

STANDARD REZONING: 135 SUGARLOAF RD - (P24-43-RZO)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - 135 Sugarloaf Rd (former WoC outparcel)
 - P24-43-RZO
- Applicant & Property Owner:
 - Daniel Renckens of WOC SE Storage, LLC
- Property Address:
 - 135 Sugarloaf Rd
- Project Acreage:
 - 1.96 Acres
- Parcel Identification (PINS):
 - 9579-57-4046
- Current Parcel Zoning:
 - C-3 CZD, Highway Business Conditional Zoning District
- Proposed Zoning District:
 - CHMU, Commercial Highway Mixed Use
- Future Land Use Designation:
 - Mixed Use - Employment



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Zoning Map Amendment application from Daniel Renckens of WOC SE Storage, LLC (owners) for 135 Sugarloaf Rd (PIN: 9579-57-4046) totaling 1.96 Acres located near Chimney Rock Rd (US64) and I-26. The property is currently zoned C-3 CZD, Highway Business Conditional Zoning District. The petitioner is requesting that the property be rezoned to base zoning of CHMU, Commercial Highway Mixed Use.

Use of the subject property is limited to the site plan that was approved when the current C-3 CZD zoning was adopted in November 2021. The CZD allowed for the conversion of the World of Clothing building into SafeNest storage. However, the CZD did not call for any development or specific use of the portion of the property that is the subject of the current rezoning petition. At the time of the CZD, the current subject parcel was part of a single tract which included the World of Clothing building. As such, it was included in the rezoning. Now as an outparcel, the property owners are looking to rezone it back to a base district. If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the CHMU district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

SITE IMAGES



*View of subject property from northern boundary facing south.
Home 2 Suites and Ramada are visible on the left.*



View of subject property from southern boundary facing north

SITE IMAGES

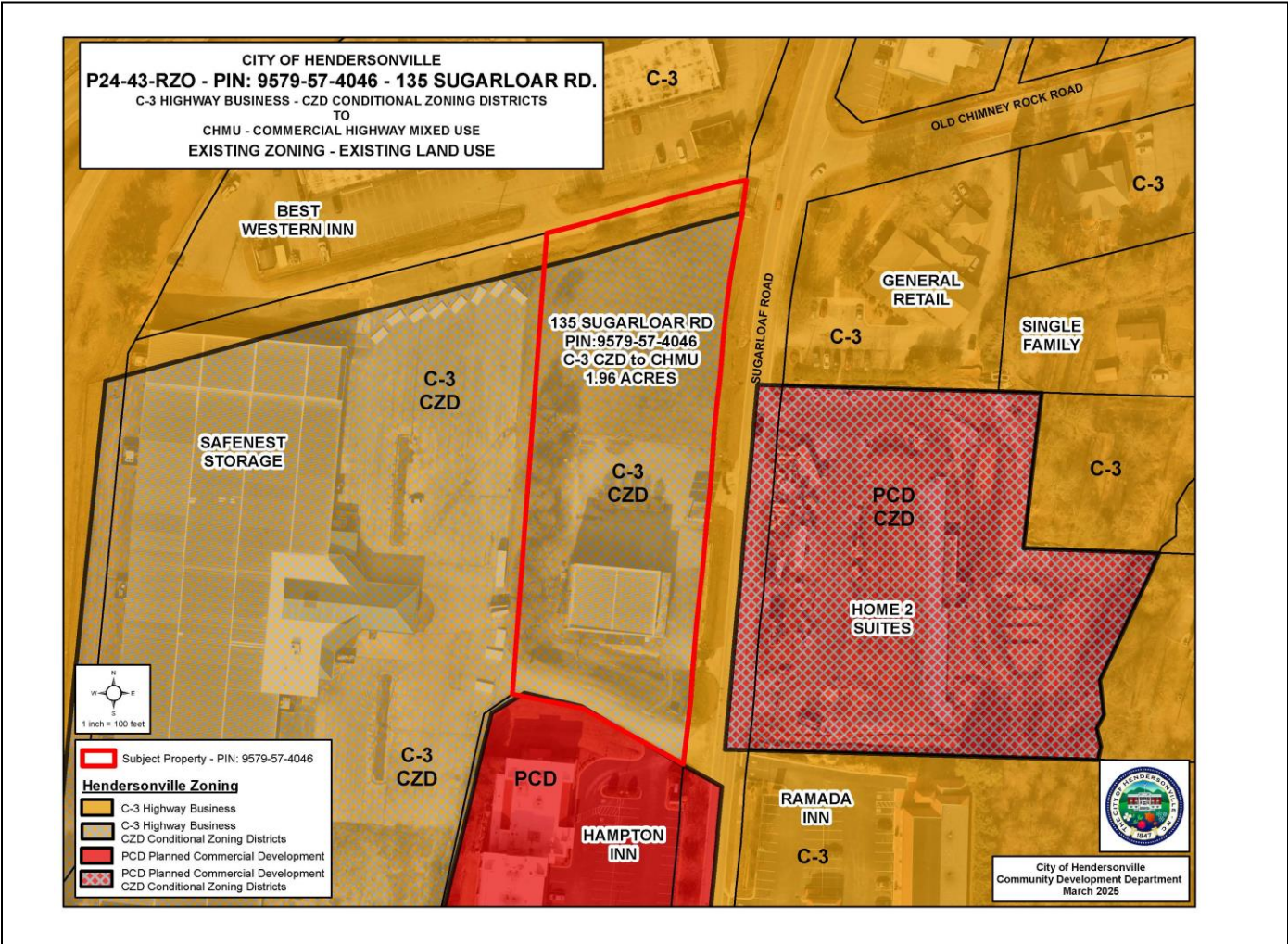


*View of subject property from southeastern corner facing northeast.
Best Western is in the background.*



*View of subject property from northeastern corner facing southwest.
SafeNest RV storage is in the background.*

EXISTING ZONING & LAND USE



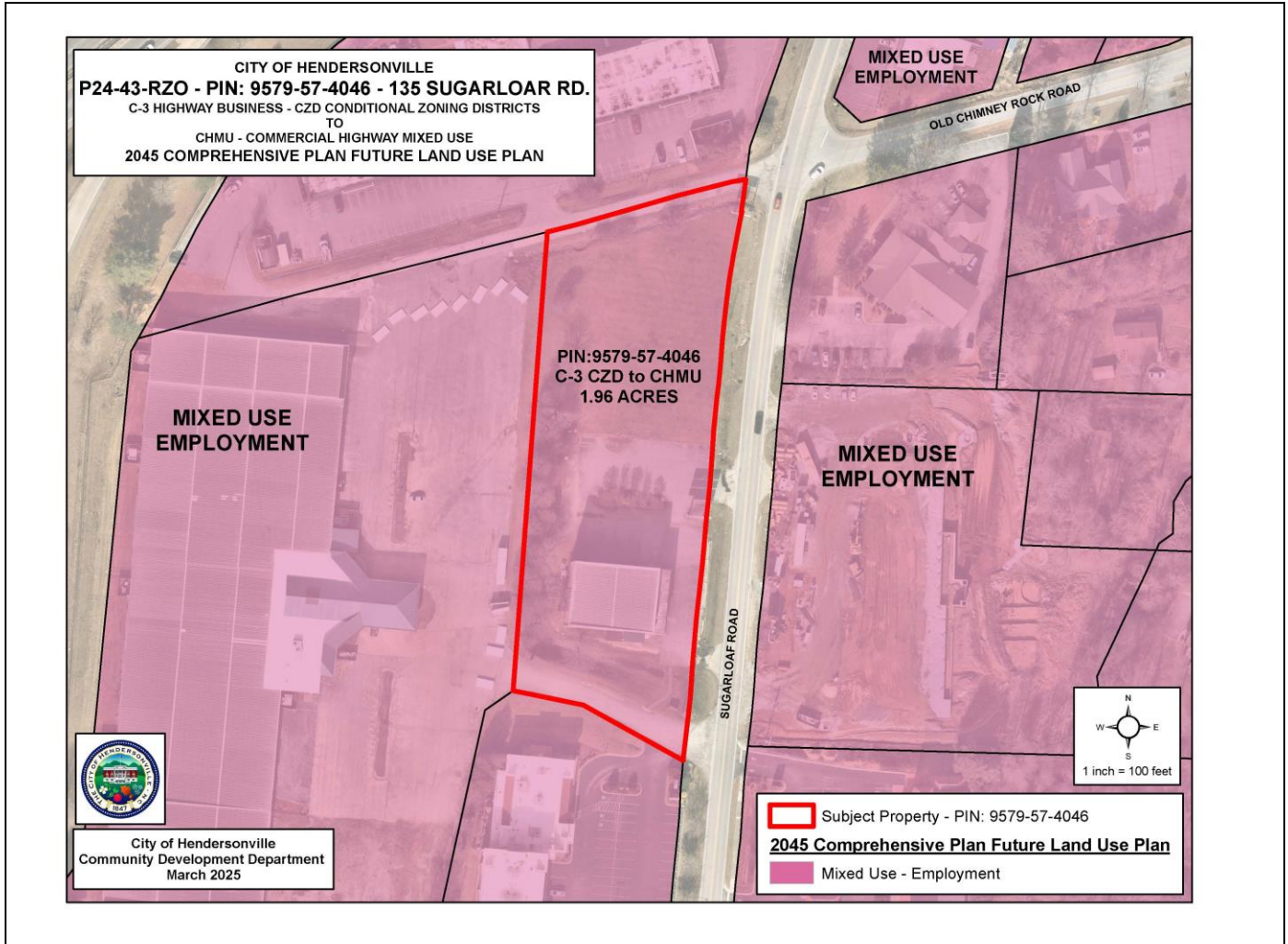
Existing Zoning & Current Land Use Map

The subject property is located within the corporate limits of the city. This site was previously tied to the former World of Clothing building which was rezoned to C-3 CZD and repurposed to self-storage. The subject property is just under 2 acres in total size and contains one 3-story principal building and its associated parking area. The remaining .86 acres of the site is a vacant grass lawn.

The dominate zoning in the area is C-3 Highway Business. There are two other zoning districts in the area: 1) Planned Commercial Development (PCD), which is present adjacent to the subject property to the south and directly across Sugarloaf Rd, and 2) Commercial Highway Mixed Use (CHMU), which is present just south of the subject property on The Cascades parcel which is split-zoned with C-3.

The land uses in this area are typical for interstate-oriented commercial uses with hotel/motels being the most prominent use. Other commercial uses include restaurants, gas stations, and self-storage facilities.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Mixed Use Employment” in the Future Land Use & Conservation Map. The adjacent properties flanking in all directions are also designated Mixed Use - Employment. The Character Area description for MU-E is as follows:

Employment centers contain a mix of uses including office, light industrial, and institutional in buildings with multiple stories. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Highly walkable areas with clustered parking and minimized vehicular circulation, incorporation of some retail, recreational, and residential uses to create a live, work, and play environment is supported. Flexible open space is in the form of formal and informal parks and green spaces connected by trails and can be programmed for gatherings of various sizes and purposes are also integrated.

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
I) COMPREHENSIVE PLAN CONSISTENCY	<p><u>LAND SUPPLY, SUITABILITY & INTENSITY</u></p> <ul style="list-style-type: none"> • The subject property is <u>not</u> located on a vacant or underutilized property in the <u>Land Supply Map</u> and therefore is <u>not</u> ranked for <u>Suitability</u> for Residential, Commercial and Industrial uses. • The subject property is located in an area designated as “Moderate” for <u>Development Intensity</u>. • The subject property is <u>not</u> located in one the <u>5 Focus Areas</u>. • The subject property is located on the fringe of the <u>Focused Intensity Node</u> centered at Howard Gap + Chimney Rock Rd and near the <u>Focused Intensity Node</u> centered at Four Seasons Blvd + Coolridge St.
	<p><u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Mixed Use - Employment Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: N/A</p>
2) COMPATIBILITY	<p><i>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property</i></p>
	<p>In addition to a general analysis of the existing conditions, staff has utilized the Gen H Comprehensive Plan as a guide for further evaluating issues related to “compatibility”. The analysis below includes an assessment of how the project aligns with the overall Goals and overarching Guiding Principles found in Chapter IV of the Gen H Plan.</p>
	<p><u>EXISTING CONDITIONS</u> The subject property is a 1.95 acre parcel; .86 acres of which are undeveloped. It is located in close proximity to the interchange of US64 + I-26. The surrounding properties are primarily lodging businesses with some restaurants, gas stations, and self-storage uses also present. While not visible from I-26, this is a visible location which helps to define the character of the city.</p>
	<p><u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible/Available Community Uses & Services: Consistent Resilient Community: N/A</p>

	<p>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES (Chapter IV)</p> <p>Mix of Uses: Consistent</p> <p>Compact Development: Consistent</p> <p>Sense of Place: Consistent</p> <p>Conserved & Integrated Open Spaces: Consistent</p> <p>Desirable & Affordable Housing: Consistent</p> <p>Connectivity: Consistent</p> <p>Efficient & Accessible Infrastructure: Consistent</p> <hr/> <p>DESIGN GUIDELINES ASSESSMENT – N/A</p>
<p>3) Changed Conditions</p>	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p> <p>The subject property was rezoned in 2021 from C-3 to C-3 CZD. The subject property was subdivided to serve as a separate outparcel (lot 2) from the parent parcel (former World of Clothing building).</p> <p>Additional development has occurred in proximity to the subject property. These developments include AAA Storage and Home 2 Suites on Sugarloaf Rd and Universal at Lakewood and Lakewood Apartments north of Chimney Rock Rd on Lakewood Dr.</p>
<p>4) Public Interest</p>	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p> <p>Under the current CZD, nothing can be developed on this site. The options for changing the zoning are between C-3, Highway Business and the proposed CHMU Zoning District. While CHMU is a permissive zoning district, it is distinguished from the surrounding C-3 zoning due to the fact that it permits Multi-Family uses and has building and site design standards. These mix of uses and design standards can provide a superior development compared to what is permissible under C-3 zoning.</p>
<p>5) Public Facilities</p>	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p> <hr/> <p>The property is served by City services and is located on an NCDOT road.</p>
<p>6) Effect on Natural Environment</p>	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p>

	There is no immediate development proposed on the subject properties. There are no existing trees nor environmentally-sensitive areas within the area proposed for rezoning.
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REZONING STANDARDS ANALYSIS & CONDITIONS

Staff Analysis

- 1) Comprehensive Plan Consistency - Staff finds the petition to be Consistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map and the Character Area Crosswalk.
- 2) Compatibility – Staff finds that proposed CHMU zoning is compatible with surrounding land uses and with the City’s desired vision for this area.
- 3) Changed Conditions - Staff finds that the changed conditions relate to increased commercial activity along the Sugarloaf Rd corridor and the rezoning of the subject property from C-3 to C-3 CZD.
- 4) Public Interest - Staff finds that CHMU is the preferred zoning district as it would provide options for a mix of land uses while requiring design standards.
- 5) Public Facilities - Staff finds that the rezoning would not have a direct impact on the provision of public facilities.
- 6) Effect on Natural Environment – Staff finds no direct impact on the natural environment.

The petition is found to be **Consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The proposed zoning of CHMU aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Mixed-Use - Employment'.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *CHMU Zoning would allow for expanded economic use of the subject property*
- *CHMU Zoning would allow for a range of by-right commercial and residential development / redevelopment opportunities.*
- *CHMU Zoning would ensure a higher quality development compared to the minimum requirements of alternative zoning districts*

DRAFT [Rational for Denial]

- *CHMU Zoning is too permissive of a zoning district*
- *CHMU Zoning and multi-family residential uses are incompatible at this location*