

# **Hendersonville Home 2 Conditional Zoning District (P21-73-CZD)**

## **CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT**

### **Staff Report Contents**

PROJECT SUMMARY .....	2
City of Hendersonville Existing Land Use and Zoning .....	3
SITE CONDITIONS – SITE IMAGES .....	4
PROPOSED SITE PLAN.....	6
REZONING CRITERIA:.....	7
REZONING CRITERIA:.....	8
.....	10
SITE PLAN REVIEW .....	11
REQUESTED USES: .....	12
STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY:.....	12
ZONING MAP AMENDMENTS: .....	12
PROPOSED CONDITIONS: .....	13
PUBLIC COMMENT: .....	13
PLANNING BOARD SUMMARY OF ACTION.....	13
TREE BOARD- SUMMARY OF ACTION .....	15



## PROJECT SUMMARY

Applicant: Sugarloaf Hospitality LLC

Property Owner: Sugarloaf Hospitality LLC

Property Address: 0 Sugarloaf Road

Project Acreage: 2.3 Acres

Parcel Identification Number(s): 9579-56-7956

Current Parcel Zoning: PCD, Planned Commercial Development

Proposed Zoning: PCD CZD, Planned Commercial Development, Conditional Zoning District

Neighborhood Compatibility Meeting: November 22, 2021



SITE VICINITY MAP

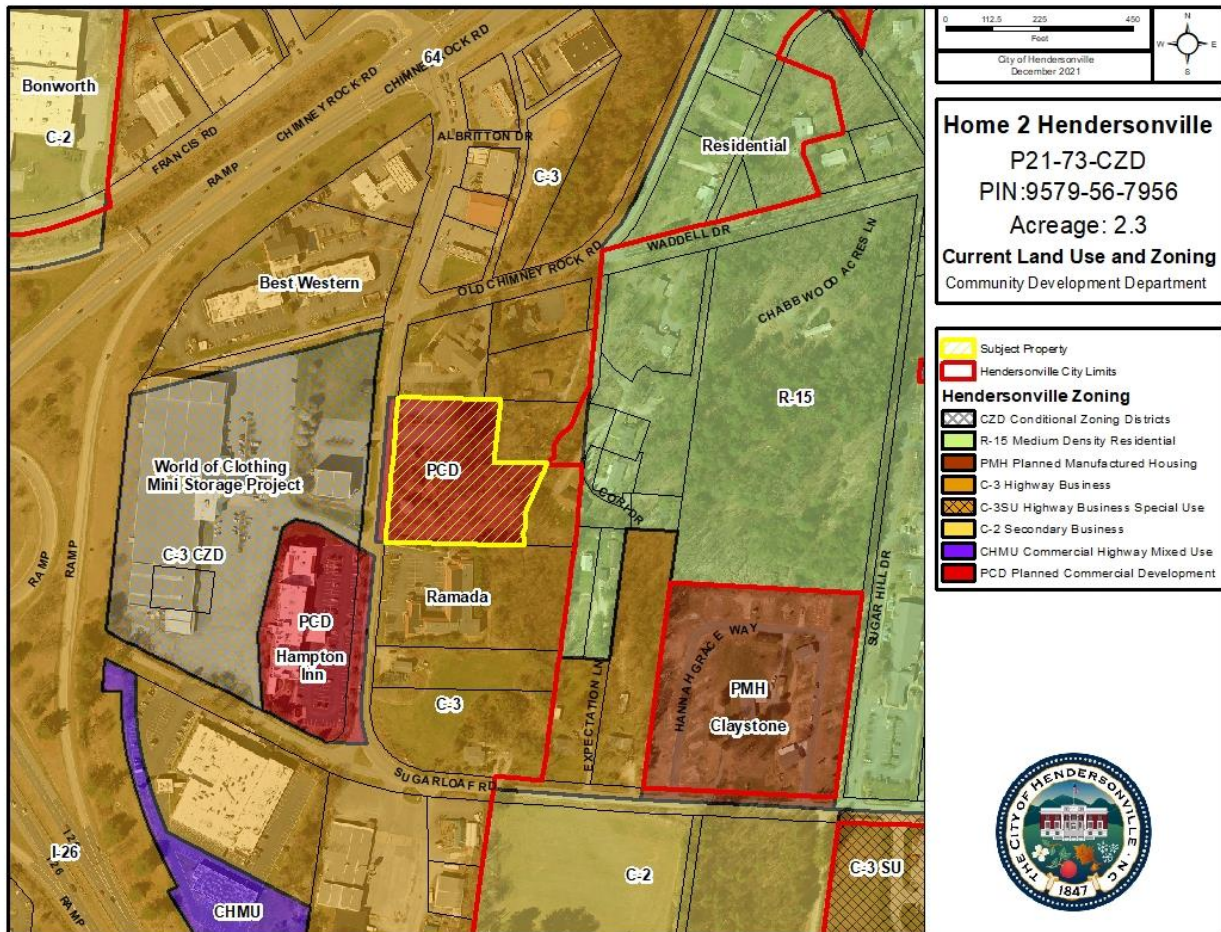
### *Summary Statement of Applicant Rezoning Request*

*The City of Hendersonville is in receipt of an application for a conditional rezoning from Sanjay Patel (applicant) of Sugarloaf Hospitality LLC (property owner). The applicant is requesting to rezone the subject property, PIN 9579-56-7956 and is located at 0 Sugarloaf Road, from PCD, Planned Commercial Development to PCD CZD, Planned Commercial Development Conditional Zoning District for the development of a 66,000 sq. ft., four-story hotel with meeting room on 2.30 acres.*

*This zoning district and site plan for this property was previously approved by City Council as a Special Use Permit in August 2018. However, the permit lapsed since as construction did not begin within the given amount of time. Therefore, the project must seek new approvals under the current zoning regulations.*

*The applicant is asking that the permitted use of Hotels & Motels in PCD, Planned Commercial Development, Conditional Zoning District be permitted.*

## PROJECT SUMMARY - CONTINUED



*Parcels to the north are zoned C-3 Highway Business and contain commercial uses such as the Best Western Hendersonville Inn and Mariscos El Paso Mexican Restaurant. Parcels to the south are zoned C-3 and PCD Planned Commercial Development and include the Ramada Inn, Hampton Inn and Cascades Mountain Resort Hotel. Parcels to the east are zoned C-3 Highway Business and R-15 Medium Density Residential. Parcels to the west are zoned C-3, Highway Business and contain Interstate 26. The parcel is also in close proximity to I-26 interchange.*



## SITE CONDITIONS – SITE IMAGES

*View of shared  
parking entrance  
from Sugarloaf Rd  
facing East*



*View of site from  
Sugarloaf Rd  
facing southeast*



*View of grading on  
site from Sugarloaf Rd  
(facing East)*



SITE CONDITIONS – SITE IMAGES CONTINUED

*Additional view of  
grading on site from  
Sugarloaf Rd (facing  
southeast)*



*View of Ramada Inn  
from site (facing  
South)*



*View of grading on  
site from Sugarloaf Rd  
(facing East)*



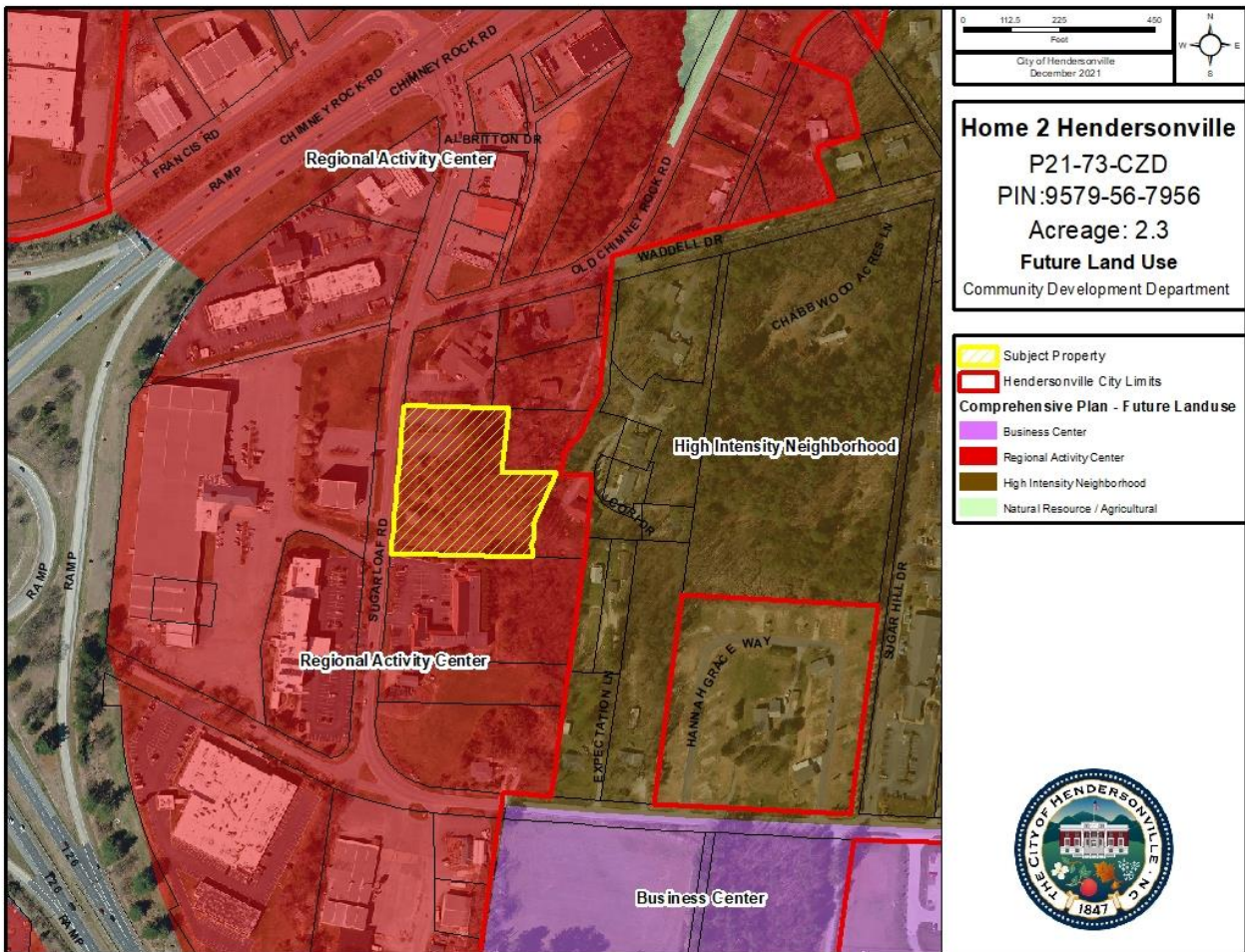


## Hendersonville Home 2 P21-73-CZD - HVL CD-Planning - 6



SITE COVERAGE SUMMARY	
TOTAL PROJECT AREA	100,188 SF (2.30 ACRES)
BUILDING AREA	16.47% - 16,500 SF (0.37 ACRES)
OPEN SPACE	33.80% - 33,866 SF (0.78 ACRES)
COMMON OPEN SPACE	10.24% - 10,006 SF (0.23 ACRES)
STREET AND PARKING	49.73% - 49,822 SF (1.14 ACRES)

REZONING CRITERIA:  
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates the subject property as well as parcels to the north, south and east as Regional Activity Center. Other properties to the east are classified as High Intensity Neighborhood. The site is within close proximity to the I-26 interchange.



### Goal LU-9.

***Regional Activity Center: Meet the large-scale retail needs of Hendersonville residents while encouraging mixed-use, walkable design through redevelopment and infill projects.***

#### Strategy LU-9.1.

##### Locations:

- Commercial areas surrounding the US-64/I-26 and Upward Road/I-26 interchanges

#### Strategy LU-9.2.

##### Primary recommended land uses:

- Community and regional retail sales and services
- Restaurants

#### Strategy LU-9.3.

##### Secondary recommended land uses:

- Multi-family residential
- Offices
- Public and institutional uses
- Pedestrian amenities

#### Strategy LU-9.4.

##### Development guidelines:

- Mitigation of bulk of large buildings through façade detailing and window coverage
- Hiding of large parking lots (more than one double-row deep) from thoroughfares with outlot structures



Example of a Regional Activity Center

### REZONING CRITERIA:

#### COMPREHENSIVE PLAN CONSISTENCY

The subject area is designated Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.

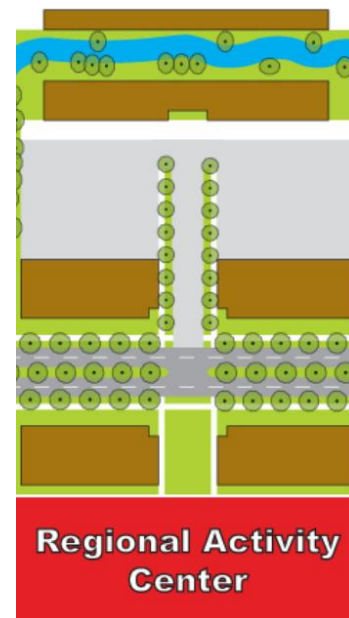


### Goal LU-1.

***Encourage infill development that utilizes existing infrastructure in order to maximize public investment and revitalize existing neighborhoods.***

#### Strategy LU-1.1.

**Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the "Priority Infill Areas" on Map 8.3a.**






## COMPREHENSIVE PLAN CONSISTENCY-CONTINUED

### Growth Management

**Priority Infill Areas (beige):** Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties

*The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas*

 Development Opportunities (includes vacant land, agricultural land, and single-family residential properties greater than five acres)

*No blue line streams or floodplain are located on the proposed development site.*



**TRANSPORTATION:**

*Transportation Impact  
Analysis: According to  
the City's*

**2030 Comprehensive  
Plan Transportation  
Map**

- Major Thoroughfare
- Minor Thoroughfare
- Proposed Improvement

**Notable Area NCDOT  
Projects**

*The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.*

***Hotel- Per 1,000 Square Feet Calculation***

*44 Trips (26 in, 18 out) AM peak hour.*

*47 Trips (24 in, 23 out) PM peak hour*

*679 Daily Trips.*



*There are no planned projects that would directly impact the layout of this development.*

*However, future improvements associated with the Interstate 26 interchange project could impact the circulation patterns at Sugarloaf Road and Chimney Rock Road. NCDOT has not provided a timeline for these improvements or any further details about the improvements.*



## SITE PLAN REVIEW

**Buildings:** The site plan shows a four-story hotel with meeting room with a total project area of 100,188 square feet.

- Four-story hotel: 16,500 square feet per floor (66,000 square feet total)
- Meeting Room: 860 square feet

**Open Space (Section 6-16-3):** The zoning ordinance requires that all non-residential developments which are subject to site plan review or a conditional zoning district have at least 10% of common open space.

**Total Project Area = 100,188 square feet (2.3 acres)**

**Common Open Space Provided = 10.24% or 10,006 square feet (.23 acres)**

## **Landscaping:**

**Screening (Section 15-7):** The applicant will be required to screen dumpsters or trash handling areas from abutting property and from public view.

**Buffer Plantings (Section 15-6):** The zoning ordinance requires a 10-foot Type B buffer between this parcel and the parcels to the east that are residential in use.

**Required: 22 Canopy Trees, 133 Evergreen Shrubs, 175 Flowering Shrubs**

**Vehicular Use Landscaping (Section 15-9):** The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 square feet of vehicular use area (VUA). The site has an existing VUA of 49,822 square feet.

**Required: 13 Trees and 26 Shrubs**

## **Parking Requirements - Table 6-5-2**

The zoning ordinance requires 1 parking space per guest room plus 1 per 600 square feet of public meeting area and restaurant area.

**98 guestrooms plus 860 square feet meeting room = 100 required parking spaces**

**104 spaces provided (includes 5 handicap spaces)**

**Shared and Off-Site Parking (Section 6-5-3):** The zoning ordinance allows for parking requirements for two or more uses to be satisfied with shared parking. Shared parking may be approved only when the subject uses have inherent differences in parking activity patterns and the right of joint use of a parking facility is evidenced by a contract establishing joint use.

A prior reciprocal parking agreement dated June 29, 2005 and recorded with the Henderson County Register of Deeds provides for the “cross parking” between the “Hotel Property” (subject property) and the “Store Property” (A Day in the Country Café and Store) located at 130 Sugarloaf Road. This agreement provided for the shared parking within designated parking spaces on the “Hotel Property” so long as the current use of the “Store Property” existed and vice versa. The adjacent café and store hours of operation are Monday through Saturday from 10AM to 5PM. The hours of operation for the proposed hotel will require check-ins any time after 4PM and check-outs before 11AM.

**Sidewalks (Section 6-12):**

Sidewalks are required along the property frontage on Sugarloaf Road.

**Vehicular Access:**

Sugarloaf Road is a NCDOT – managed road. The applicant will be required to obtain a driveway entrance permit from NCDOT prior to final site plan approval.

**Stormwater:**

A stormwater management plan will be required and shall be submitted and approved prior to final site plan approval.

**Fire Suppression:**

Fire code will require that.

**REQUESTED USES:**

Applicant requests Hotels & Motels under the permitted uses of PCD CZD (Planned Commercial Development Conditional Zoning District).

**STAFF ASSESSMENT & COMPREHENSIVE PLAN CONSISTENCY:****Zoning Compliance:**

Based on the review by staff, the submitted site plan for this project appears to be generally compliant with the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

Staff finds that the application/proposed site plan is in keeping with the standards established for CZD zoning map amendments outlined in Section 11 -4 of the zoning ordinance.

Final zoning ordinance compliance will be established at the time of the final site plan review and approval.

**Comprehensive Plan Consistency:**

Staff feels that this development is in alignment with Strategy LU 1.1 of Chapter 8 in the Comprehensive Plan. This strategy states, “Encourage infill development and redevelopment in areas planned for high-intensity development, as indicated by the “Priority Infill Areas” on Map 8.3a.”

**ZONING MAP AMENDMENTS:**

Chapter XI of the Zoning Ordinance provides standards for consideration of zoning map amendments. The following factors are to be included in decision making process:

**Compatibility with Surrounding Uses**

- Given the location of the subject property to a major interstate exit and it is surrounded by Commercial uses, makes the proposed project compatible with the surrounding uses. Additionally, there are three hotels currently operating in proximity to the subject property.

**Changed Conditions**



- The subject property is currently a vacant lot that is located designated as Priority Infill area by the Comprehensive Plan. The proposed development is in alignment with goals and strategies of the Comprehensive Plan.

#### Public Interest

- This development results in a logical and orderly development pattern as there are existing hotels operating in proximity to the subject property. An addition of a hotel and meeting room will provide further accommodations for visitors for both business and pleasure.

#### Public Facilities

- The public utilities will not be burdened by this development.

#### Effect on the Natural Environment

- Existing vegetation was approved to be removed without mitigation in 2018. The applicant began grading the site per the 2018 approval prior to planning staff receiving this application at which point the applicant was made aware that the entitlements had lapsed. The applicant will also have to plant additional landscaping to bring the site into conformance with current landscaping requirements.

#### PROPOSED CONDITIONS:

Staff propose the following conditions:

1. Dark Sky Initiative compliance
2. Provide a pedestrian connection between A Day in the Country store parking lot and proposed hotel parking lot.

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#### PUBLIC COMMENT:

The Neighborhood Compatibility meeting was held on November 22, 2021. Two members of the public attended in person with two citizens on Zoom. They had questions concerning:

1. Preservation of trees and proposed landscaping of the site;
2. The planting of evergreen trees between the residential properties and commercial hotel;
3. Floodwater and storm water on Sugarloaf Road; and
4. The hotel lighting affecting the neighboring residential areas.

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#### PLANNING BOARD SUMMARY OF ACTION

The Planning Board meeting was held on December 13, 2021.

Summary of Planning Board Discussion:

- Chair asked if the Tree Board looked at the initial project. Ms. Hunt stated a landscaping plan was approved. She did not see where the application was reviewed by the Tree Board in 2018. Mr. Manley stated since they are submitting a new plan, this will be taken before the Tree Board on December 21st.
- Chair asked about looking at the elevations and having design standards for the building. Mr. Manley stated the PCD zoning does not have design standards. Discussion was made on adding conditions related to design standards.
- Mr. Jones asked how much the plan has changed from the 2018 approval. Mr. Manley stated this is the same site plan from 2018.
- Ms. Cromar asked if this was the same contractor. Mr. Manley stated it is the same development team.
- Amit Govindji, representative of Sugarloaf Hospitality LLC, stated the plans have not changed from 2018 and they had delays in the financing and Covid and this caused a

lapse in the development. This will be a beautiful building. It will be similar to the Home 2 built in Asheville. This will be a high-end product. He was not sure about meeting the Dark Sky requirements.

- Mr. Blatt stated they do not have a lighting ordinance that requires a developer to be Dark Sky compliant. Mr. Brown stated the Tree Board has not had a chance to review this either. Mr. Manley stated the Tree Board recommendation would go to City Council. Mr. Manley discussed the timing of the projects going to the Tree Board before coming to the Planning Board. It was a mistake on his part that this project did not go to the Tree Board first.
  - Mr. Blatt made a motion to table this item until after the Lighting Ordinance draft presentation. Mr. Jones seconded the motion which passed unanimously.
  - Discussion was made about a condition being added for the project to meet the requirements of the Draft Lighting Ordinance. Mr. Blatt was not in favor of this.
  - Mr. Govindji stated this was the first time they had heard about Dark Sky lighting. He did some research on it and they will do the best they can to comply with it. They are more than willing to work with staff.
  - Mr. Blatt stated Chair had concerns about having design standards for the building. He does not want to inflict this on this project. Would the developer be willing to accept design standards? Mr. Govindji stated they are planning to replicate close to how the Asheville Home 2 is built. It will be subtle and very beautiful. They can submit elevations to staff. They will also work with the Tree Board on any recommendations they may have. They want to add to the beauty of Hendersonville.
  - Chair stated he is ok with not placing design standards on the developer.
  - Mr. Blatt asked if they are committing this to be a Home 2 Suites. Mr. Govindji stated yes.
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## Planning Board Motion

Mr. Blatt moved the Planning Board recommend City council approve the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property PIN 9579-56-7956 from PCD (Planned Commercial Development) to PCD CZD (Planned Commercial Development Conditional Zoning District) based on the site plan submitted by the applicant. Finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map designation of High Intensity Neighborhood and that the rezoning is reasonable and in the public interest for the following reasons: That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 8 – Land Use & Development. That the rezoning is compatible with the surrounding land uses. That it is reasonable and in the public's interest to approve the application because it will advance goals related to the Comprehensive Plan. Conditions that shall be satisfied prior to final site plan approval include: 1. Recommendation that the developer review the lighting ordinance and work with City staff to comply with the draft lighting ordinance, 2. There must be a walkway combining the Day In the Country parking lot with this hotels' parking lot, and 3. Provide elevations of the proposed hotel prior to City Council. Ms. Cromar seconded the motion.

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## TREE BOARD- SUMMARY OF ACTION

The Tree Board reviewed convened on December 21, 2021 but did not have a quorum. This item was presented to those members in attendance. The Tree Board then held a Special Called Meeting on December 28, 2021 and recommended the following:

Based on the following guiding city code documents (Division 1, Article IV Trees & Shrubs of the Municipal Code, Section 46, 116 & 117; Article XV Buffering, Screening & Landscaping 15-1, A&C and 15-4 A of the Zoning Code; and the Vision Statement and Section 3.3, Goal NR-1. Strategies 1.1 & 2.3 of the Comprehensive Plan) the Tree Board recommends a 25 foot wide Type C Buffer as prescribed in Section 15-6 Buffer Specifications but without any fencing or walls, be used on the entire east, northeast and south borders of the project site to restore a water conveyance buffer leading to a blue line stream at the corner of the site, to restore canopy tree loss due to unnecessary site clearing, to reduce further erosion along waterway, to restore wildlife habitat loss due to clearing, and to provide additional screening for adjacent residential sites across the waterway. In addition, the Tree Board recommends that if a reinforced soil slope is used as depicted on the site's Landscape Plan, that appropriate native sedges, grasses, herbaceous and woody ground covers, and low shrubs be used on the slope. No turf grasses are to be used.

### Attachments in the Packet:

1. Staff Report
2. Full-Size Site plan
3. Ordinance
4. Proposed Zoning Map
5. NCM Minutes
6. Planning Board Minutes
7. Application