

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 1, 2020

SUBJECT: Set Public Hearing for Amendment to Conditional District CD-2019-07
Skylaranna

PRESENTER: Matt Champion, Project Development Planner
Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Aerial Map
2. Amended Site Plan

SUMMARY OF REQUEST:

Skylaranna was approved as a conditional zoning district on March 2, 2020 (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. Due to regulations with the NC Department of Insurance (NCDOI) and NC Fire Code, the applicant is requesting an amendment to the approved site plan. The amendment includes the following:

1. Proposed yurts (20 total) will be replaced with onsite, stick built cabins (20 total) with a bathroom and kitchen efficiency (includes a coffee pot, refrigerator, microwave, toaster oven and sink). These dwellings will meet the required NCDOI and NC Building Code requirements.
2. The proposed bathhouses will be removed. According to the project engineer, the existing septic system will support the individual bathrooms in the cabins.
3. The existing logging road will be utilized for emergency service access to the cabins, with an additional gated one-way exit onto N. Rugby Road.
4. The applicant has proposed the addition of a gazebo on the property.
5. Due to improvements required for stormwater permits, the applicant has requested to remove all or a portion of the required 2' berm along southern boundary as it is no longer necessary to correct the water runoff issues.

Since the conditional rezoning is approved with an associated site plan, any changes to the proposed site plan requires the Board of Commissioners to approve the amendment.

A neighbor compatibility meeting was held on Monday, May 18, 2020 electronically on the proposed amendments.

The Technical Review Committee reviewed the proposed amendments on May 19, 2020 electronically and made a motion to forward the application to the Planning Board with conditions as discussed.

The Planning Board reviewed the conditional district amendment at its May 21, 2020 meeting electronically. The Planning Board voted 7-1 to forward a favorable recommendation.

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:

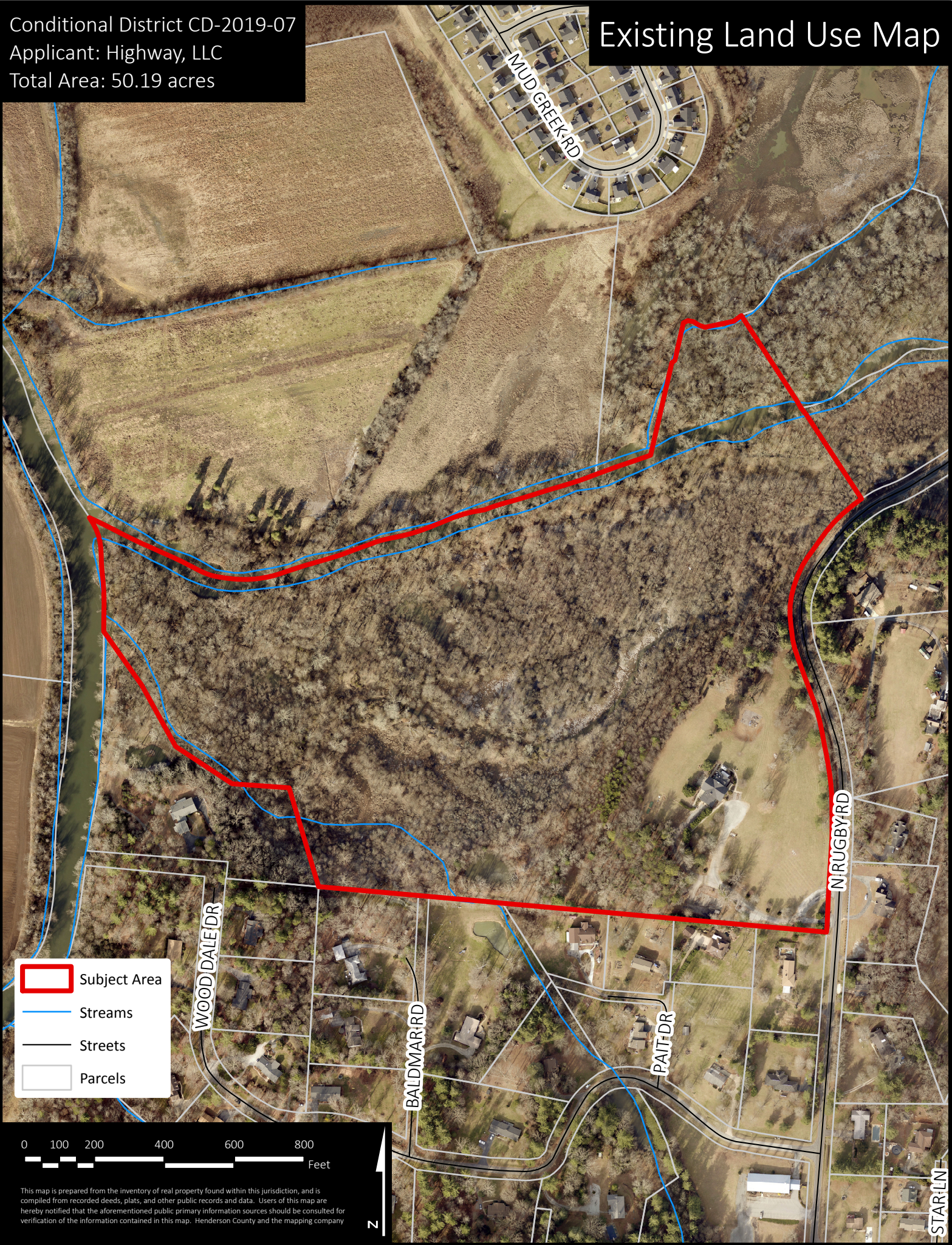
I move that the Board schedule a public hearing for an amendment to the Conditional District CD-2019-07, Skylaranna for Wednesday, July 15, 2020, at 9:30 AM.





Conditional District CD-2019-07

Applicant: Highway, LLC

Total Area: 50.19 acres

Existing Land Use Map



-  Subject Area
-  Streams
-  Streets
-  Parcels

0 100 200 400 600 800 Feet

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



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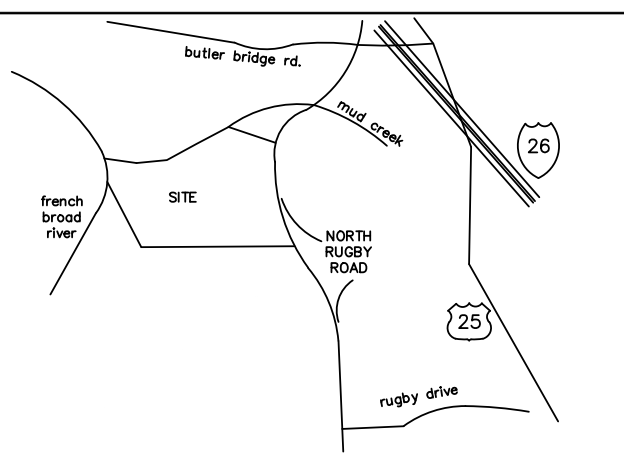


TABLE OF AMENDMENTS		
ID	DESCRIPTION	ACTION
A21	20 STICK BUILT CABINS	NEW
A26	CABIN ACCESS ROAD	NEW
A27	35 FT. DIAMETER GAZEBO	NEW
N/A	25 YURTS	REMOVED
N/A	4 BATH HOUSES	REMOVED

PREVIOUSLY APPROVED		
ID	DESCRIPTION	ACTION
A1	RETROFIT EXISTING TO 12 ROOM HOTEL	REMAIN
A4	DAY SPA	REMAIN
A5	2 ADA PARKING SPACES	REMAIN
A6	11 ASPHALT PARKING SPACES	REMAIN
A10	BARN WITH TAP ROOM	REMAIN
A17	GRAVEL DRIVE & 17 PARKING SPACES	REMAIN

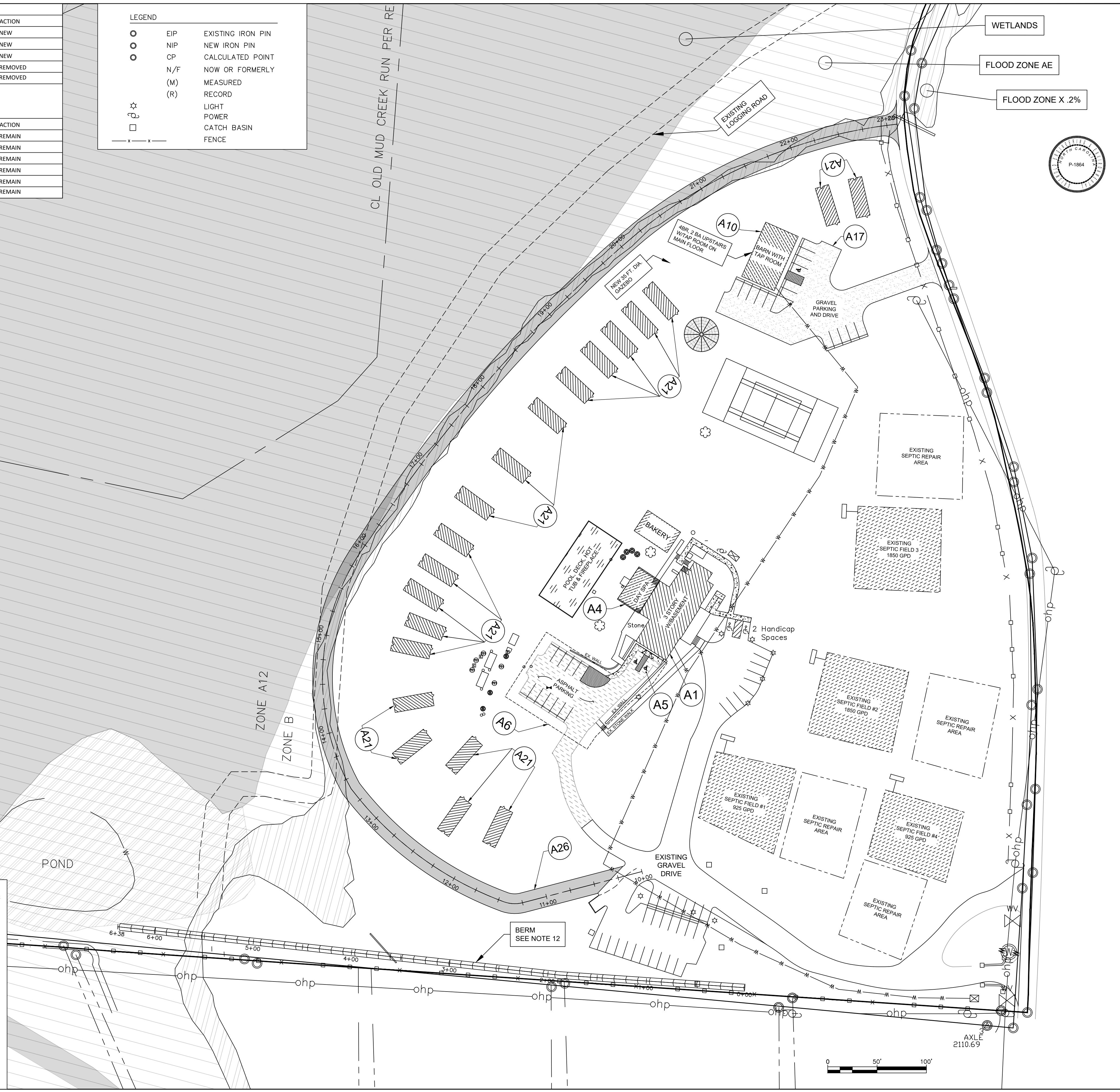
LEGEND	
○	EIP EXISTING IRON PIN
○	NIP NEW IRON PIN
○	CP CALCULATED POINT
○	N/F NOW OR FORMERLY
(M)	MEASURED
(R)	RECORD
☆	LIGHT
⊛	POWER
□	CATCH BASIN
-x-x-	FENCE

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
Total Square Feet >>			46,808
Total Acres >>			1.07

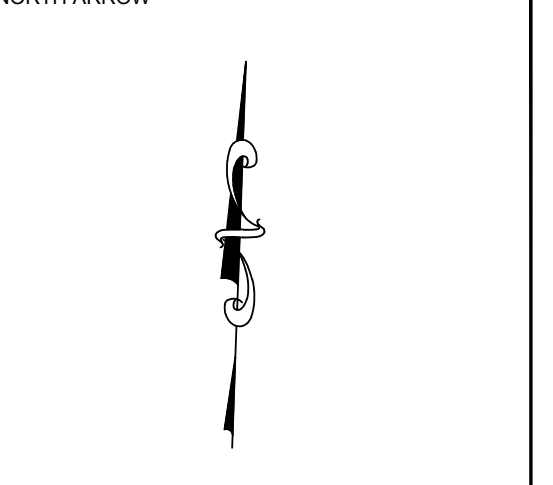
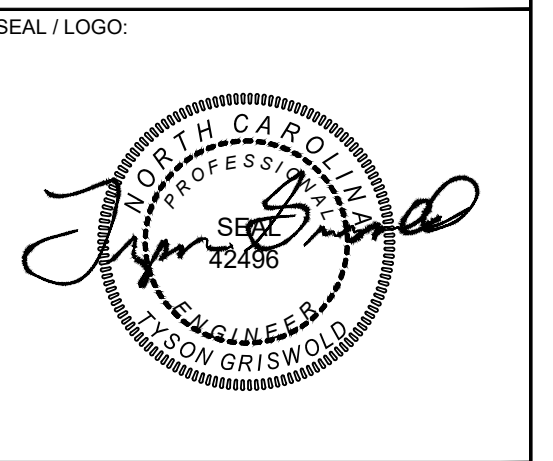
* Asphalt Parking replaced 2 existing buildings of equal size to parking area

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
Stick Built Cabin (14 ft x 40 ft typ.)	560	20	11,200
Cabin Access Road	25,645	1	25,645
Total Square Feet >>			52,181
Total Acres >>			1.20

- NOTES:
- LOCATION DETAILS TAKEN FROM SURVEY DATED 11/6/2005 COMPLETED BY FREELAND - CLINKSCALE & ASSOCIATES OF NC AND RECENT SURVEY PROVIDED IN APRIL 2020.
 - CONTOURS SHOWN ARE FROM SURVEY CONDUCTED IN APRIL 2020.
 - EXISTING TWO STORY HOUSE WILL HAVE 12 HOTEL ROOMS.
 - 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
 - TOTAL DISTURBED AREA = 1.2 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.
 - FIRE SEPARATION REQUIRED BETWEEN HOTEL ROOMS
 - EARTHEN BERM 2' HIGH BY 7' WIDE WITH TOP WIDTH 1' AND SIDE SLOPES 3:1
 - EACH STICK BUILT CABIN WILL BE 14 FT. X 40 FT. INCLUDING A BATHROOM. ALL BATHROOMS WILL BE CONNECTED TO A HOLDING TANK.



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



REVISIONS
 REV#11
 DELETED ITEMS A3 (RESTAURANT), A7 (POOL), A9 (TENNIS COURTS), A10 (BARN), A13 (BATH HOUSES), A18 (BAKERY), A19 (GRINDER PUMPS), AND A22-A25 (PIPE) FROM TABLE. DELETED PREVIOUS NOTE 7 WHICH REFERENCED AREA OF BARN;
 DSM 05/4/20

REV#12
 DELETED POINTS TABLE; REVISED BOM TABLE; DELETED TEXT FROM SURVEY ITEMS; REMOVED CONTOURS FOR THIS SHEET; REMOVED BALLOONS FOR ALL ITEMS NOT INCLUDED IN THE BOM TABLE; ADDED GAZEBO;
 DSM 05/5/20

REV#13
 MOVED GAZEBO;
 DSM 05/5/20



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

SHEET TITLE
 AMENDMENT TO #CD-2019-07 FOR SKYLARANNA

ISSUED FOR PERMIT	DWG NO.	HEC-241019
ISSUE DATE 05/05/20	DWG DATE	10/24/19
SCALE 1:50	SHEET 1 OF 1	
DRAWN DSM		
CHECKED TMG		
APPR. BY TMG		

C-1