



**CITY OF HENDERSONVILLE**  
**AGENDA ITEM SUMMARY**  
**PLANNING DIVISION**

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**SUBMITTER:** Matthew Manley

**MEETING DATE:** May 9, 2024

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Administrative Review: Alternative Building Design – Spinx-Upward Rd (A23-98-SPR) – *Matthew Manley, AICP - Strategic Projects Manager*

**SUGGESTED MOTION(S):**

**For Approval:**

I move that the Alternative Design Committee recommended that the Planning Board grant preliminary alternative building design approval based on the requirements of 5-27 Commercial Highway Mixed Use and in accordance with Article 18. It is determined that the alternative design plan does advance the general design considerations as outlined in Section 18-6 and is as good as, or better than, the design standards of Section 5-27. This approval shall allow alternative design measures as shown in the elevation included in the packet which allows for deviations to the following sections:

1. **5-27-4.1.8 Building scale**

**[DISCUSS & VOTE]**

**For Denial:**

I move that the Alternative Design Committee recommend that the Planning Board deny preliminary alternative building design approval based on the requirements of 5-27 Commercial Highway Mixed Use and in accordance with Article 18. The proposed alternative design plan does not advance the general design considerations as outlined in Section 18-6 and is not as good as, or better than, the design standards of Section 5-27

**[DISCUSS & VOTE]**

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***SUMMARY:***

*The City of Hendersonville is in receipt of an application for preliminary site plan review from Norman Hamilton of Site Design, Inc and Mitch Reise of the Spinx Company, LLC. The applicant is proposing to construct a 6,470 Sq Ft convenience store and 6,160 Sq Ft gas station canopy on the subject property.*

*Due to this development exceeding the threshold of 30 new parking spaces, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.*

*The proposed building design plan shows that the convenience store will have a height of 27' at its highest point. The building contains at least 3 of the architectural details required by 5-27-4.1.5 (center tower, offsets in roof/building, decorative cornices). The building contains at least two contrasting building materials with brick making up at least 15% of the façade. To achieve distinctive architectural interest on buildings facing intersections, the applicants are proposing added height to the parapet, a corner entrance, and corner canopy. The applicant proposes an alternative building design to accommodate relief from the projection depth requirement of 5-27-4.1.8 'Building Scale'.*

*Article 18 of the Zoning Code provides for flexibility in the design of buildings within the City's Mixed Use zoning districts. The article allows applicants to choose not to comply with the design standards of the base zoning district as long as an alternative design is reviewed and approved. The alternative design must be found to be as good or better than the design required by the design standards and that it is in keeping with the 'general design considerations' outlined in Section 18-6.*

*To assist in this determination, the Current Planning Committee will serve at the Alternative Design Committee and make a recommendation to the Planning Board on the appropriateness of the alternative design.*

<b>PROJECT/PETITIONER NUMBER:</b>	(A23-98-SPR)
<b>PETITIONER NAME:</b>	Upward Road Hospitality, LLC [Applicant/Owner]
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. Building Elevations</li> <li>2. Building Floorplan</li> <li>3. Preliminary Site Plan</li> <li>4. Sections 18-5 &amp; 18-6 Mixed Use Zoning</li> <li>5. Section 5-27 CHMU Zoning District Standards</li> <li>6. Application / Owner Signature Addendum</li> </ol>