

## **REQUEST FOR BOARD ACTION**

### **HENDERSONCOUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** March 2, 2020

**SUBJECT:** Public Hearing for Conditional Rezoning Application #R-2019-07-C, Skylaranna, Residential Two (R2) to Conditional District (CD-2019-07)

**PRESENTER:** Matt Champion, Project Development Planner

**ATTACHMENTS:**

1. Staff Report
2. Site/Master Plan
3. Signed List of Conditions
4. Certification of Public Hearing Notification
5. Resolution of Consistency
6. Planning Staff PowerPoint Presentation

#### **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 a Conditional District (CD-2019-07). 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.

#### **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 2, 2020 public hearing regarding conditional rezoning application #R-2019-07-C was published in the Hendersonville Lightning on February 19<sup>th</sup> and

February 26<sup>th</sup>. 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 14, 2020 and posted signs advertising the hearing on February 17, 2020.

**BOARD ACTION REQUESTED:**

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. A suggested motion is provided.

**Suggested Motion:**

I move that the Board (approve, approve with conditions, or deny) conditional rezoning application #R-2019-07-C to rezone the Subject Area to a Conditional District (CD-2019-07) based on the recommendations of the Henderson County Comprehensive Plan, and with any conditions stated in the staff report or additional conditions as discussed, and;

I move that the Board approved the attached resolution regarding the consistency with the CCP.

**Henderson County Planning Department Staff Report  
Conditional Rezoning Application #R-2019-07-C (R2 to CD)**

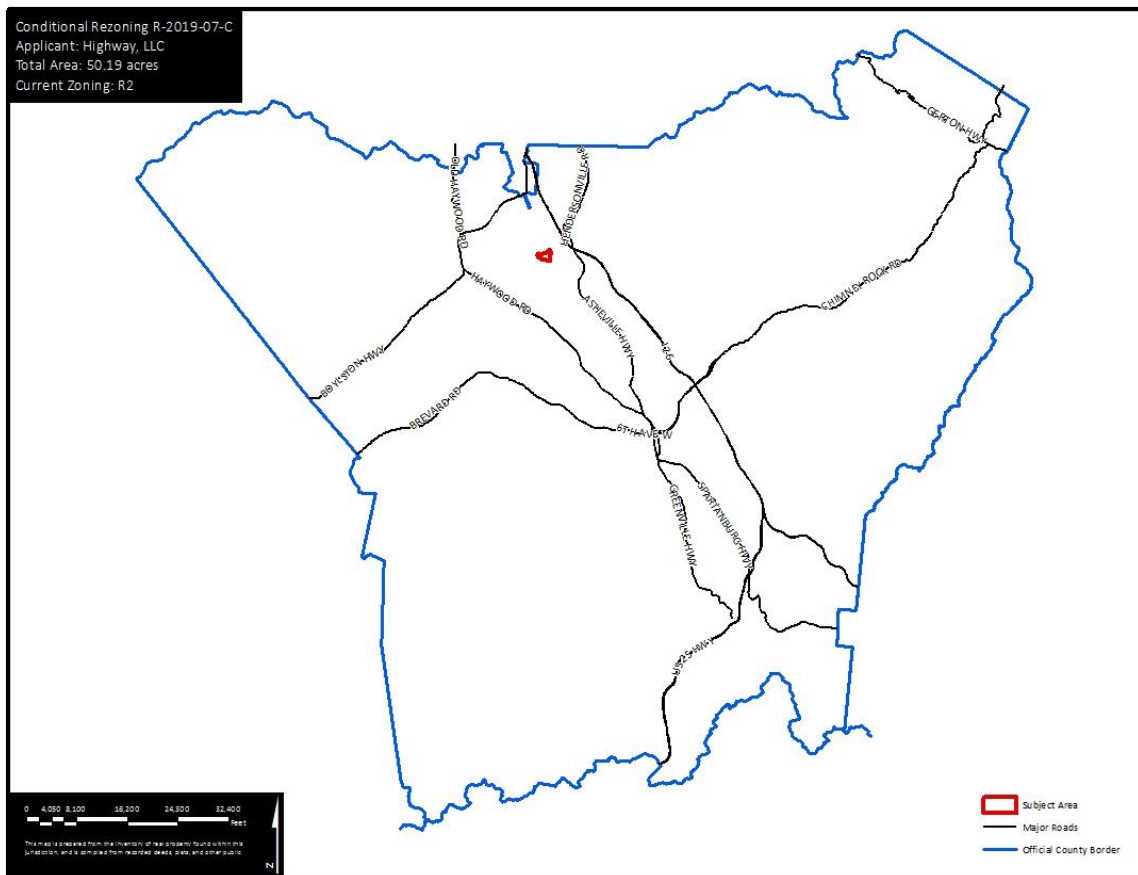
**Owner/ Applicant: Highway, LLC**

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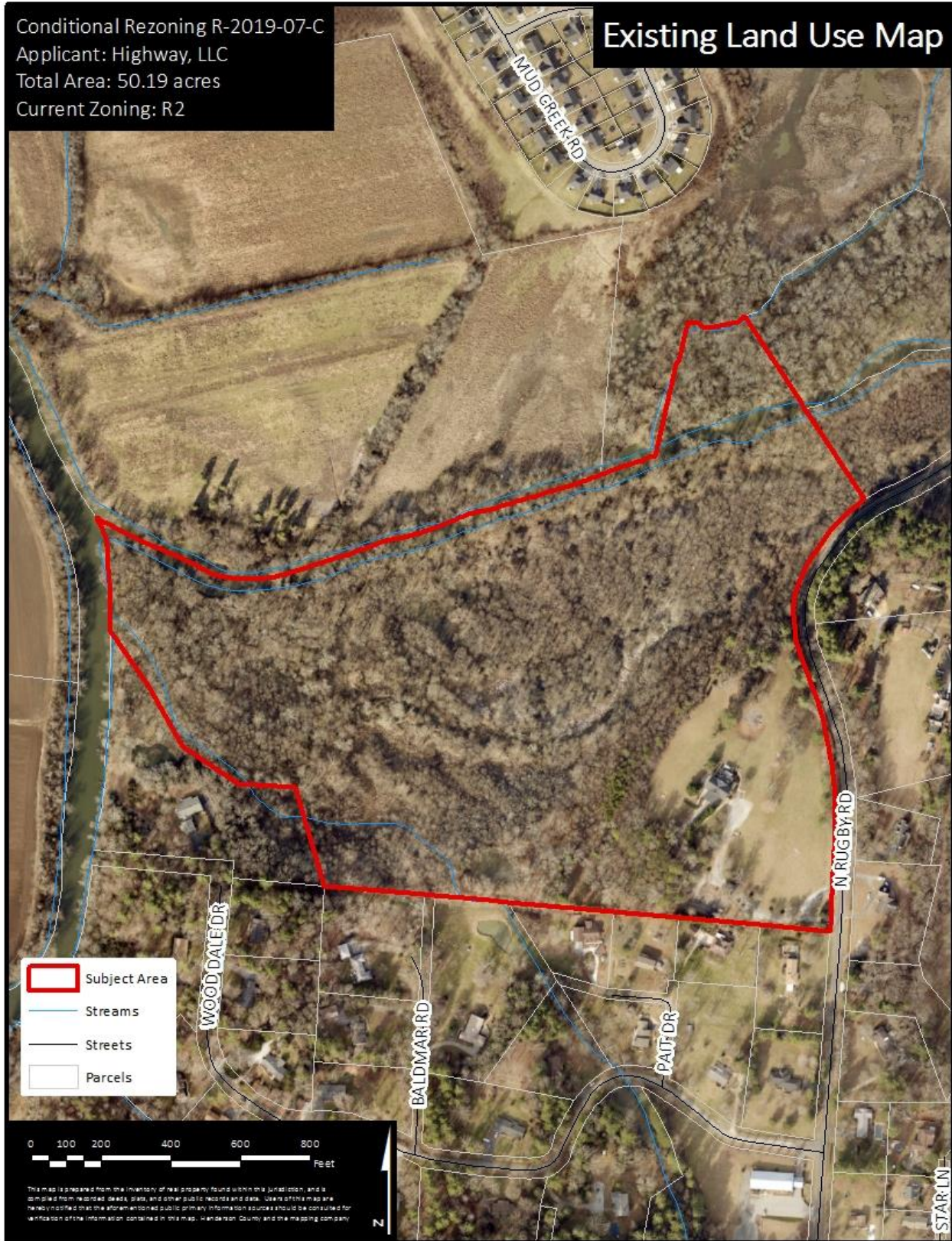
**1. Rezoning Request**

- 1.1. **Owner:** Highway, LLC
- 1.2. **Applicant:** Highway, LLC
- 1.3. **PIN:** 9651-07-2408
- 1.4. **Request:** Rezone the subject area from a Residential Two (R2) zoning district to a Conditional District (CD-2019-07).
- 1.5. **Size:** Approximately 50.19
- 1.6. **Location:** The subject area is located at 2075 N. Rugby Road (SR1365) about a ½ mile north of Rugby Drive (SR1417).

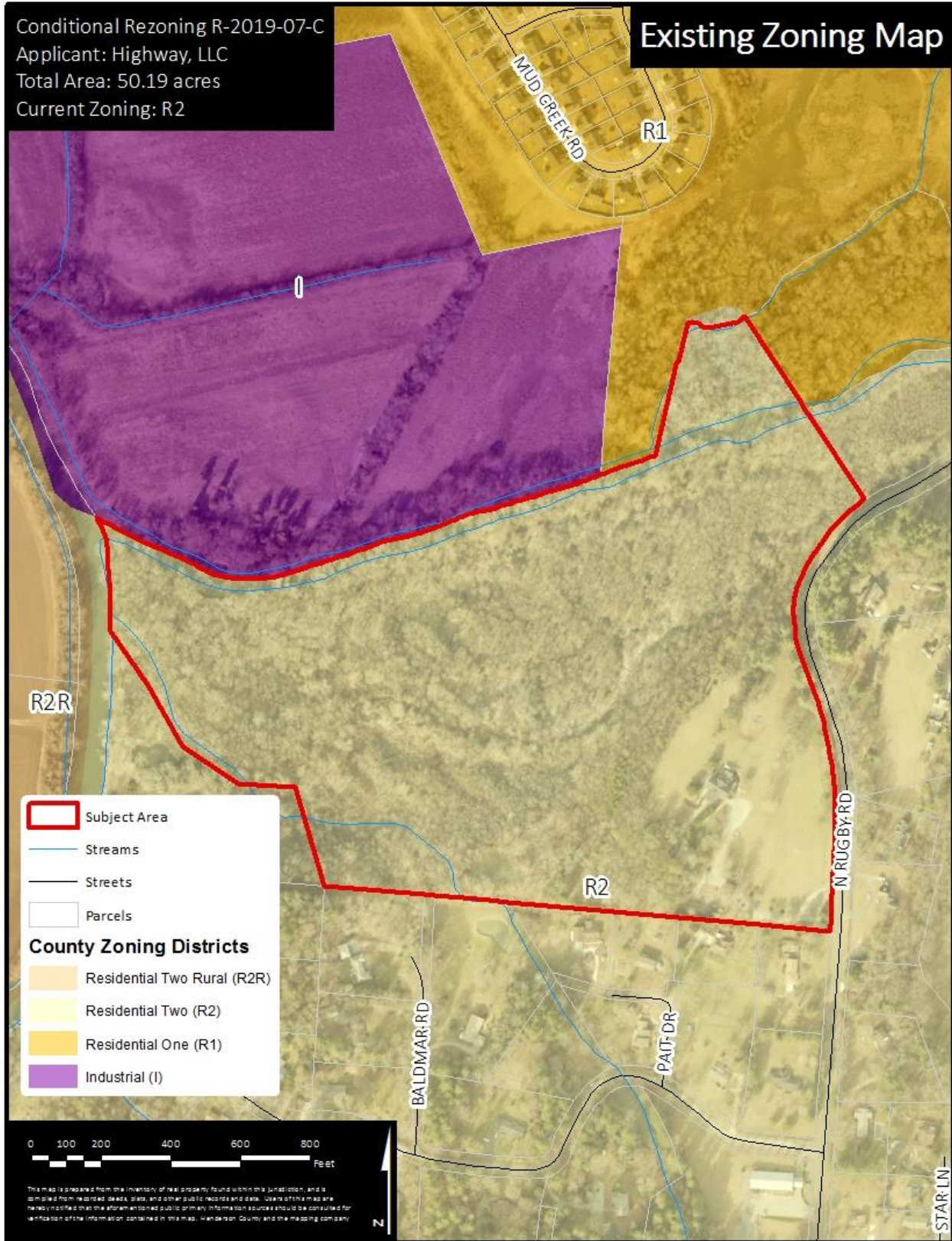
**Map A: County Context**



Map B: Aerial Image



### Map C: Current Zoning



**2. Current Zoning**

2.1. **Application of Current Zoning:** The subject area is currently zoned Residential Two (R2). R2 is a low to medium density residential zone.

2.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two Rural (R2R) to the west, Residential One (R1) and Industrial (I) to the north, and R2 to the south and east. (See Map C)

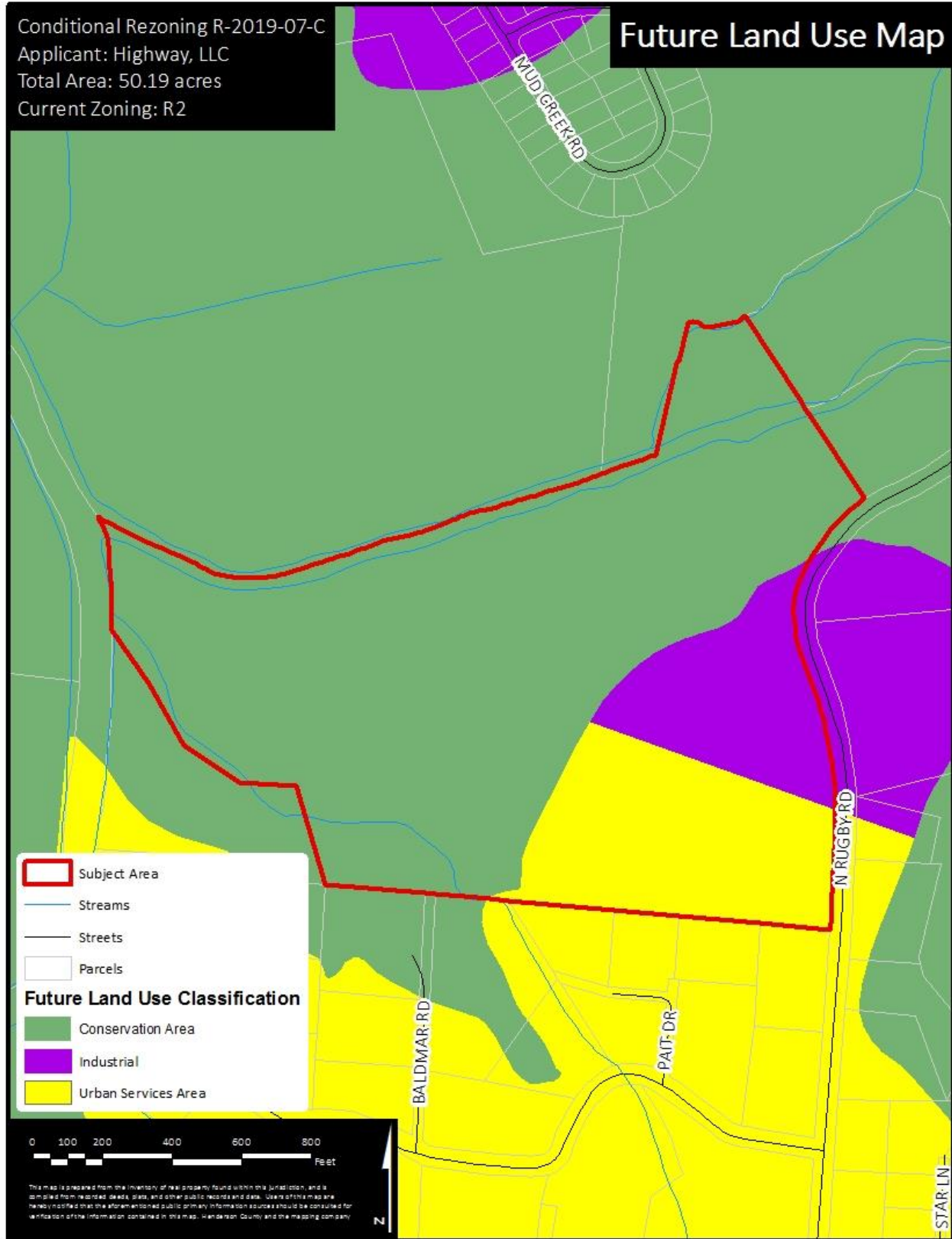
**2.3. District Comparison:**

2.3.1. **Residential Two Zoning District (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. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan. (LDC §42-28).

2.3.2. **Conditional Zoning District (CD):** Conditional Zoning Districts are zoning districts in which the development and use of the property is subject to predetermined Chapter standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to each individual development project. (LDC §42-45)

2.3.2.1. The use permitted in the conditional district is limited to those shown on the submitted site plan attached to the application. The use may have appropriate and reasonable conditions placed on it if agreed to by the Board of Commissioners and the Property Owner.

### Map D: County Comprehensive Plan Future Land Use Map



**3. The Henderson County Comprehensive Plan (CCP)**

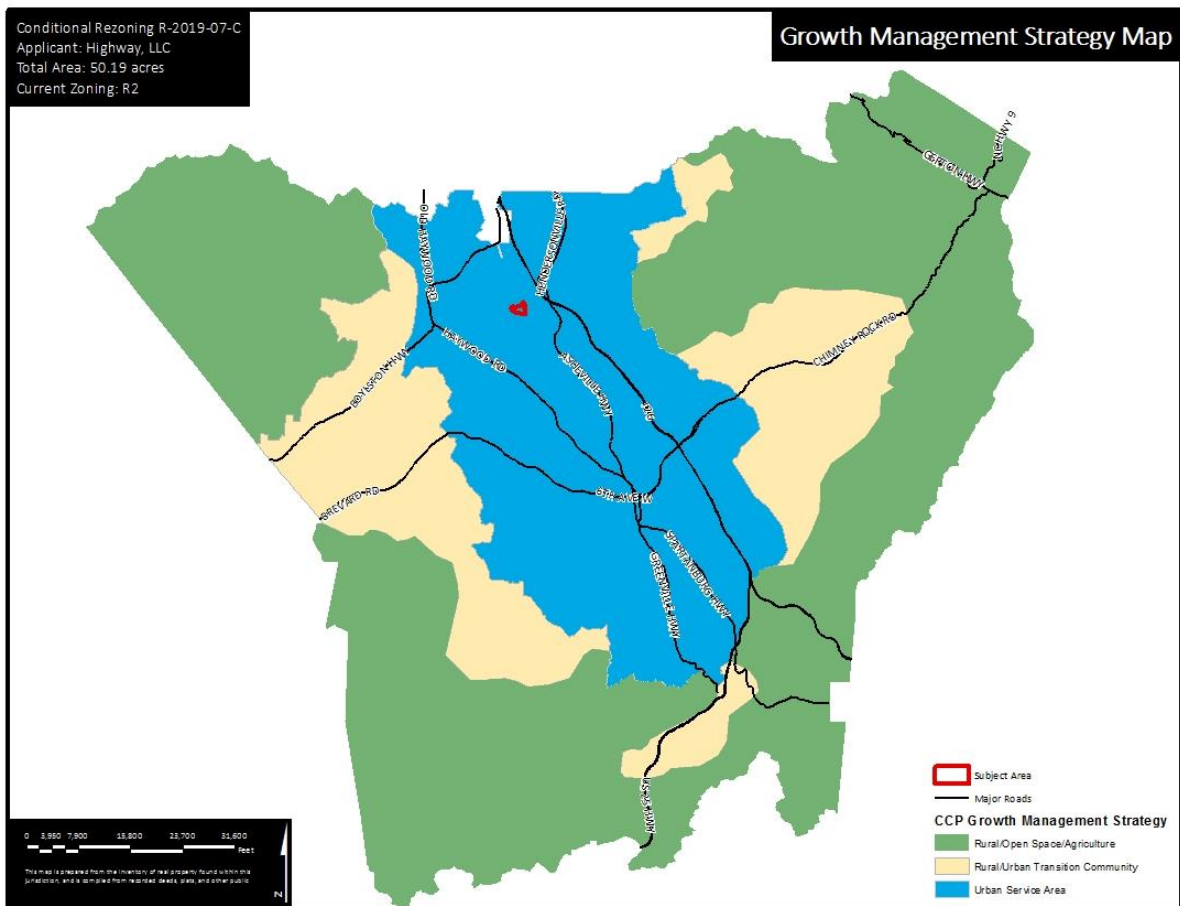
3.1. **Future Land Use:** The CCP Future Land Use Map identifies the subject area as being covered by the **Conservation, Urban Services Area, and Industrial** classifications. (CCP, Pgs. 138-140). (See Map D).

3.1.1. **Conservation:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.” (CCP, Pg. 138)

3.1.2. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)

3.1.3. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.” (CCP, Appendix IV pg. 12)

**Map E: CCP Growth Management Strategy**





3.2 **Growth Management Strategy:** The CCP shows the subject area located in the Urban Services area for Growth Management Strategy. The CCP states “The USA will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below. In particular, all Regional Commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, pg. 133, #4.) (See Map E)

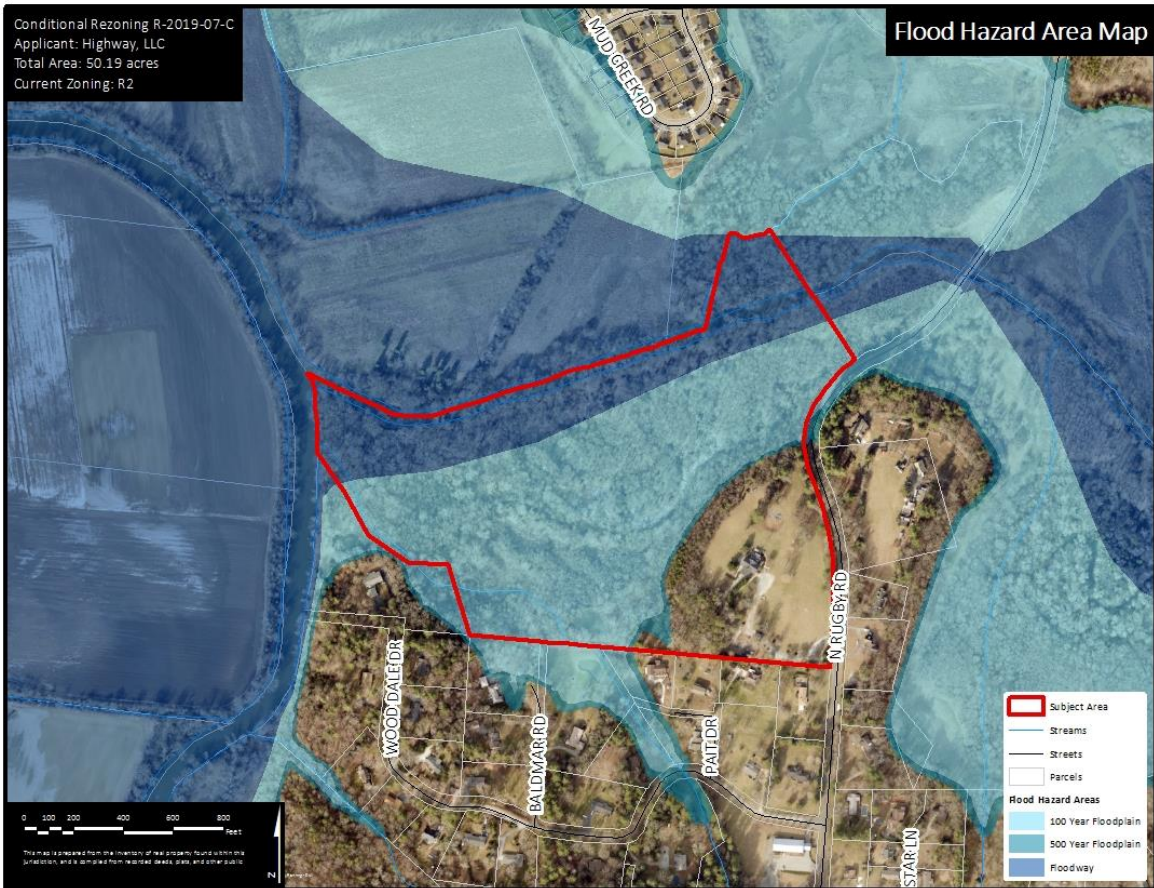
4. **Current Uses of Subject Area and Adjacent Properties**

1.1. **Subject Area Uses:** The subject area was most recently used as an all-girls boarding school. That use has ceased but the existing structure remains along with several on-site amenities.

1.2. **Adjacent Area Uses:** The adjacent properties contain multiple uses. Residential uses are found to the north, east, and south of the subject area. Agricultural uses surround the subject area to the west and north. Riverstone Major Residential Subdivision is found north of the subject area.

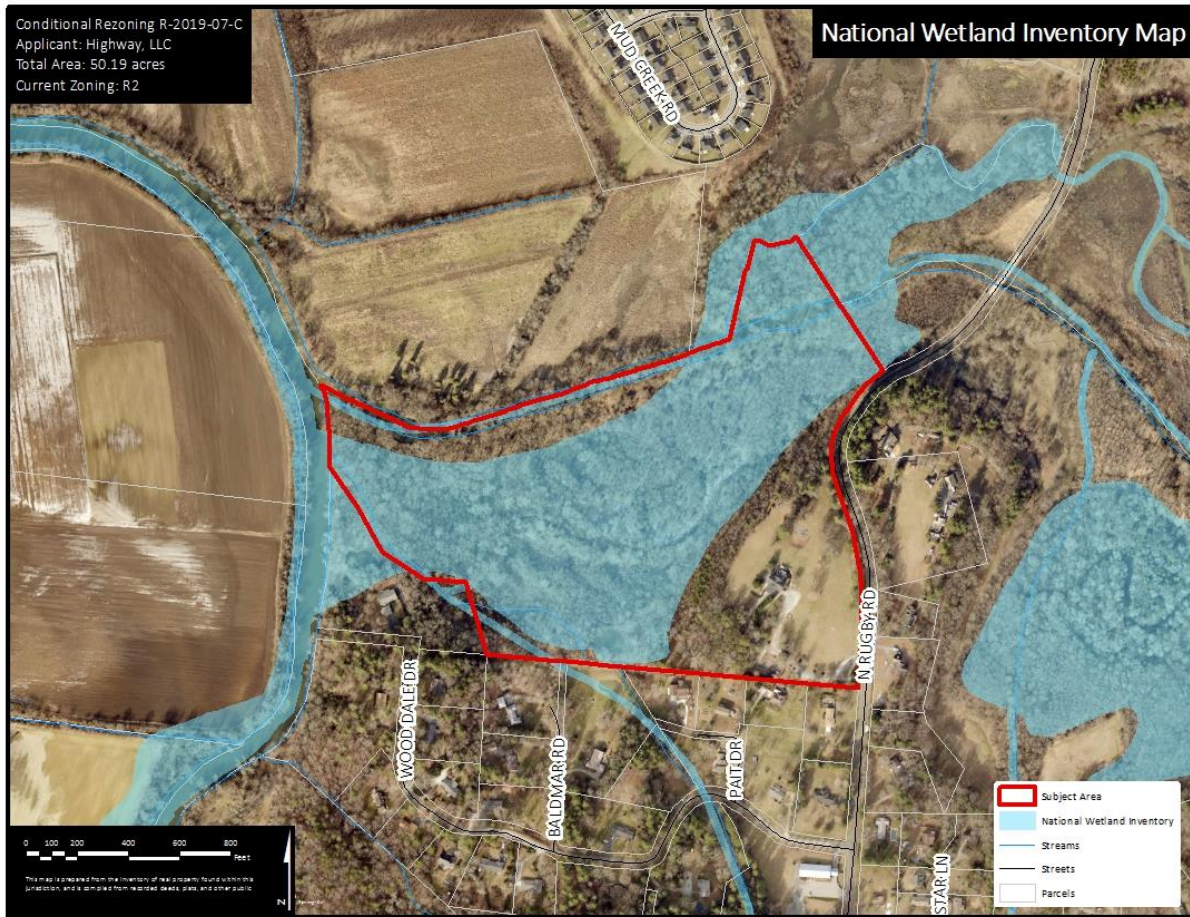
5. **Water and Sewer:** The subject is currently served by the City of Hendersonville water. There is a large on-site community septic system with a 5,500 gallon/day capacity. The site plan indicates a total usage of 5,450 gallons/day. Cane Creek Sewer District lines are in close proximity to the subject area.

Map F: Flood Hazard Areas



6. **Flood Hazard Areas:** As seen in Map F, the subject area contains floodway, 100-year floodplain, and 500-year floodplain.

**Map G: National Wetlands**



7. **National Wetland Inventory:** As seen in Map G, the subject area contains property located within the National Wetlands Inventory. The wetland type is classified as freshwater forested/shrub wetland. Disturbance within a wetland requires approval from the US Army Core of Engineers.

8. **Site Plan Features:**

- Existing 16,564 square foot house with basement retrofitted to accommodate 12 hotel rooms and 25-person capacity public restaurant
- New day spa in place of existing patio
- New bakery building to support public restaurant
- New 4,320 square foot barn with taproom open to public
- New pool with hot tub and fireplace
- Existing basketball court retrofitted for tennis court
- 20 yurts 15' in diameter on elevated platforms 2' above BFE
- 4 bathhouses with 6 toilets and 6 showers in each building
- 66 parking spaces provided to accommodate all uses (only 51 parking spaces required by LDC)

**9. Staff Comments:**

- 9.1. **CCP:** The CCP Future Land Use Map (See Map D) places the subject area in the Conservation, Urban Services Area, and Industrial future land use areas. The Growth Management Strategy in the CCP shows this area being in the Urban Services Area (See Map E).
- 9.2. **Adjacent Zoning:** The subject area is adjacent to Residential Two Rural (R2R) to the west, Residential One (R1) and Industrial (I) to the north, and R2 to the south and east.
- 9.3. **District Comparison:** Residential Two (R2) zoning district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan. Conditional Zoning Districts (CD) applies to instances where certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Some land *uses* are of a nature or scale that may have significant impacts on both the immediately surrounding area and the entire community, which cannot be predetermined or controlled by general district standards. There are also circumstances in which a general use district designation allowing such a *use* by right would not be appropriate for a particular property though the *use* could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted *Comprehensive Plan*, and adopted district. The review process established in this section provides for the accommodation of such *uses* by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the *use* with the use and enjoyment of neighboring properties.
- 9.4. **Conditional Zoning Approval:** If a petition for 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 petition and site plan shall be allowed on the subject property. A change of location of the structures may be authorized pursuant to §42-50 (Alterations to Approval). Changes to the site plan layout shall not increase the number of structures. (LDC §42-49)

**10. Technical Review Committee (TRC) Recommendations:**

- 10.1. The TRC discussed this application on Tuesday, January 7, 2020. Conditions discussed at the TRC meeting are shown on the List of Conditions.

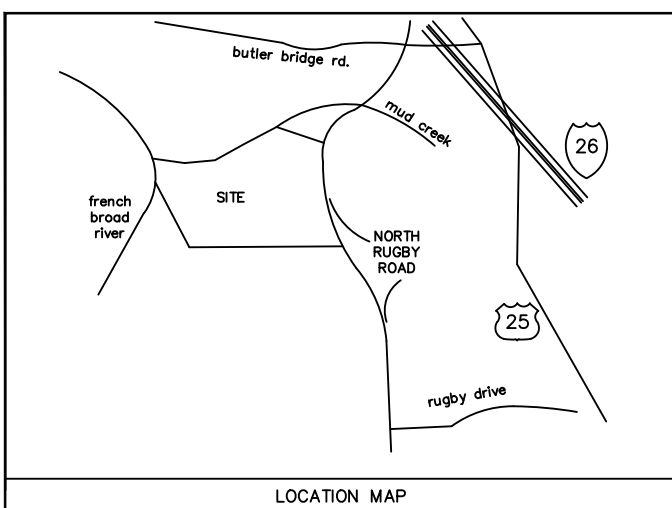
**11. Neighborhood Compatibility Meeting:**

- 11.1. A neighborhood compatibility meeting was held on Friday, January 10, 2020 at 1:00 PM in the King Street Meeting Room.
- 11.2. A report of this meeting will be forwarded to the Planning Board and Board of Commissioners.

**12. Planning Board Meeting:**

12.1. The Planning Board reviewed and discussed this application on Thursday, January 16, 2020 during their regularly scheduled meeting. The Planning Board voted unanimously to recommend approval to the Board of Commissioners.

12.2. Conditions discussed at the Planning Board meeting are shown on the List of Conditions.



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
— x —	FENCE

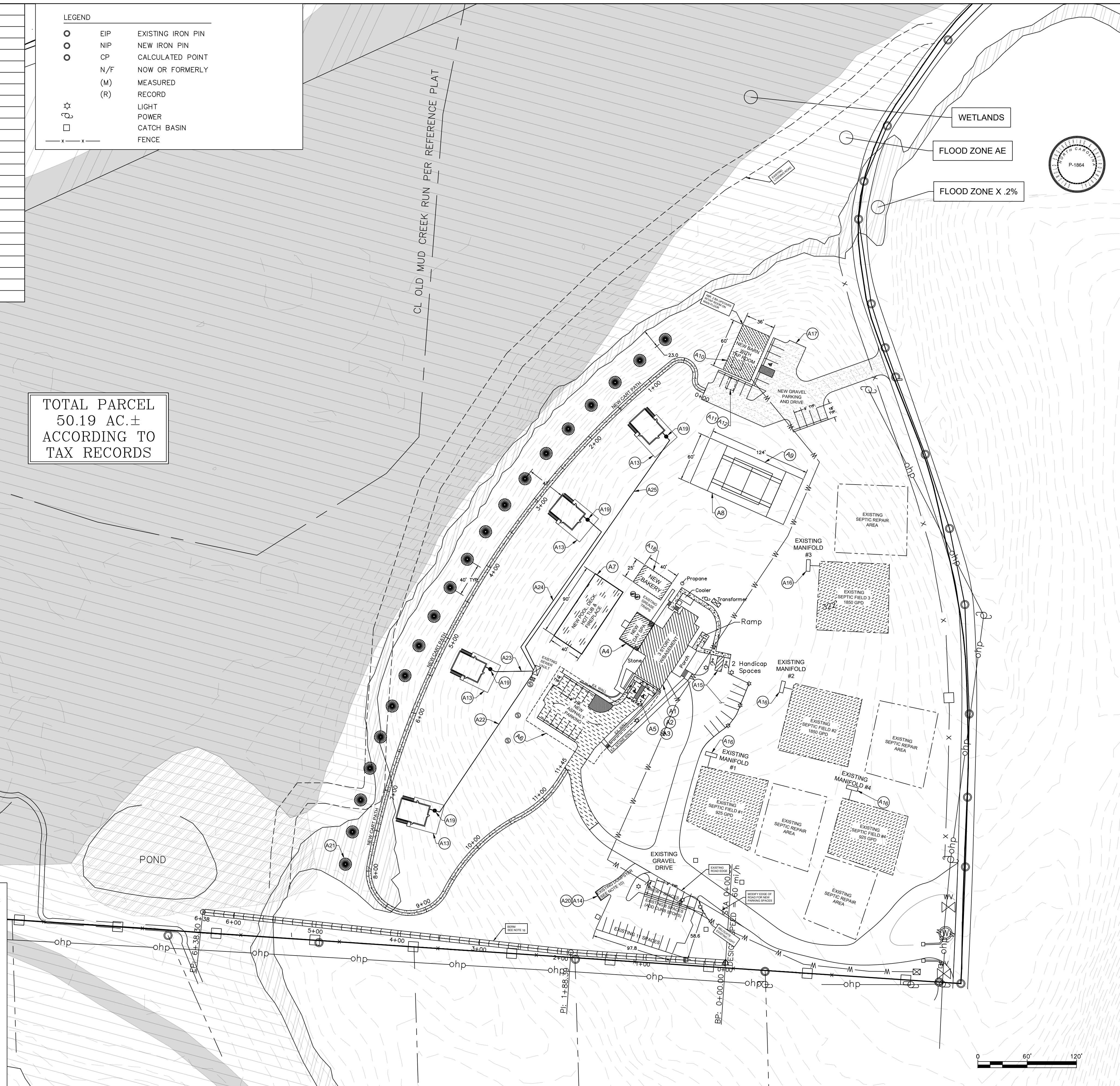
EXISTING IMPERVIOUS CALCULATIONS			
Description	Area Sq. Ft.	Qty.	Total Area Sq. Ft.
Existing Parking and Drive A14, A15	34,032	1	34,032
Asphalt Parking and Road A5, A6*	7,808	1	7,808
Existing Hotel & Deck	4,968	1	4,968
<b>Total Square Feet &gt;&gt;</b>			<b>46,808</b>
<b>Total Acres &gt;&gt;</b>			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

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

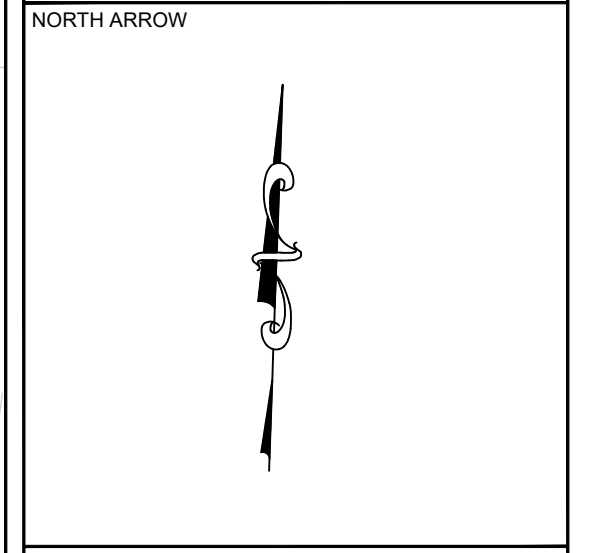
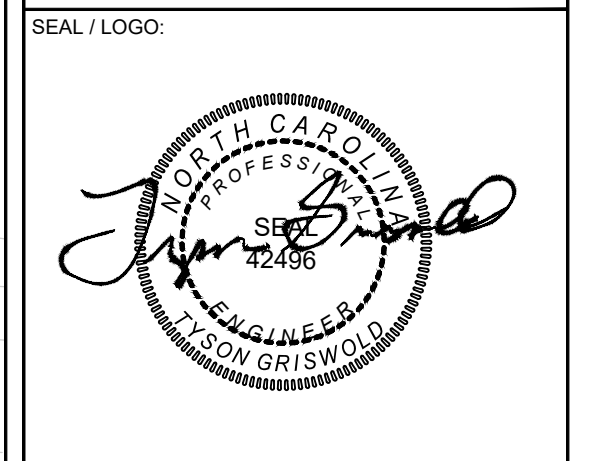
ADDITIONAL IMPERVIOUS CALCULATIONS TABLE IM-1			
Description	Area Sq. Ft.	Qty.	Total Area Sq. Ft.
Barn w/Taproom Bldg	4,320	1	4,320
Barn Parking & Drive	11,016	1	11,016
Yurt 15' dia.	176	20	3,520
Cart Path Connector Barn to Logging Road	1,285	1	1,285
Cart Path Connector Hotel to Logging Road	1,540	1	1,540
Cart Path northwest of logging road	9,844	1	9,844
Bath Houses (Roof Area)	953	4	3,812
<b>Total Square Feet &gt;&gt;</b>			<b>35,337</b>
<b>Total Acres &gt;&gt;</b>			<b>0.81 acres</b>

**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 (20) AND TAP ROOM EQUALS 25,284 SQ. FT. THE PROPOSED PARKING SPACES EQUALS 66 WHICH EXCEEDS THE MINIMUM OF 51 SPACES.
  - TOTAL DISTURBED AREA = 0.81 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
  - EARTHEN BERM 2' HIGH BY 7' WIDE WITH TOP WIDTH 1' AND SIDE SLOPES 3:1



Griswold Engineering & Environmental PLLC  
Civil Engineer  
Tyson Griswold, PE  
421 5th Avenue West  
Hendersonville, NC 28739  
(828) 393-5820  
engineer@tysongriswold.com



REVISIONS  
REV#7  
ADDED ITEMS 22-25 TO TABLE; ADDED WETLANDS OVERLAY; RELOCATED (4) BATH HOUSES; REDUCED YURTS QTY. TO 20; RELOCATED YURTS; REVISED CART PATH; REV# NOTE 3; ADDED NOTES 4, 6, 14 & 15; ADDED ADA PARKING TO TAP ROOM; ADDED WATER LINE;  
DSM 11/22/19

REV#8  
REDUCED YURTS FROM 25 TO 20; REVISED NOTES 9 & 10; CHANGED ADDITIONAL IMPERVIOUS (TABLE IM-1 & NOTE 10) FROM 0.83 TO 0.81; ADDED BERM ALONG SOUTH PROPERTY LINE PER NOTE 16;  
DSM 11/22/19



PROJECT  
Skylaranna  
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**



100 North King Street  
Hendersonville, NC 28792

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

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

Conditions per Building/Inspections:

6. Yurt platforms will be inspected
7. Yurts must be fixed to platform
8. Yurt manufacturer must provide an engineered seal set of building plans
9. 2018 North Carolina Building Code
10. 2017 North Carolina Building Code for electrical
11. Carbon monoxide detectors required
12. Sprinklers as required by building code
13. Fire separation required between hotel rooms
14. Bathhouses are to be built to commercial standards
15. ADA parking spaces required for each building

Conditions per Fire Marshal/Emergency Services:

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

Conditions per Environmental Health:

19. Permit required for proposed pool
20. Pool requires dressing rooms and showers per North Carolina code
21. Existing septic system requires a licensed operator
22. Calculated flows for each proposed use needed to determine if existing wastewater system is sufficient

Conditions per NCDOT:

- 23. Access to site will require NCDOT driveway permits


Conditions per Public Utilities (City of Hendersonville Water):

- 24. City of Hendersonville requires a change of use permit
- 25. Upgrade existing water infrastructure or verify backflow prevention and cross-connection prevention measures are installed to meet current standards

Conditions per Henderson County Planning Board

- 26. Vegetative buffer consisting of trees along southern border
- 27. 2' tall berm along southern border of subject area to mitigate stormwater runoff
- 28. 11 PM outside noise curfew

WE, all the applicants and property owners in R-2019-07-C, agree to the foregoing conditions:

  
\_\_\_\_\_  
Keon J. High  
Managing Member Highway LLC 2/13/20

\_\_\_\_\_

**Certification of Notice of Public Hearing**

In accordance with NCGS 153A-343 the Planning Department certifies notice of the March 2, 2020 hearing regarding Rezoning Application #R-2019-07-C were:

1. Submitted to the Hendersonville Lightning on February 11, 2020 to be published on February 19, 2020 and February 26, 2020 by Matt Champion;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on February 14, 2020 by Matt Champion;
3. Sent, via first class mail, to the property owner on February 14, 2020 by Matt Champion; and
4. Signs were posted on the Subject Area(s) on February 17, 2020 by Jacob Compher.

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

1. Matt Champion \_\_\_\_\_
2. JS \_\_\_\_\_

STATE OF   NORTH CAROLINA  

COUNTY OF   HENDERSON  

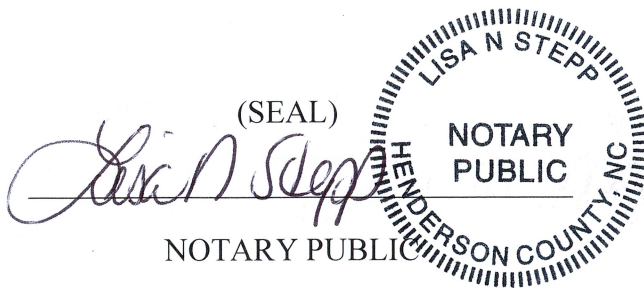
I, Lisa N Stepp, a Notary Public, in and for the above County

and State, do hereby certify that Matt Champion & Jacob Compher, personally appeared before me this day.

WITNESS my hand and notarial seal, this the 19<sup>th</sup> day of February, 2020.

My commission expires:

September 5, 2021 \_\_\_\_\_







**RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN**

**WHEREAS**, pursuant to N.C. General Statute §153, Article 18, the Henderson County Board of Commissioners exercises regulations relating to development within the County’s jurisdiction; and

**WHEREAS**, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues;

**WHEREAS**, the Board desires to update and revise the regulations of the LDC; and

**WHEREAS**, the Planning Director and Planning Board provided recommendations regarding the proposed zoning map amendment with case #R-2019-07-C; and

**WHEREAS**, pursuant to N.C. General Statute §153-323, the Planning Director provided the prescribed public notice and the Board held the required public hearing on March 2, 2020; and

**WHEREAS**, N.C. General Statute §153-341 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

**NOW THEREFORE, BE IT RESOLVED** by the Henderson County Board of Commissioners as follows:

1. That the Board reviewed the proposed map amendment (#R-2019-07-C, Skylaranna) and finds that it is reasonable, in the public interest and it is consistent with the CCP and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed map amendment provides for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

**THIS** the 2<sup>nd</sup> day of March, 2020.

**HENDERSON COUNTY BOARD OF COMMISSIONERS**

**BY:** \_\_\_\_\_  
**GRADY HAWKINS, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Teresa Wilson, Clerk to the Board**

**[COUNTY SEAL]**

## Rezoning #R-2019-07-C Highway, LLC



Board of Commissioners  
March 2, 2020

*Henderson County Planning Department*

1

## Public Hearing Notice

- Legal Ad was published in the Hendersonville Lightning on February 19<sup>th</sup> and February 26<sup>th</sup>
- The property was posted on February 17<sup>th</sup>
- Letters were mailed to property owners within 400 feet of the Subject Area on February 14<sup>th</sup>

*Henderson County Planning Department*

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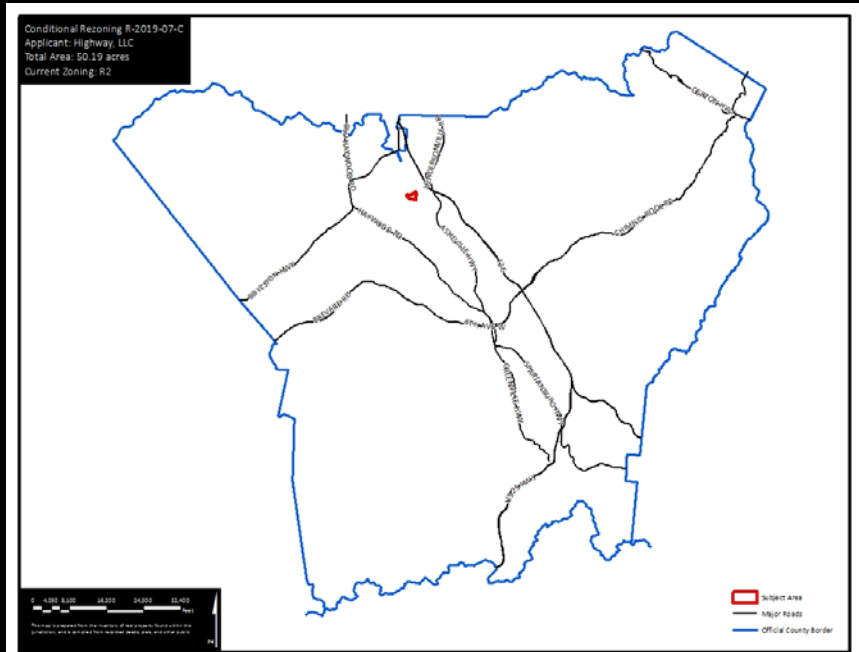
# Application Summary

- Conditional Rezoning Request: R-2019-07-C
- Applicant: Highway, LLC
- Property Location: 2075 N. Rugby Road
- Rezone from a Residential Two (R2) Zoning District to a Conditional District (CD-2019-07)
- Approximately 50.19 acres

*Henderson County Planning Department*

3

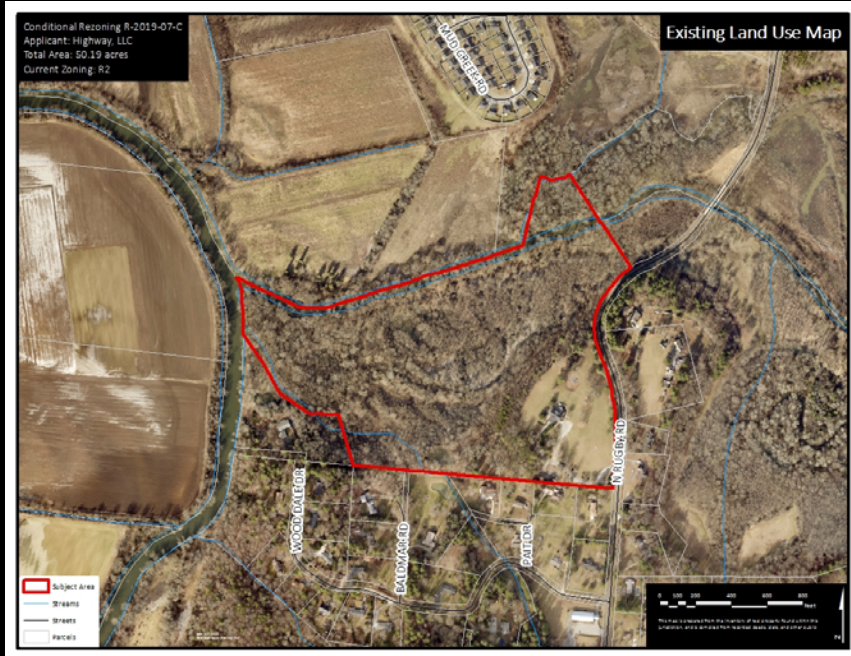
## County Context Map



*Henderson County Planning Department*

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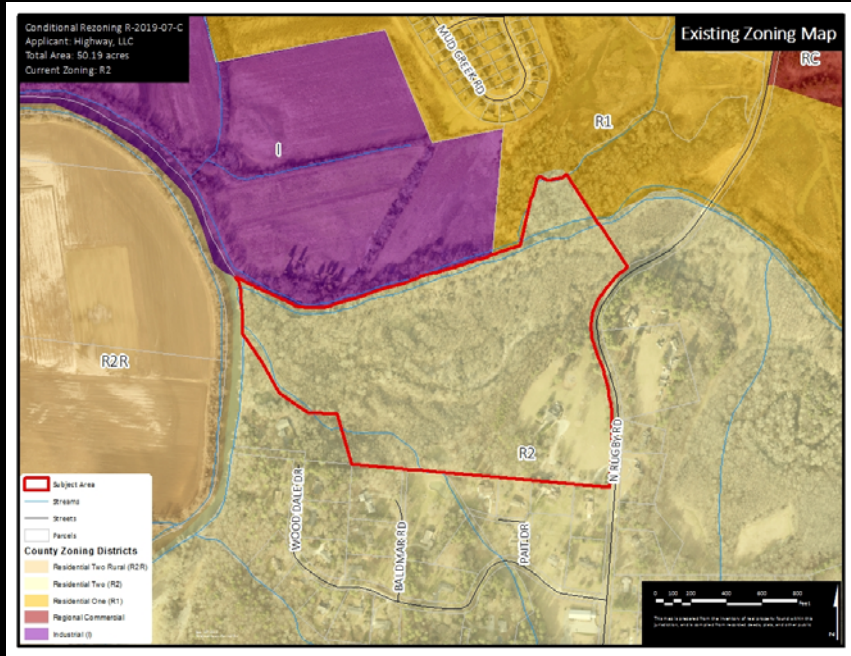
# Aerial Map



Henderson County Planning Department

5

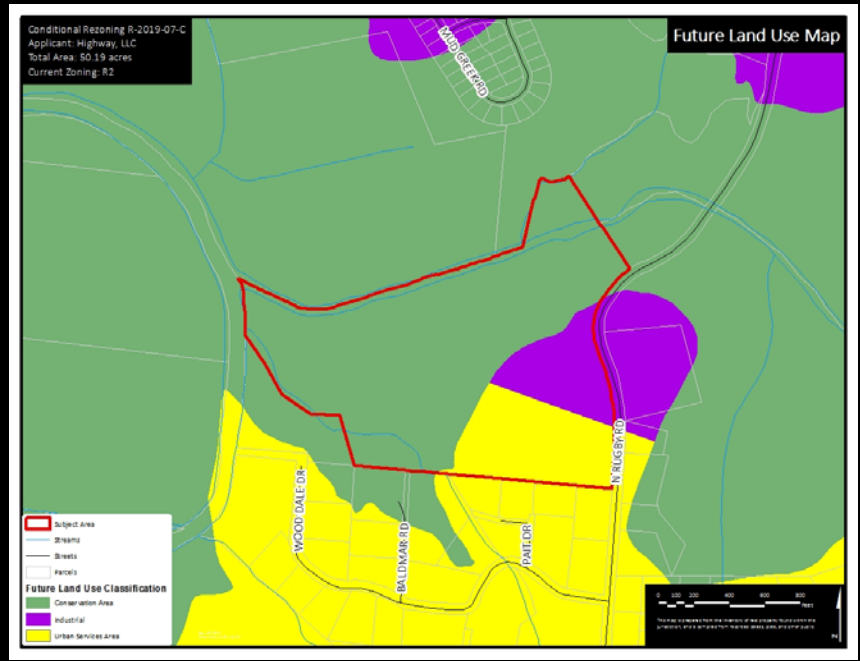
# Existing Zoning Map



Henderson County Planning Department

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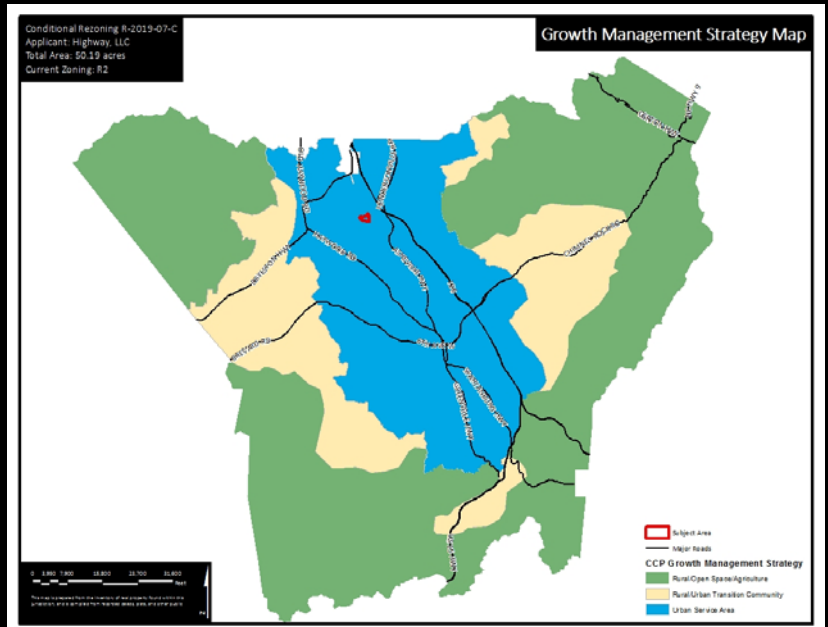
# CCP Future Land Use Map



Henderson County Planning Department

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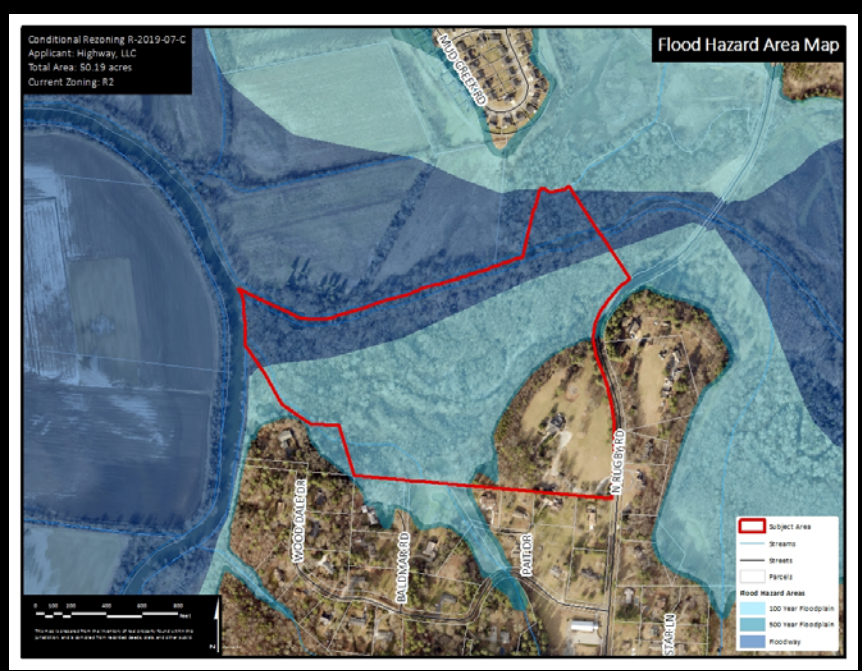
# Growth Management Strategy Map



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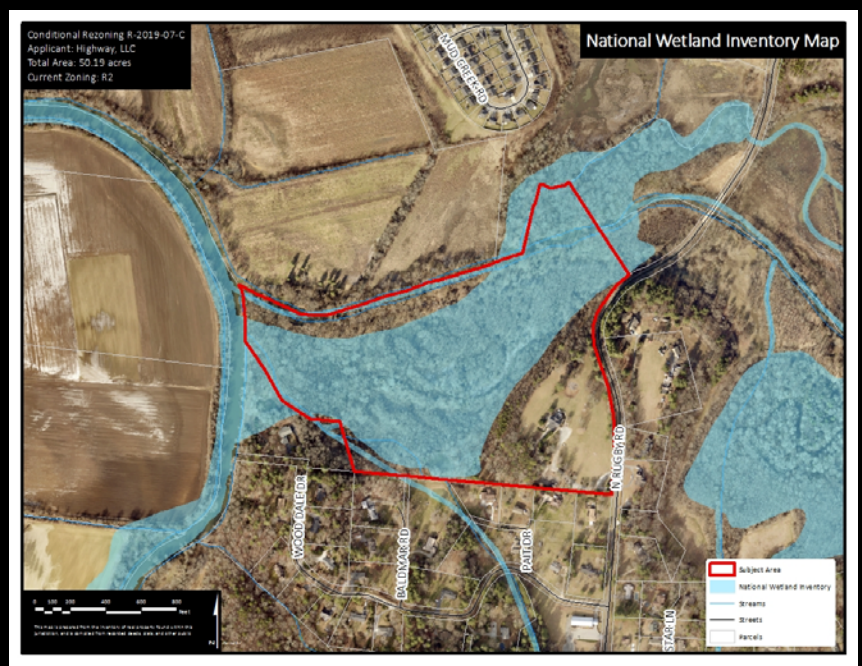
# Floodplain Map



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# Wetlands Map



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## Subject Area Photos



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## Subject Area Photos



*Henderson County Planning Department*

12

## Subject Area Photos



*Henderson County Planning Department*

13

## Subject Area Photos



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## Subject Area Photos



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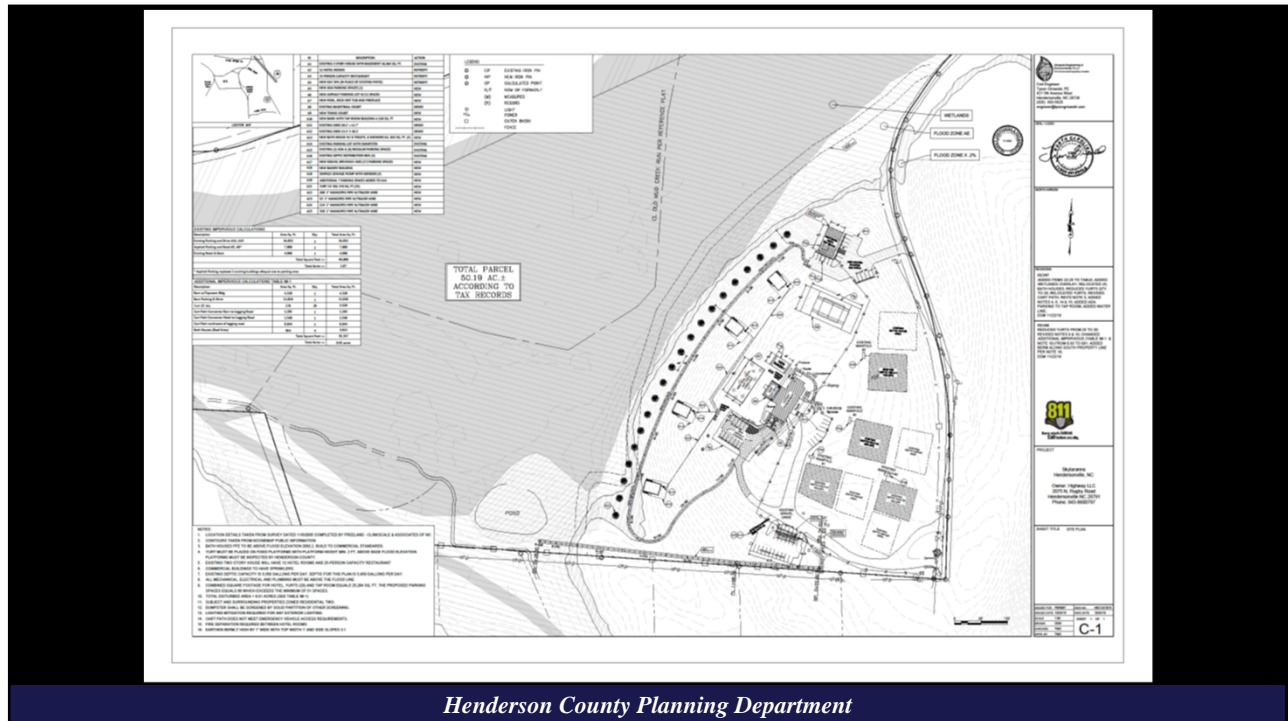
15

## Subject Area Photos



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## Project Summary

- Existing 16,564 square foot house with basement retrofitted to accommodate 12 hotel rooms and 25-person capacity public restaurant
- New day spa in place of existing patio
- New bakery building to support public restaurant
- New 4,320 square foot barn with taproom open to public
- New pool with hot tub and fireplace
- Existing basketball court retrofitted for tennis court
- 20 yurts 15' in diameter on elevated platforms 2' above BFE
- 4 bathhouses with 6 toilets and 6 showers in each building
- 66 parking spaces provided to accommodate all uses

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## Conditional Rezoning's

Conditional rezoning's are:

- Legislative decisions
- Require a site specific plan (only what is on the plan is allowed)
- The BOC may require additional conditions of the development, provided the developer agrees to those conditions
- Process provides protection to adjacent properties

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## Conditional Rezoning's

- Conditions required by the LDC are listed in the staff report
- Additional conditions recommended for consideration and requests made by the TRC and Planning Board are also listed in the staff report

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# Conditional Rezoning #R-2019-07-C

# Questions



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