed use needed to determine if existing wastewater system is sufficient

Conditions per NCDOT:

29. Access to site will require NCDOT driveway permits

Conditions per Public Utilities (City of Hendersonville Water):

30. City of Hendersonville requires a chance of use permit

31. Upgrade existing water infrastructure or verify backflow prevention and cross-connection prevention measures are installed to meet current standards