

STAFF REPORT

Agenda Title: Conditional zoning—Sohum Mountain

Presenter: Ricky Hurley, AICP

Meeting Date: May 2, 2023

Summary:

Conditional zoning review for 197.4 acres located off Munday Cove Road and 810 Elk Mountain Scenic Highway from Open Use (Buncombe County) and R-43 Residential District Conditional Zone to Community Shopping 2-Conditional Zone (CS2-CZ)

Background:

The subject property includes of four parcels, the first being a 100.4 acre parcel currently within the town limits of Woodfin and zoned as R-43 Residential District Conditional Zone (R43-CZ). The previously approved conditional zoning limits the use of the property to the Sourwood Inn and restaurant. Three additional parcels, totaling 97 acres, are located immediately to the north and concurrently petitioning the Town for voluntary satellite annexation. Per N.C.G.S. § 160D-202(g), the annexing municipality is required to apply a new zoning designation within a specified period.

The properties were recently sold and the new owners are requesting all four properties be rezoned to Community Shopping 2-CZ to allow the development of a wellness retreat that expands the existing 14 unit lodging facility by the addition of 64 guest cabins, six (6) 4-bedroom guest houses as short term rental, 24 spa treatment rooms, two pools, a restaurant, retail/cafe building, education building, and event pavilion with parking on the former Sourwood Inn tract. Construction of 36 single family homes with 2 ADU's, of which 8 may be used for short term lodging and the remaining homes are for long-term occupancy is planned for the northern tracts as shown on the conceptual site plan submitted by the applicant.

Staff Analysis:

The proposed wellness and lodging use is located approximately 2.4 miles east of the principal town limits of Woodfin, with land use patterns predominantly scattered home sites, small farms, forests, and open land. Topography is defined by high mountain ridges bisected by small valleys as the overall elevations increase towards the crest of the Craggy Mountains and Blue Ridge Parkway. Development in the area has been limited due to the rugged terrain, lack of reliable vehicular access, and lack of public water and sewer utilities. All development requires the installation of a private well and individual on-site septic system.

Existing publicly maintained roads are Elk Mountain Scenic Highway along the southern boundary of Sourwood tract, and Munday Cove Road along the northern boundary of the Munday Cove tracts. Access throughout the development will require upgrading of the existing private gravel roadway to facilitate the planned development in that streets will be paved to meet fire access standards throughout the project for width, grades, pavement surface, and fire truck turnarounds. The improved

road connection will shorten the travel distance between the Reem's Creek Valley and Elk Mountain Scenic Highway for emergency services.

Numerous small streams exist along the property and are crossed several times by the existing gravel road and former logging roads. The applicant has stated that all stream crossings exist and no additional impacts to stream buffers is planned as part of this development. Staff has not had to opportunity to travel the full length of the existing road network but did travel approximately 500 feet from the northern access point and southern drive access to the existing inn.

Sourwood Inn is currently served by a private well and on-site septic system. The applicant proposes installation of community wells and septic systems using (SSDI) sub-surface drip irrigation for all dwellings and facilities to minimize overall land disturbance. Access to proposed guest cabins, pools, spa treatment rooms, and education areas will be by upgrading of the existing logging roads into gravel multi-use paths.

Buncombe County's Open Use zoning is the county's most permissive zoning designation that allows for a broad range of both commercial and residential uses with no dimensional requirements. Despite the OU zoning, the prevailing land use has been agriculture and wooded forest lands for the three Munday Cove properties. The Town of Woodfin does not have a corresponding zoning that would match the OU designation.

The project is requesting several development modifications, including:

- Sidewalks are not included (interior trail network is proposed in lieu of sidewalk).
- Allowing multiple buildings on the same parcel within the Steep Slope zone.
- Reduction in the required screening yard along the western property boundary as shown on the site plan.
- Retaining wall heights of up to a cumulative of 24 feet.
- Reduction in required off street parking by 20%, from 143 to 115 parking spaces

Staff Recommendation:

Staff supports approval of the proposed conditional zoning of the subject property to Community Shopping 2-Conditional Zone (CS2-CZ) however given the natural terrain staff also recommends that the Board consider conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 197.4 acres as shown on Exhibits A & B from Open Use and R-43 CZ to Community Shopping-2 CZ, [subject to the following conditions:](#)

- 1) *(Board to add conditions here, if applicable.)*
- 2)

and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

1. Encourages walking and promote connectivity between uses within the development through an internal network of trails.
2. Supports new and existing businesses within Woodfin to advance and maintain environmentally and socially sustainable business practices that enhance community life.
3. Identifies appropriate locations for health and wellness businesses and ensure that these locations are zoned appropriately, and adequate infrastructure is available.
4. Encourages low impact cluster development that preserves environmentally sensitive areas such as ridgetops, steep terrain, and areas adjacent to streams and creeks.
5. Provides additional housing options with energy efficient buildings.

Attachments:

- (1) Exhibit A – Zoning Map
- (2) Exhibit B – Existing Conditions/Aerial
- (3) Exhibit C – Site Plan
- (4) Exhibit D – Proposed Project Conditions
- (5) Technical Report
- (6) Draft Planning Board Recommendation

EXHIBIT A MAP

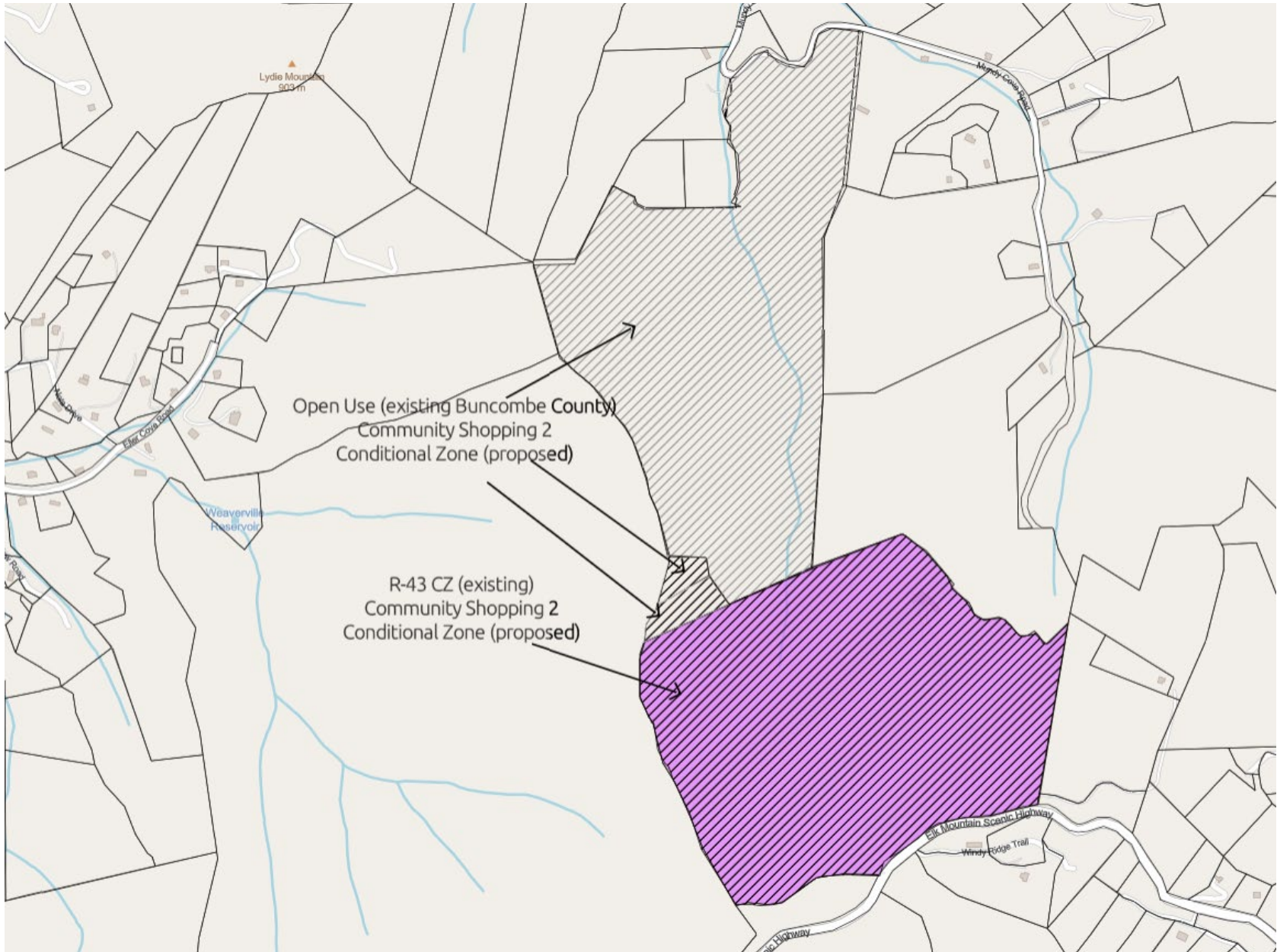
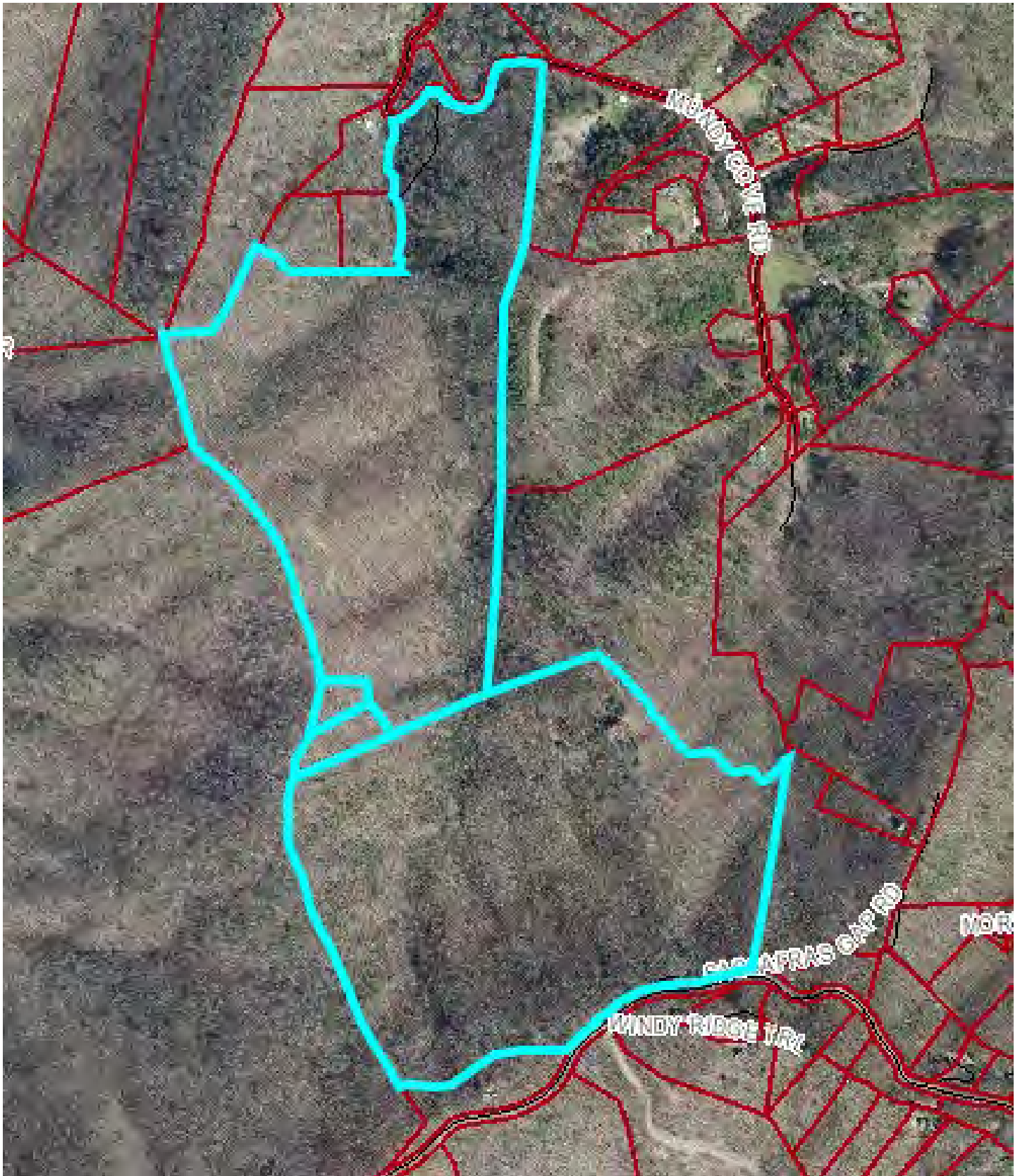


EXHIBIT B MAP

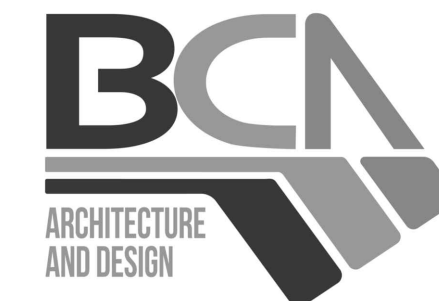


SOHUM MOUNTAIN HEALING

SITE DEVELOPMENT PLANS

FOR CONDITIONAL ZONING

WOODFIN, NORTH CAROLINA



Olson Kundig



VICINITY MAP



DEVELOPMENT DATA

PROPERTY INFORMATION

PROPERTY PIN: 9761-06-4543
SIZE OF PROPERTY: 100.37 AC
ZONING: WOODFIN R43-CZ
LAND USE: BED AND BREAKFAST
PROPERTY OWNER:
NIRAAMAYA, LLC
312 HAYWOOD ROAD,
ASHEVILLE, NC 28806

PROPERTY PIN: 9751-97-5245
SIZE OF PROPERTY: 93.88 AC
ZONING: BUNCOMBE COUNTY OPEN USE
LAND USE: VACANT
PROPERTY OWNER:
DEVA BHUMI, LLC
2028 E BEN WHITE BLVD, #240-3525
AUSTIN, TX 78741

PROPERTY PIN: 9751-97-3287
SIZE OF PROPERTY: 1.9 AC
ZONING: BUNCOMBE COUNTY OPEN USE
LAND USE: VACANT
PROPERTY OWNER:
DEVA BHUMI, LLC
2028 E BEN WHITE BLVD, #240-3525
AUSTIN, TX 78741

PROPERTY PIN: 9751-97-3475
SIZE OF PROPERTY: 1.25 AC
ZONING: BUNCOMBE COUNTY OPEN USE
LAND USE: VACANT
PROPERTY OWNER:
DEVA BHUMI, LLC
2028 E BEN WHITE BLVD, #240-3525
AUSTIN, TX 78741

LANDSCAPE ARCHITECT:

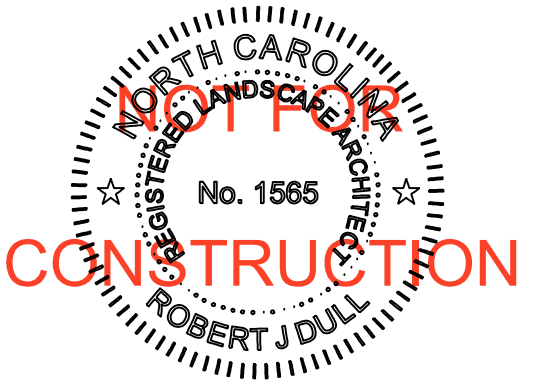
ROB DULL, PLA
FIND THE LINE STUDIOS, PLLC
362 DEPOT STREET, SUITE 107
ASHEVILLE, NC 28801
828.674.5592

DEVELOPER CONTACT:

SAMIR LAVANI
SAMIR@LIVEAYURPRANA.COM
972.333.9907

DRAWING INDEX

SHEET #	SHEET TITLE
L-100	OVERALL SITE PLAN
L-101	OVERALL CONTEXT PLAN
L-102	SITE PLAN ENLARGEMENT
L-103	SITE PLAN ENLARGEMENT
L-104	SITE PLAN ENLARGEMENT
L-105	SITE PLAN ENLARGEMENT
L-106	SITE PLAN ENLARGEMENT
L-107	SITE PLAN ENLARGEMENT
L-108	SITE PLAN ENLARGEMENT
L-109	SITE PLAN ENLARGEMENT
L-200	SLOPE ANALYSIS
L-201	ENVIRONMENTAL ANALYSIS
L-202	CIRCULATION PLAN
A-101	ARCHITECTURAL MOOD BOARDS
A-102	ARCHITECTURAL MOOD BOARDS
A-103	ARCHITECTURAL MOOD BOARDS
A-104	ARCHITECTURAL MOOD BOARDS
A-105	ARCHITECTURAL MOOD BOARDS
A-200	3-D MASSING CONCEPTS
A-201	3-D MASSING CONCEPTS
A-202	3-D MASSING CONCEPTS
A-203	3-D MASSING CONCEPTS
A-204	CONCEPTUAL ARCHITECTURAL SECTIONS



- PROPOSED WELL AND SETBACK, TYP.
- EXISTING PRIVATE DRIVE TO BE IMPROVED
- ARRIVAL HUB AND PARKING
- HOTEL PARKING
- PROPOSED SSDI SEPTIC, TYP.
- EXISTING LODGE
- HOTEL POOL AND YOGA DECK
- MODULAR HOTEL / SPA UNITS
- EXISTING LOGGING ROAD TO BE CONVERTED TO CART PATH
- DAY SPA MODULE

20' WIDE ACCESS ROAD WITH 45' R.O.W.

SINGLE-FAMILY RESIDENTIAL HOMES

- EVENT CENTER / PARKING
- PK TREATMENT MODULE
- 20' WIDE ACCESS ROAD WITH 45' R.O.W.
- PROPOSED TRAILS, TYP.
- HOTEL ROOM CABINS, TYP.
- EDUCATION MODULE
- POOL / SOAK TUB MODULE
- FOUR BEDROOM GUEST HOUSES: ★ INDICATES PROPERTIES TO ALLOW "SHORT TERM RENTALS"

SOHUM MOUNTAIN HEALING

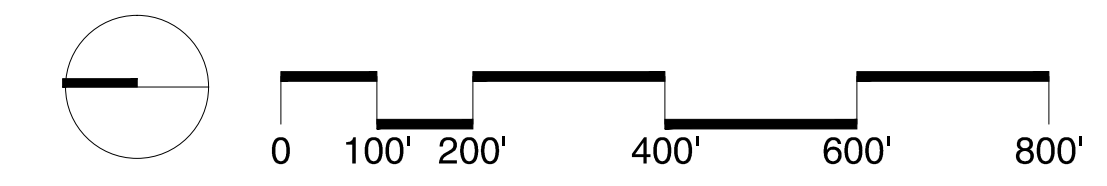
810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

OVERALL SITE PLAN

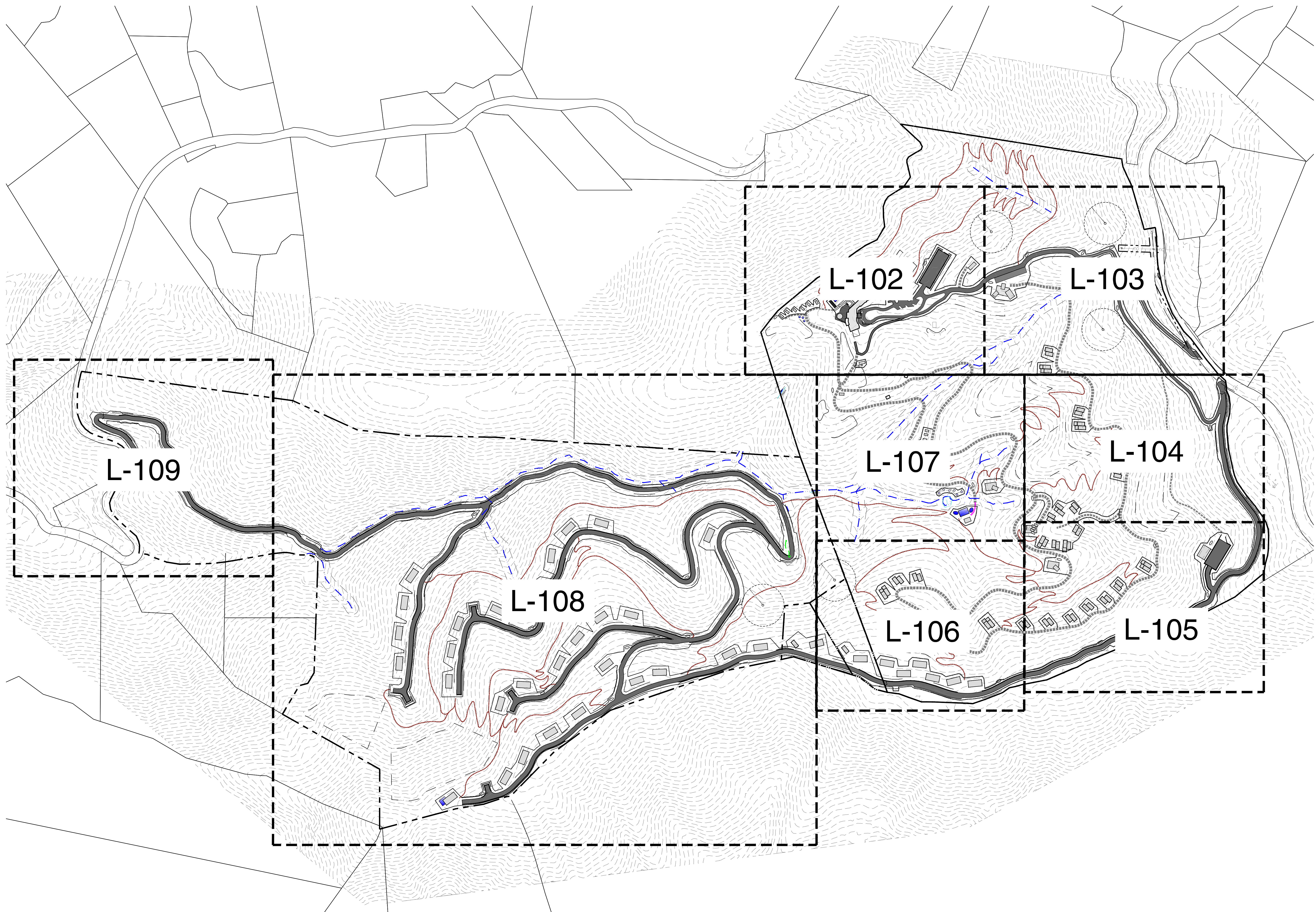
PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN
2	04.26.23	CZ SITE PLAN REVISION



SHEET NO.

L-100



SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

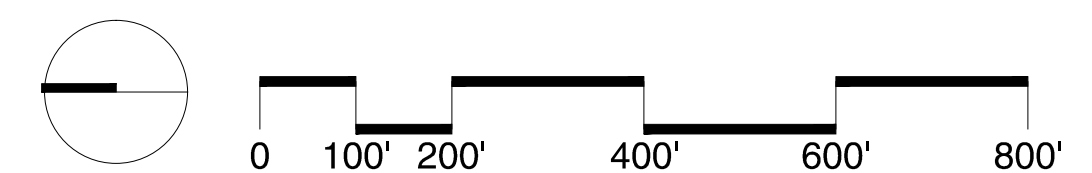
OVERALL CONTEXT PLAN

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	SITE DEVELOPMENT PLAN
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

L-101



ZONING:
PROPOSED ZONING: CS-CZ
(COMMUNITY SHOPPING CONDITIONAL ZONING DISTRICT)

PROPOSED USE:
RESIDENTIAL
30 SINGLE FAMILY RESIDENTIAL HOMES + 2 ADU'S
6 HOSPITALITY GUESTHOMES

HOSPITALITY:
14 EXISTING HOTEL ROOMS
63 ADDITIONAL HOTEL ROOMS

COMMERCIAL:
SPA, RESTAURANT, CAFE, EVENT SPACE

TOTAL PROPERTY SIZE: 197.4 ACRES

STEEP SLOPE ORDINANCE REQUIREMENTS:
TOTAL IMPERMEABLE ALLOWED: 8%
TOTAL DISTURBANCE ALLOWED: 15%
MAX BUILDING HEIGHT ALLOWED: 35'

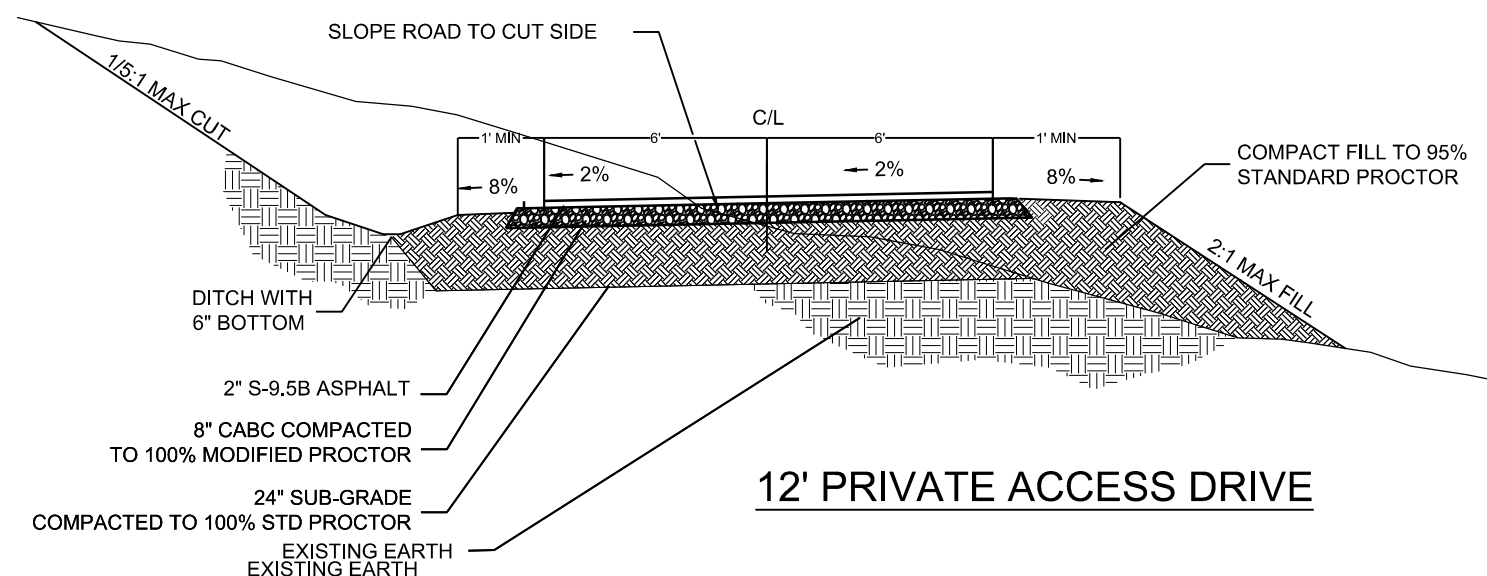
EXISTING IMPERVIOUS SURFACE TOTAL:
219,779 SF (5.05 ACRES)
2.56% OF SITE
PROPOSED IMPERVIOUS SURFACE:
654,170 SF (15.02 AC)
7.6% OF SITE

EXISTING DISTURBANCE TOTAL:
386,711 SF (8.88 AC)
4.3% OF SITE
PROPOSED DISTURBANCE TOTAL:
1,071,117 SF (24.59 AC)
12.5% OF SITE

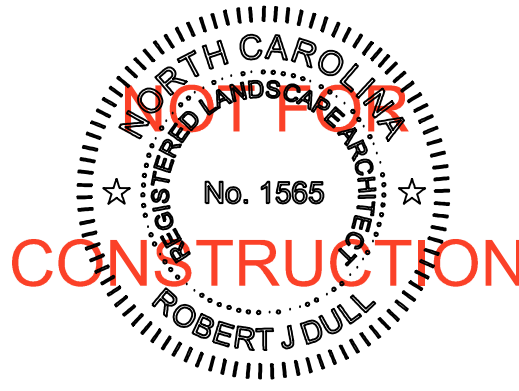
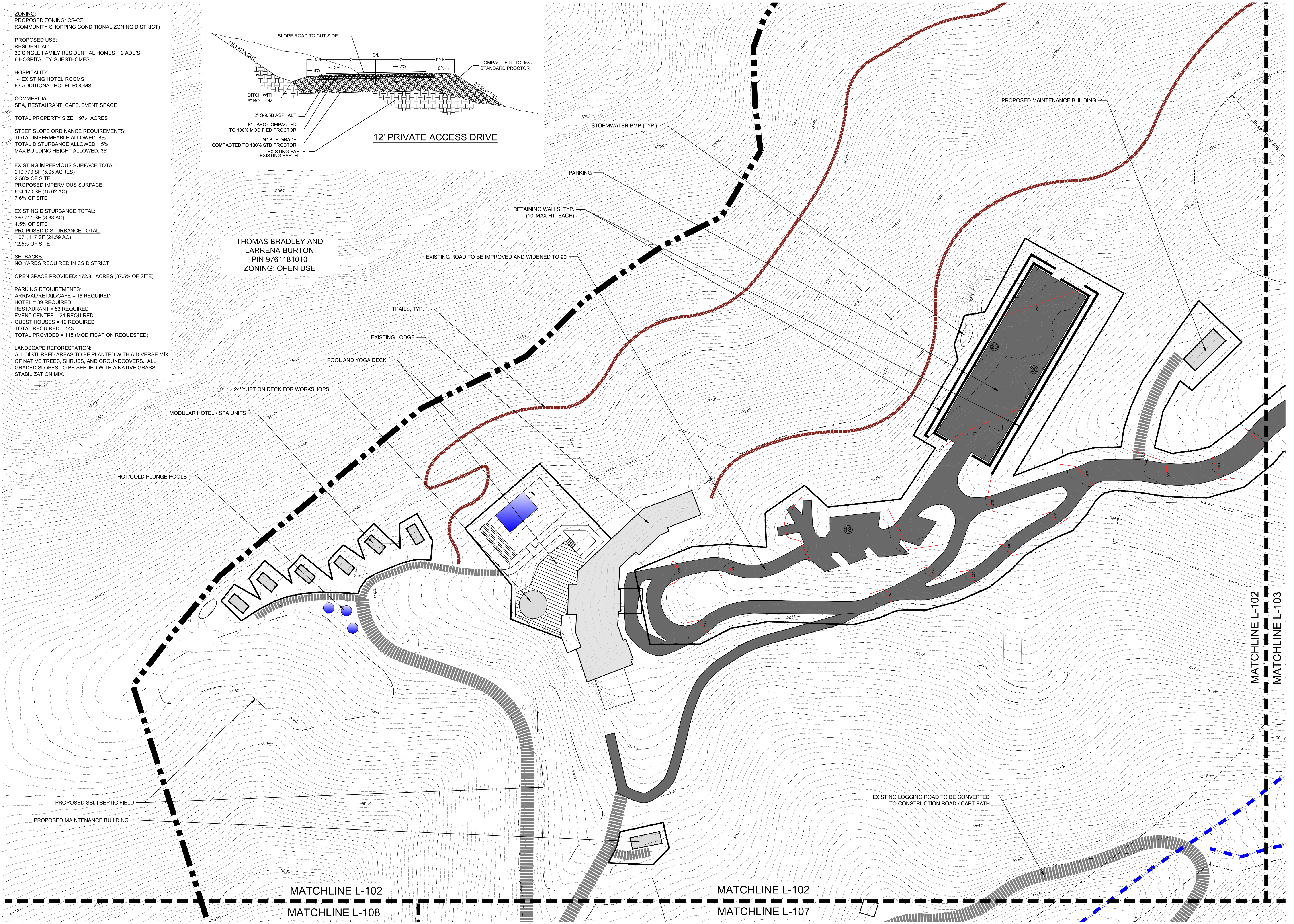
SETBACKS:
NO YARDS REQUIRED IN CS DISTRICT
OPEN SPACE PROVIDED: 172.81 ACRES (87.5% OF SITE)

PARKING REQUIREMENTS:
ARRIVAL/RETAIL/CAFE = 15 REQUIRED
HOTEL = 38 REQUIRED
RESTAURANT = 53 REQUIRED
EVENT CENTER = 24 REQUIRED
GUEST HOUSES = 12 REQUIRED
TOTAL REQUIRED = 143
TOTAL PROVIDED = 115 (MODIFICATION REQUESTED)

LANDSCAPE REFORESTATION:
ALL DISTURBED AREAS TO BE PLANTED WITH A DIVERSE MIX
OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS. ALL
GRADED SLOPES TO BE SEEDED WITH A NATIVE GRASS
STABILIZATION MIX.

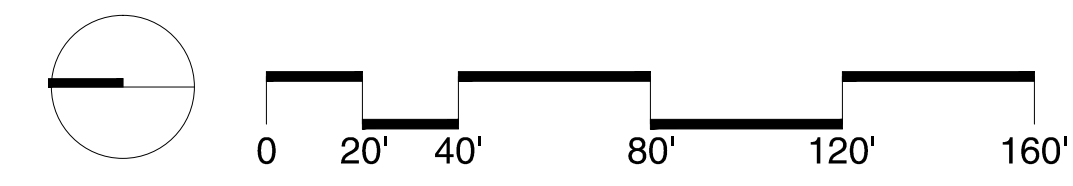


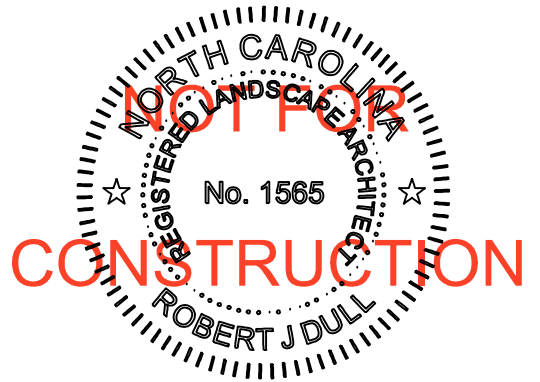
THOMAS BRADLEY AND
LARRENA BURTON
PIN 9761181010
ZONING: OPEN USE



PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN
2	04.26.23	CZ SITE PLAN REVISION





SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAMAYA LLC

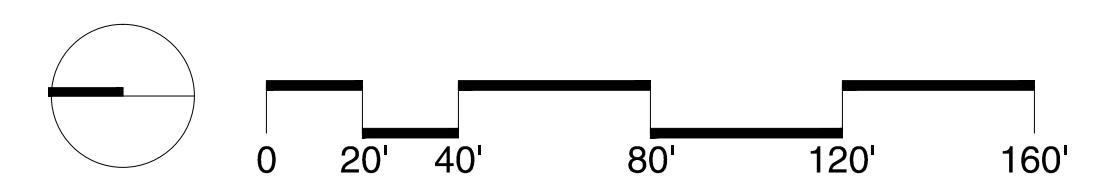
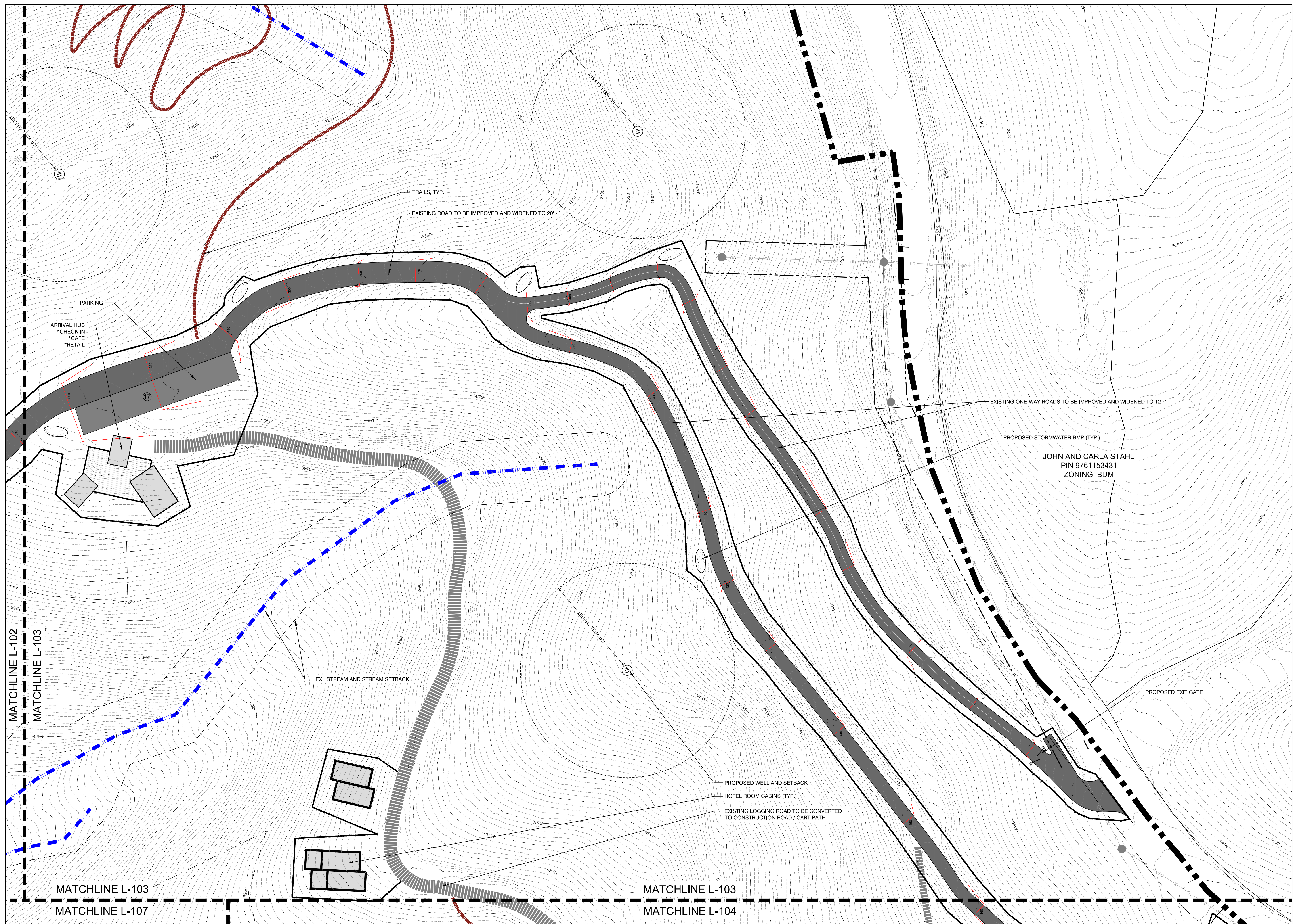
SITE PLAN ENLARGEMENT

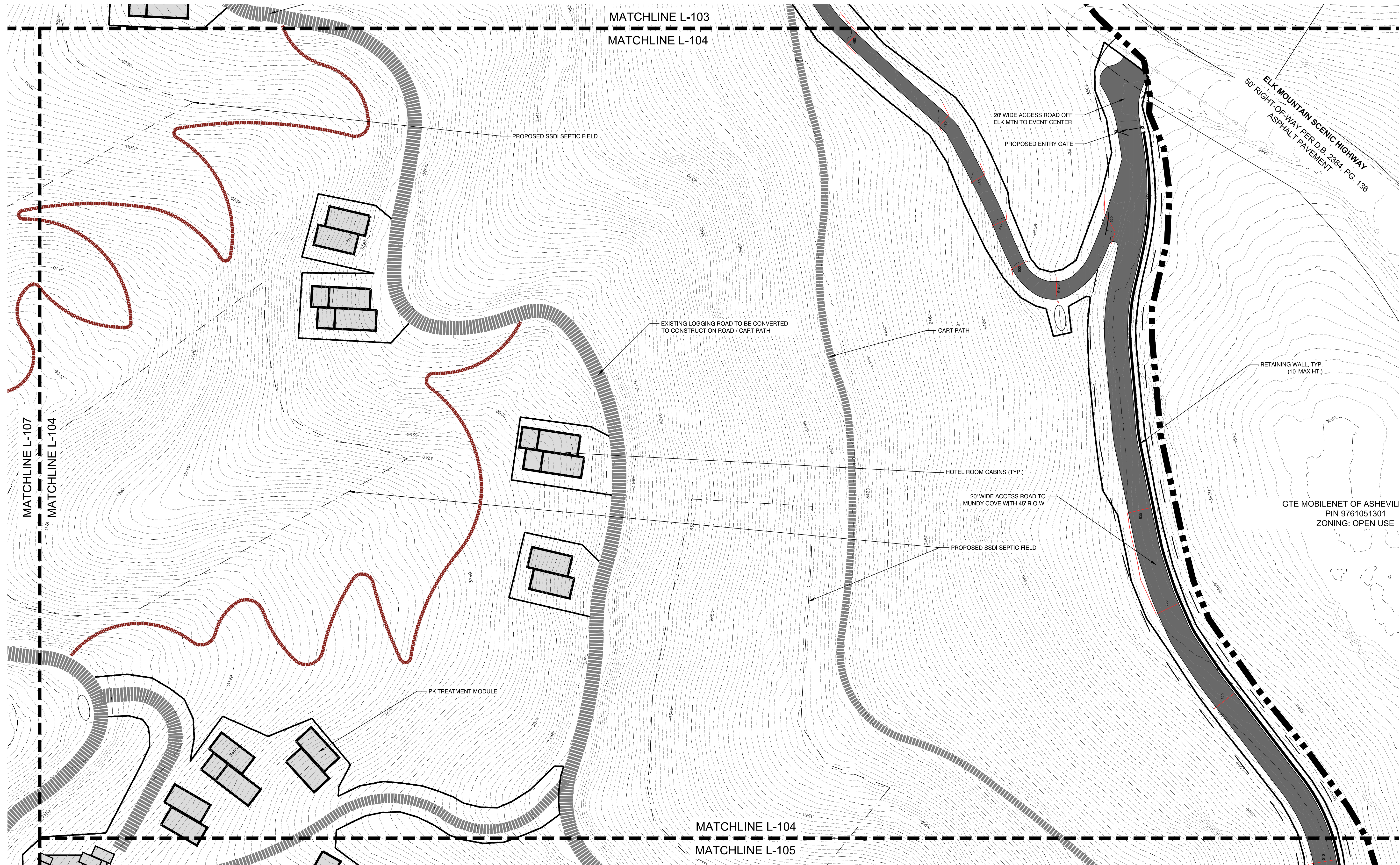
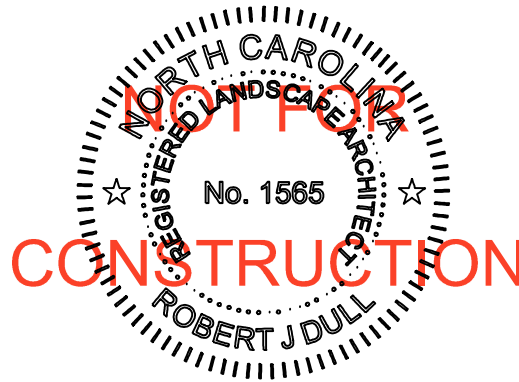
PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

L-103





SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAMAYA LLC

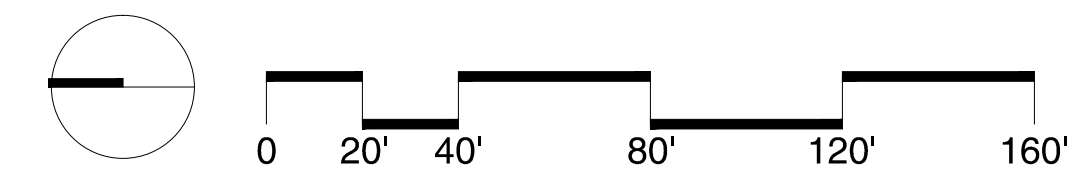
SITE PLAN ENLARGEMENT

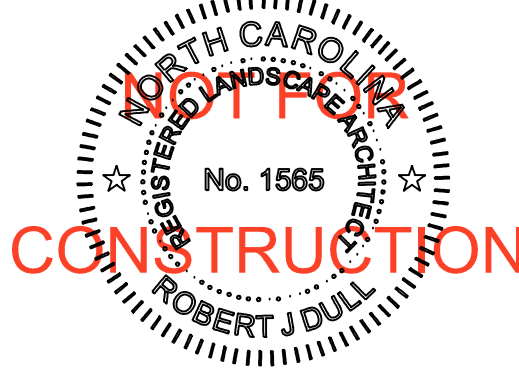
GTE MOBILENET OF ASHEVILLE
PIN 9761051301
ZONING: OPEN USE

PLAN SET

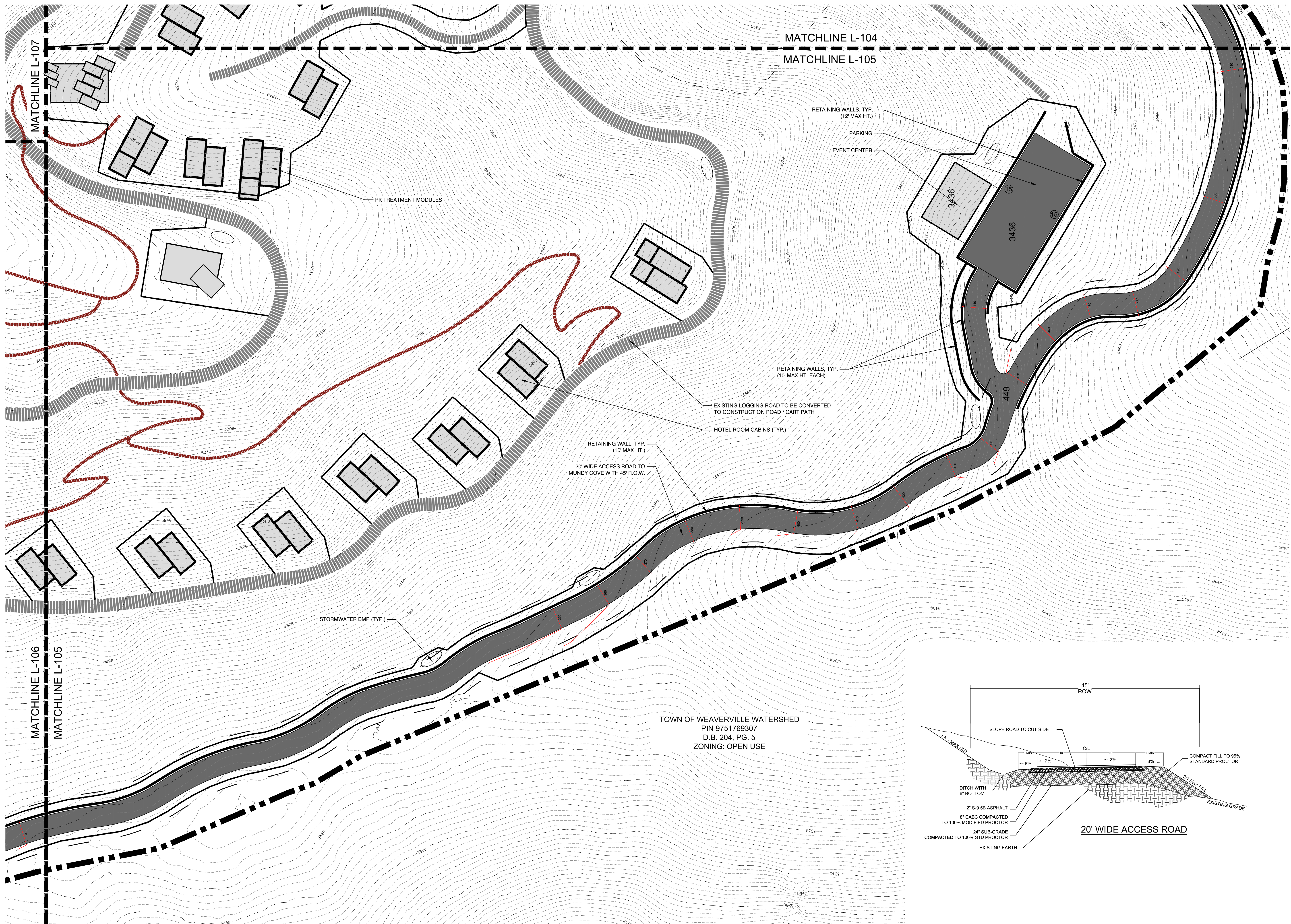
#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN

SHEET NO.
L-104

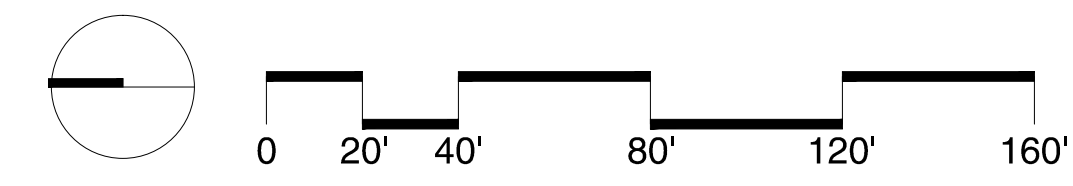
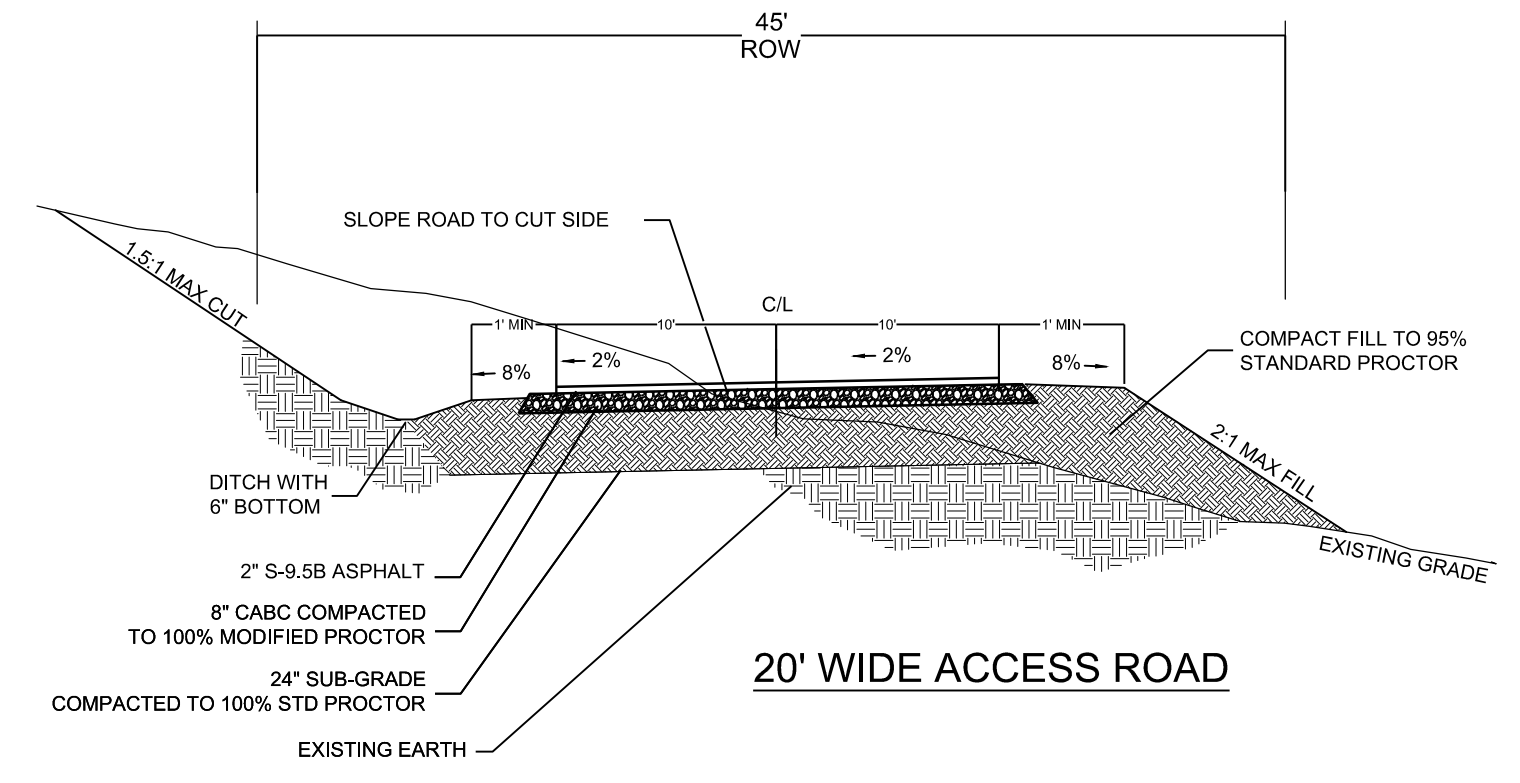




SOHUM MOUNTAIN HEALING
810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804
PREPARED FOR:
NIRAMAYA LLC
SITE PLAN ENLARGEMENT

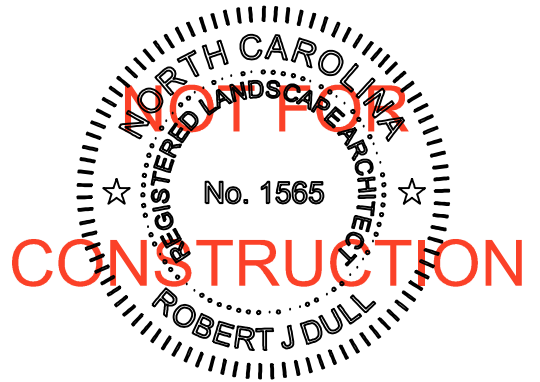


TOWN OF WEAVERVILLE WATERSHED
PIN 9751769307
D.B. 204, PG. 5
ZONING: OPEN USE



PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN



SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAMAYA LLC

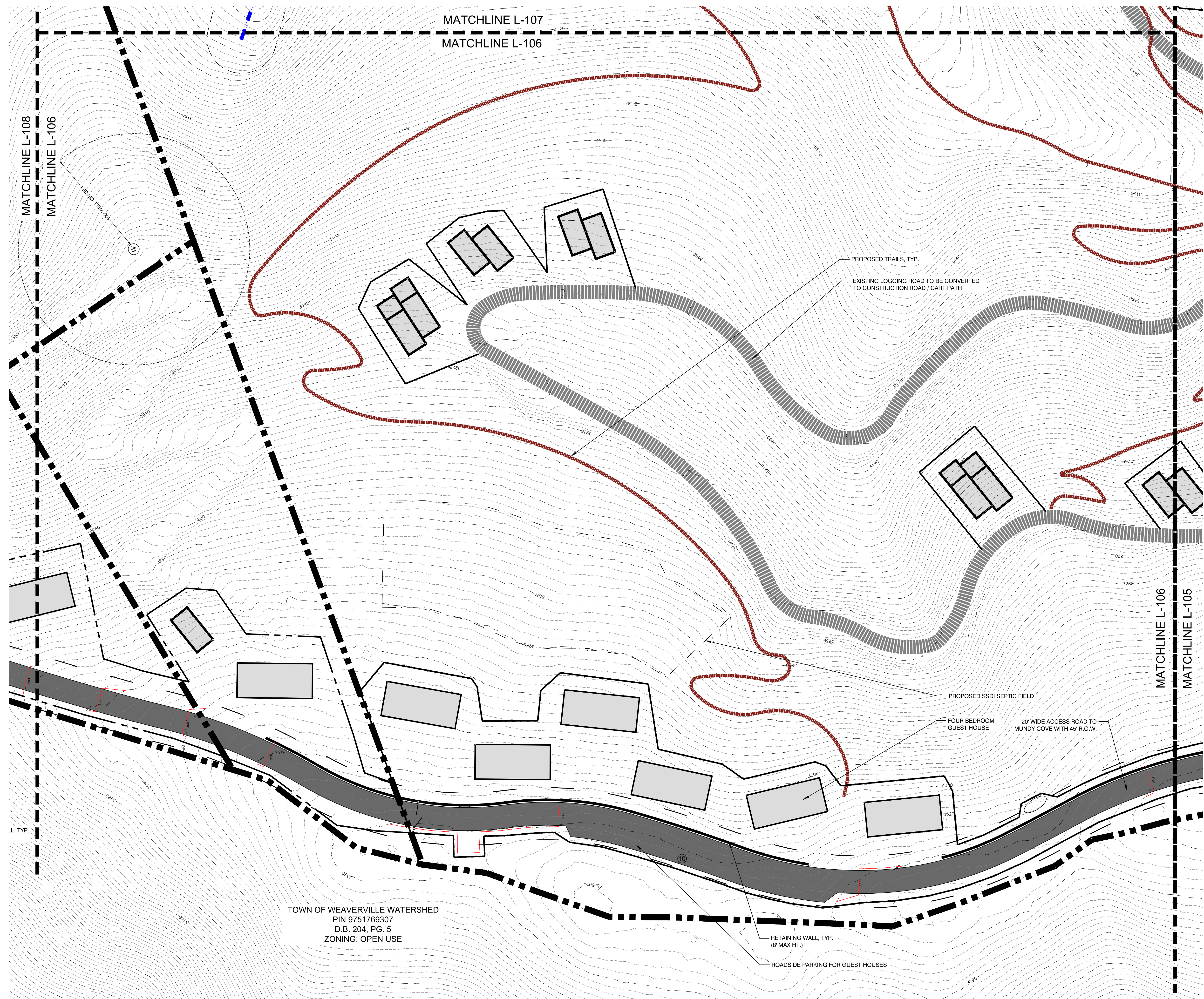
SITE PLAN ENLARGEMENT

PLAN SET

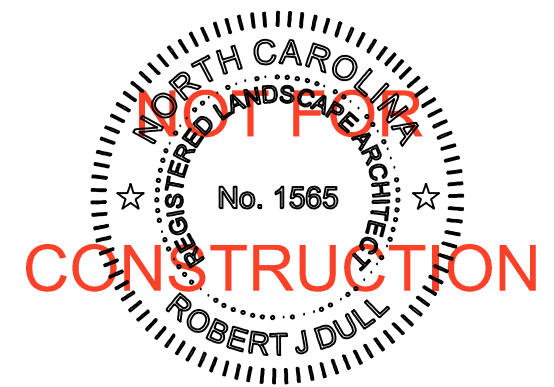
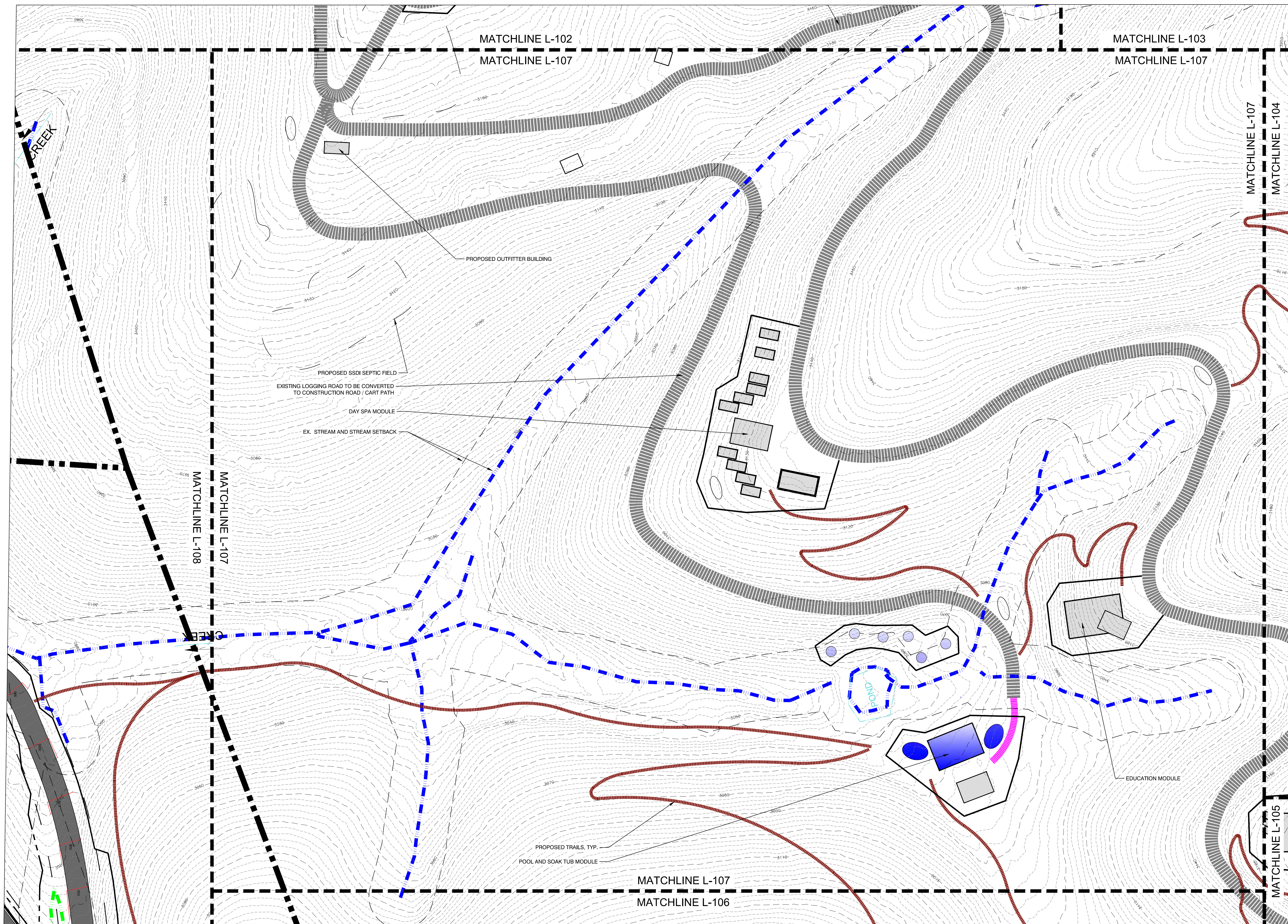
#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN

SHEET NO.

L-106



TOWN OF WEAVERVILLE WATERSHED
PIN 9751769307
D.B. 204, PG. 5
ZONING: OPEN USE



SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAMAYA LLC

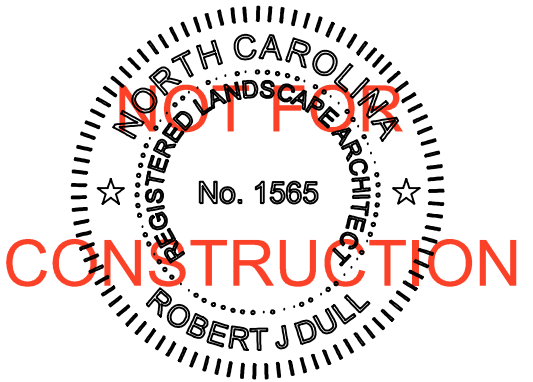
SITE PLAN ENLARGEMENT

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

L-107

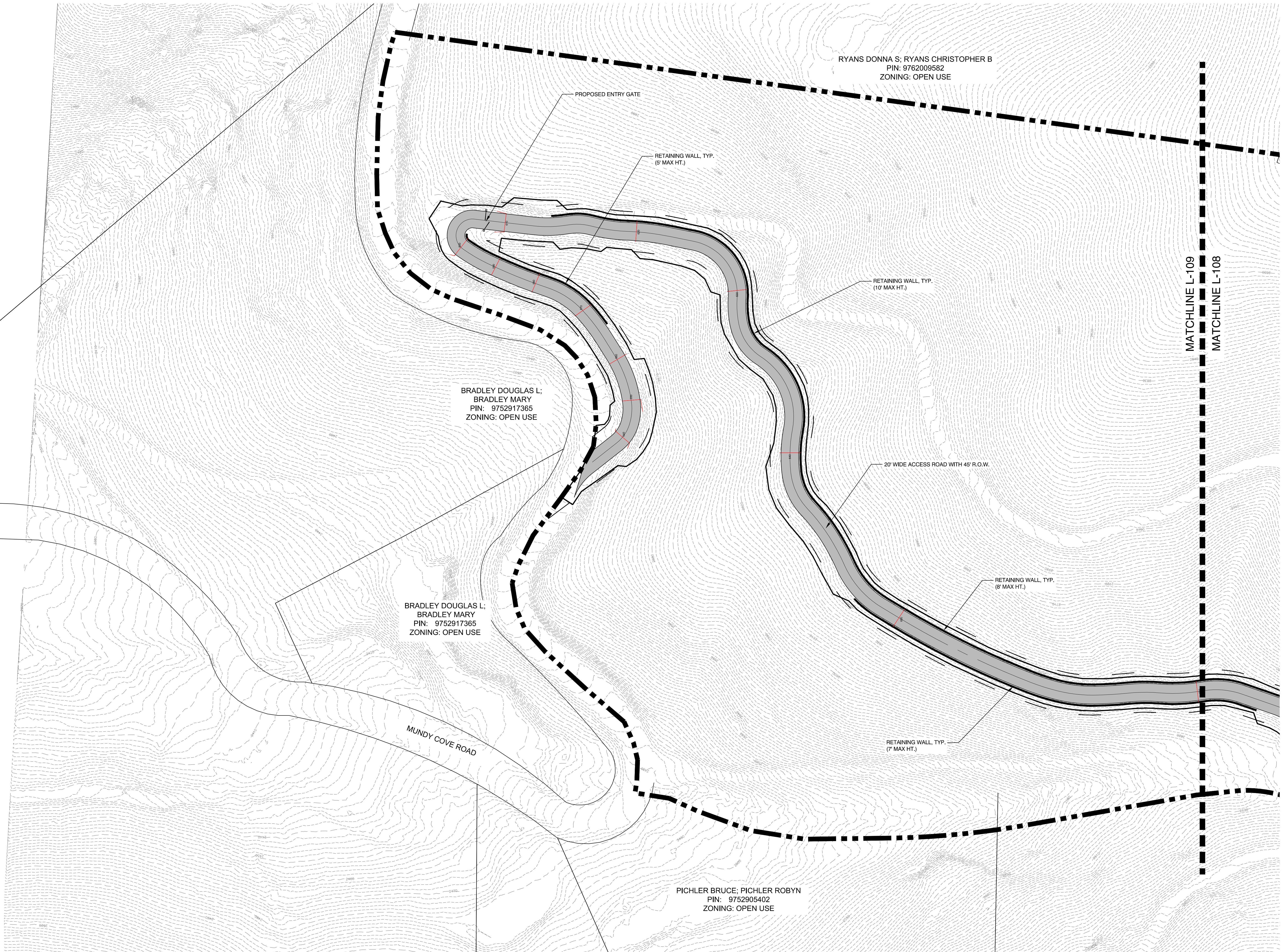


SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

SITE PLAN ENLARGEMENT

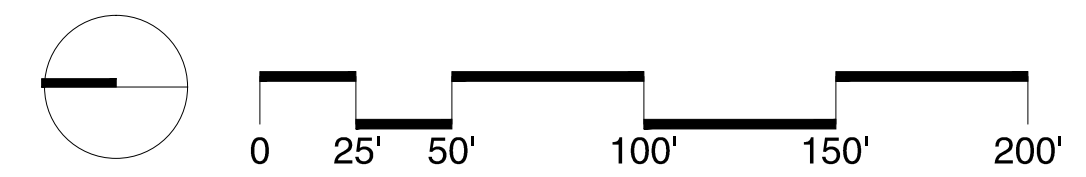


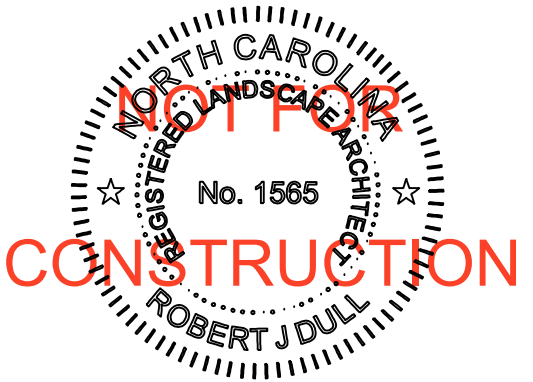
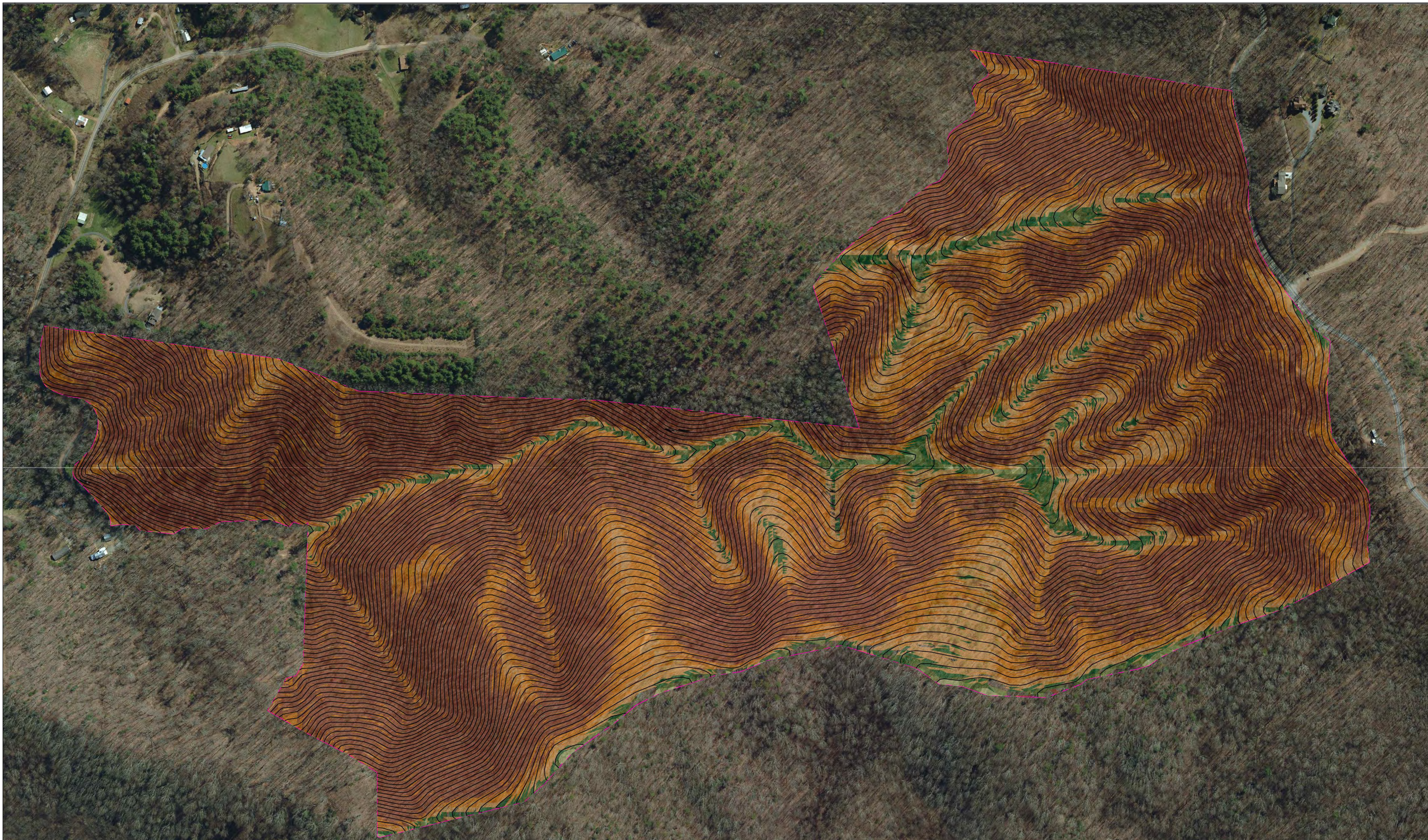
PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

L-109





SOHUM MOUNTAIN HEALING

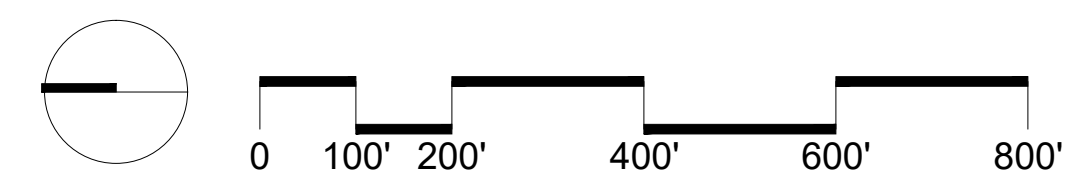
810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

SLOPE ANALYSIS

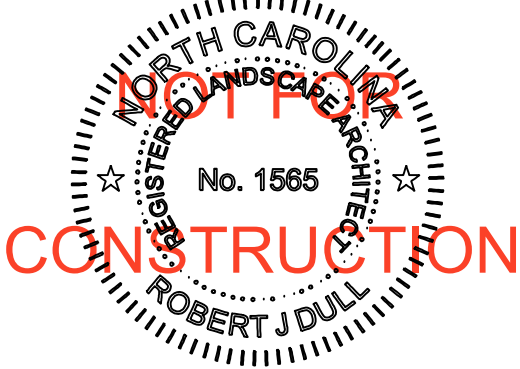
Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	12023.91	
2	5.00%	10.00%	35739.45	
3	10.00%	15.00%	109509.76	
4	15.00%	20.00%	198347.12	
5	20.00%	30.00%	834134.56	
6	30.00%	40.00%	1698485.37	
7	40.00%	100.00%	5494820.22	

PLAN SET		
#	DATE	DESCRIPTION
1	02.07.23	CZ SITE PLAN



SHEET NO.

L-200



Key:

- 3 Soil boring suitable for conventional septic system
- 1 Soil boring suitable for sub-surface drip irrigation (SSDI) type septic system
- Area likely suitable for conventional septic system (MAP UNIT A)
- Area likely suitable for sub-surface drip irrigation (SSDI) type septic system (MAP UNIT B)
- Area unsuitable for septic permitting (MAP UNIT C)
- Existing septic system area

Notes:

- 1) This map and soils data is for preliminary planning purposes only. All septic system recommendations and assumptions are based off preliminary soils data and current property conditions as observed by Land Resource Management, PLLC (LRM).
- 2) This map is not a survey. Preliminary soils information is overlaid on site plan provided by Sitework Studios.
- 3) This preliminary map is part of a Sealed LSS Preliminary Soils Report provided to the client. See Sealed LSS Preliminary Soils Report for further information regarding the findings of LRM's evaluation.



LAND RESOURCE MANAGEMENT
Land Evaluation by Land Experts

PROJECT NUMBER:	DATE: 8/22/2022 + 8/25/2022
PROJECT NAME: <i>Seawood Inn</i>	DESCRIBED BY: <i>JSE/ASH</i>

Boring Number	Soil Depth (in.)	Controlling Texture	Clay %	Slope %	LP	PM	Saprolite		Depth to			LTAR
							Texture	Thickness (in.)	WB (in.)	HB (in.)	SHWT (in.)	
1	27"	SCL	30%	44%	SS	R	-	-	27"	>27"	>27"	0.35*
2	21"	SCL	30%	59%	SS	R	-	-	21"	>21"	>21"	0.35*
3	40"	SCL	30%	52%	SS	R	-	-	40"	SBRF		0.45
4	28"	SCL	25%	49%	SS	R	-	-	28"	>28"	>28"	0.35
5	21"	SCL	30%	38%	SS	R	-	-	21"	>21"	>21"	0.35*
6	21"	SCL	30%	45%	SS	R	-	-	21"	>21"	>21"	0.35*
7	>50"	CL	35%	47%	SS	R	-	-	70"	750"	750"	0.4
8	42"	SCL	30%	68%	SS	R	-	-	42"	SBRF		0.45
9	40"	SCL	30%	54%	SS	R	-	-	40"	>40"	>40"	0.45
10	26"	SCL	25%	28%	SS	R	-	-	26"	>26"	>26"	0.35*
11	24"	SCL	30%	58%	SS	R	-	-	24"	>24"	>24"	0.35*
12	26"	SCL	25%	38%	SS	CIR	PLU	26	26"	26"	26"	0.35*
13	21"	SCL	25%	32%	SS	R	-	-	21"	>21"	>21"	0.35*
14	76"	SCL	30%	55%	SS	R	PLU	30	76"	776"	776"	0.35
15	36"	SCL	30%	38%	SS	R	PLU	36	76"	776"	776"	0.45
16	34"	CL	35%	46%	SS	CIR	PLU	34	734"	734"	0.35	

HB = Hard bedrock
 LTAR = Long Term Acceptance Rate
 SBRF = Stopped by rock fragments
 SHWT = Seasonal high water table
 WB = Weathered bedrock
 Denotes aerobic drip in LTAR column

PM = PARENT MATERIAL:
 A = Alluvium
 C = Colluvium
 R = Residuum
 A/R = Alluvium over Residuum
 C/R = Colluvium over Residuum

TEXTURES:
 C = Clay
 CL = Clay loam
 L = Loam
 LS = Loamy sand
 S = Sand
 SC = Sandy clay
 SCL = Sandy clay loam
 SL = Sandy loam
 SiL = Silt loam
 SiCL = Silty clay loam

LP = LANDSCAPE POSITIONS:
 CB = Colluvial bench
 CF = Colluvial fan
 FP = Floodplain
 FR = Falling ridge
 FS = Footslope
 HS = Headslope
 HT = High terrace

LT = Low terrace
 NS = Noseslope
 RT = Ridgetop
 SH = Shoulder
 SS = Sideslope
 TS = Toeslope
 UD = Upland draw

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

ENVIRONMENTAL ANALYSIS

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	C2 SITE PLAN



SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

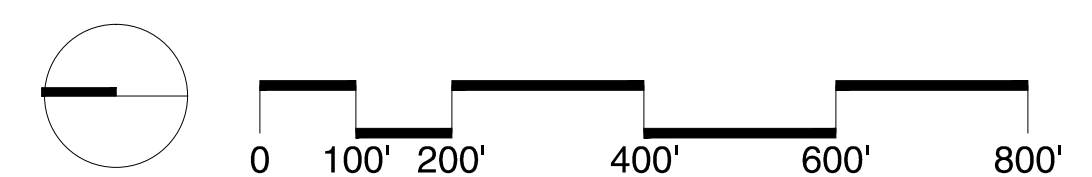
CIRCULATION PLAN

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	SITE DEVELOPMENT PLAN
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

L-202



CONSULTANTS

Olson Kundig

NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

ARCHITECTURAL MOOD BOARDS



OK ARRIVAL EXPERIENCE
SOURWOOD INN | JANUARY 2023

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-101

CONSULTANTS

Olson Kundig

NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

ARCHITECTURAL MOOD BOARDS



OK ACCOMMODATIONS
SOURWOOD INN | JANUARY 2023

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-102

CONSULTANTS

Olson Kundig

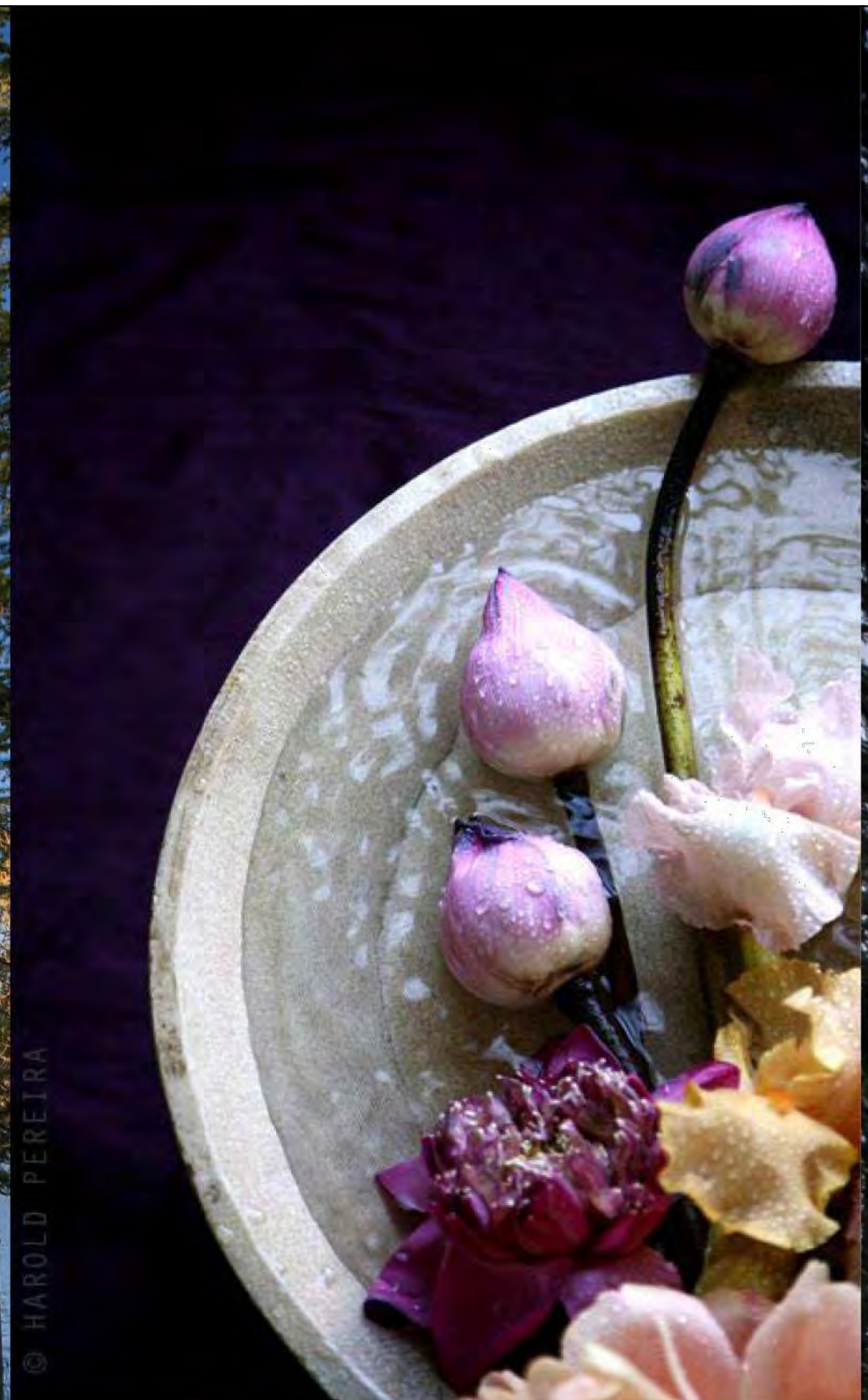
NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

ARCHITECTURAL MOOD BOARDS



OK ACCOMMODATIONS
SOURWOOD INN | JANUARY 2023

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-103

CONSULTANTS

Olson Kundig

NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

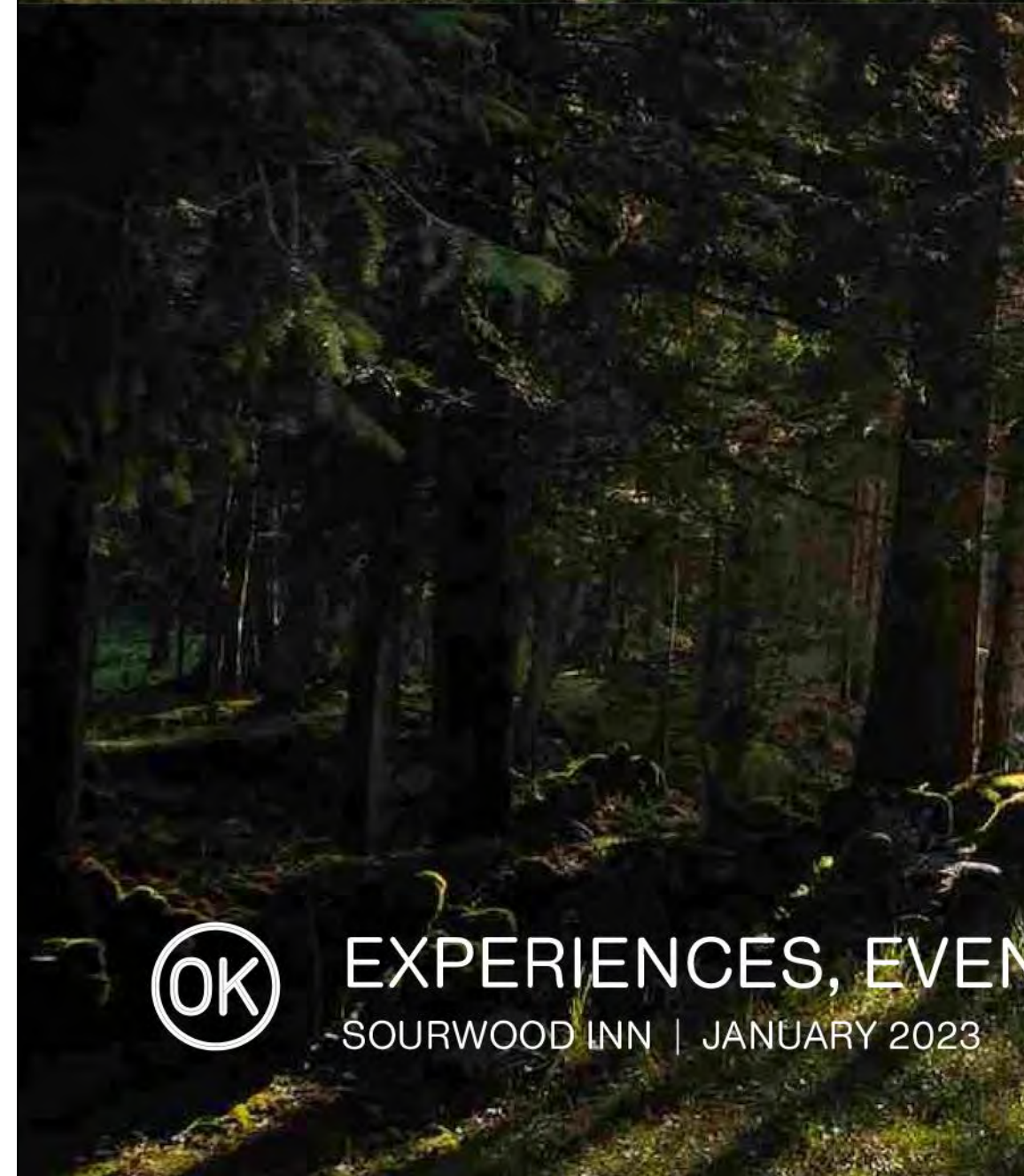
ARCHITECTURAL MOOD BOARDS

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-104



EXPERIENCES, EVENTS, DINING
SOURWOOD INN | JANUARY 2023

CONSULTANTS

Olson Kundig

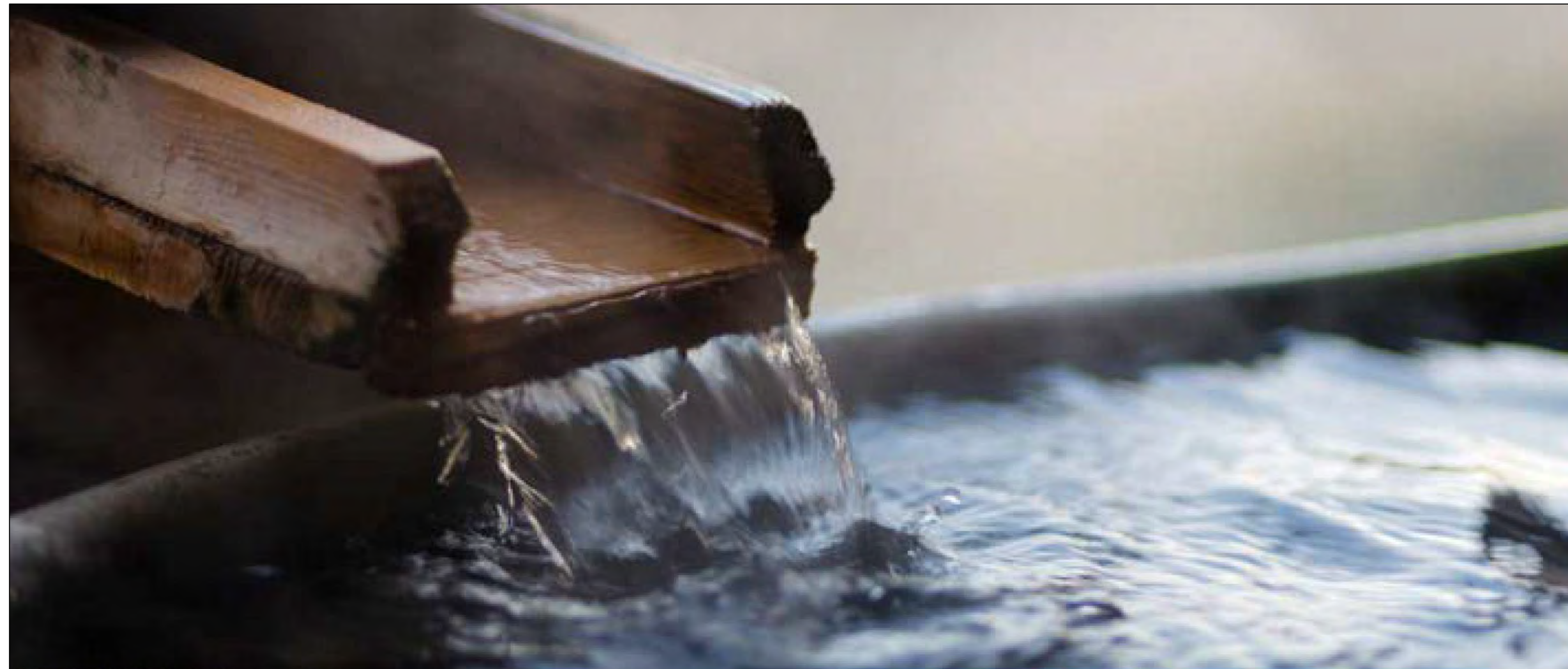
NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

ARCHITECTURAL MOOD BOARDS



SPA & TREATMENT
SOURWOOD INN | JANUARY 2023



PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-105

CONSULTANTS



NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

CONCEPTUAL 3D MODEL



CONCEPTUAL PERSPECTIVE 1



CONCEPTUAL PERSPECTIVE 2



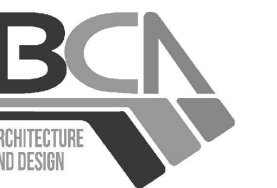
PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-200

CONSULTANTS



NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

CONCEPTUAL 3D MODEL

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

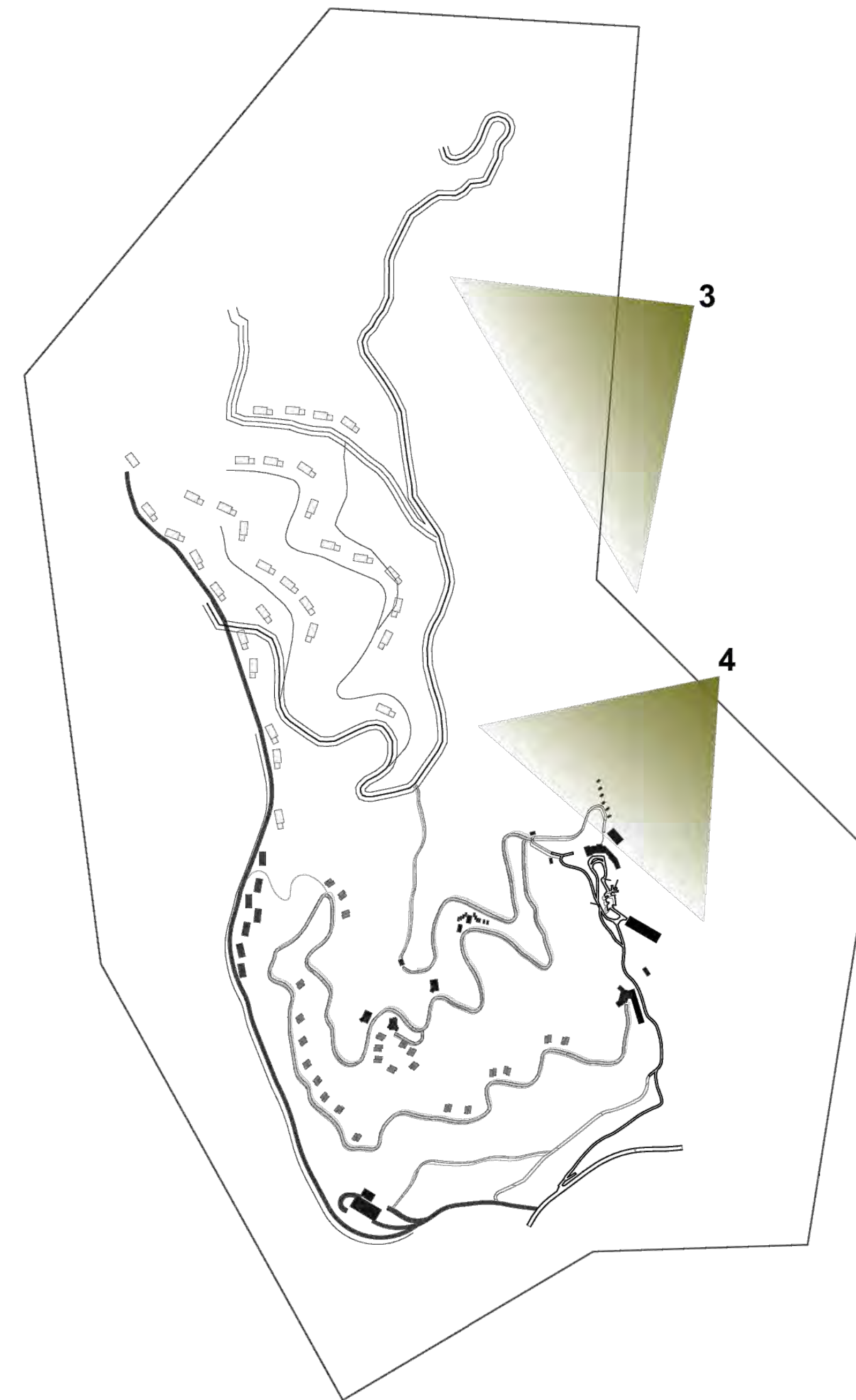
A-201



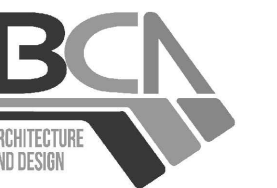
CONCEPTUAL PERSPECTIVE 3



CONCEPTUAL PERSPECTIVE 4



CONSULTANTS



NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

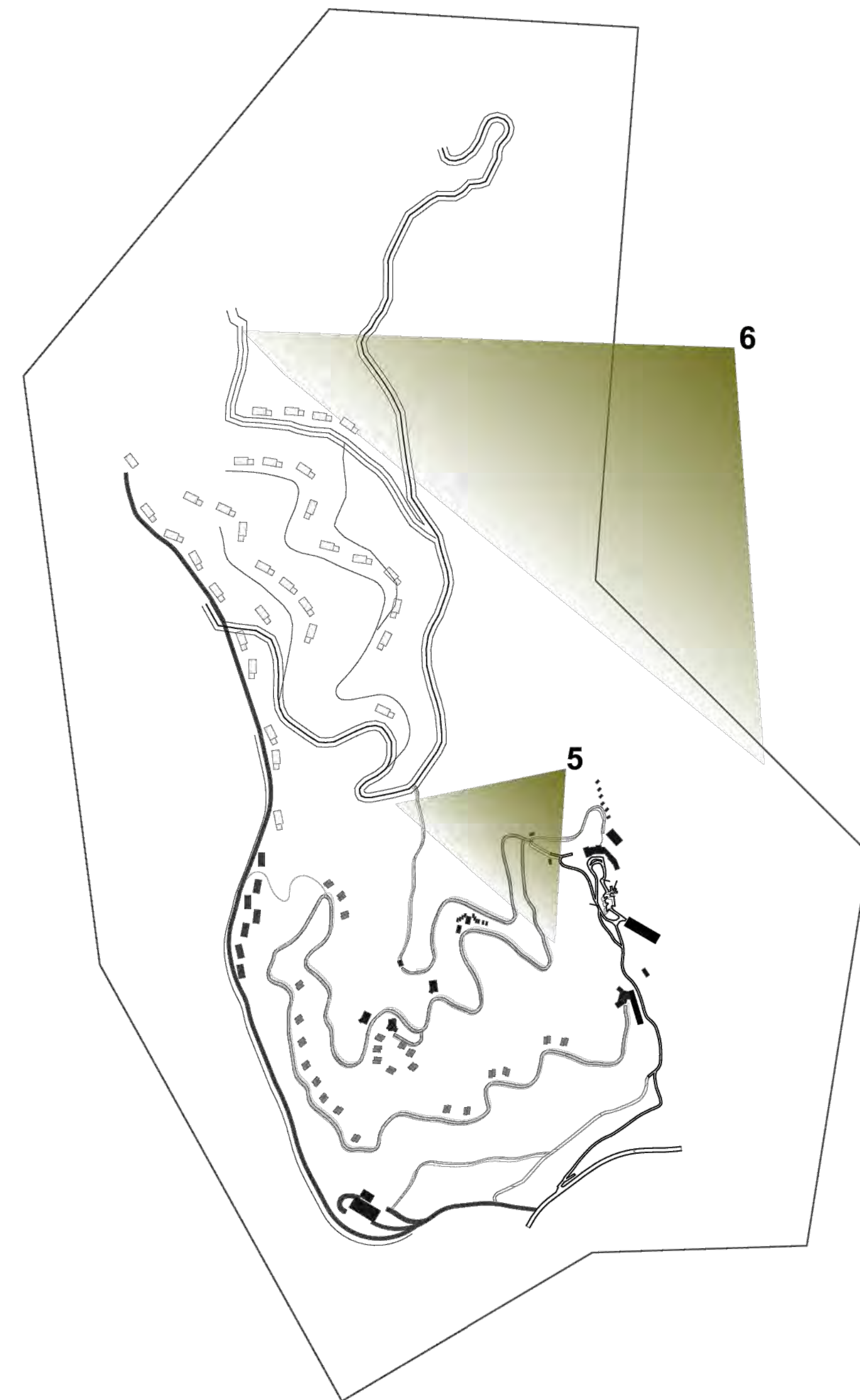
CONCEPTUAL 3D MODEL



CONCEPTUAL PERSPECTIVE 5



CONCEPTUAL PERSPECTIVE 6



PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

A-202

CONSULTANTS



NOT FOR
CONSTRUCTION

SOHUM MOUNTAIN HEALING

810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804

PREPARED FOR:
NIRAAMAYA LLC

CONCEPTUAL 3D MODEL

PLAN SET

#	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT

SHEET NO.

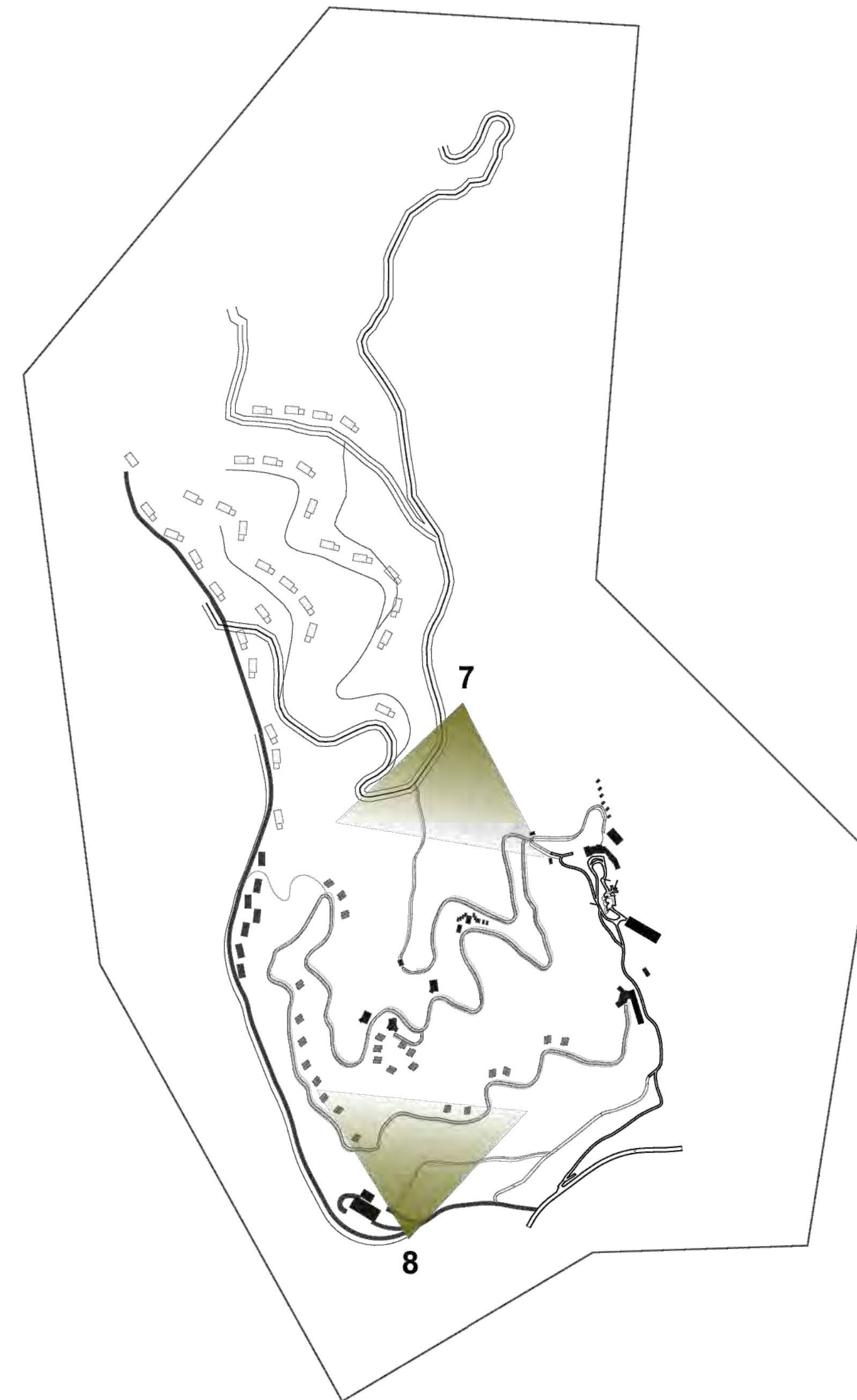
A-203



CONCEPTUAL PERSPECTIVE 7



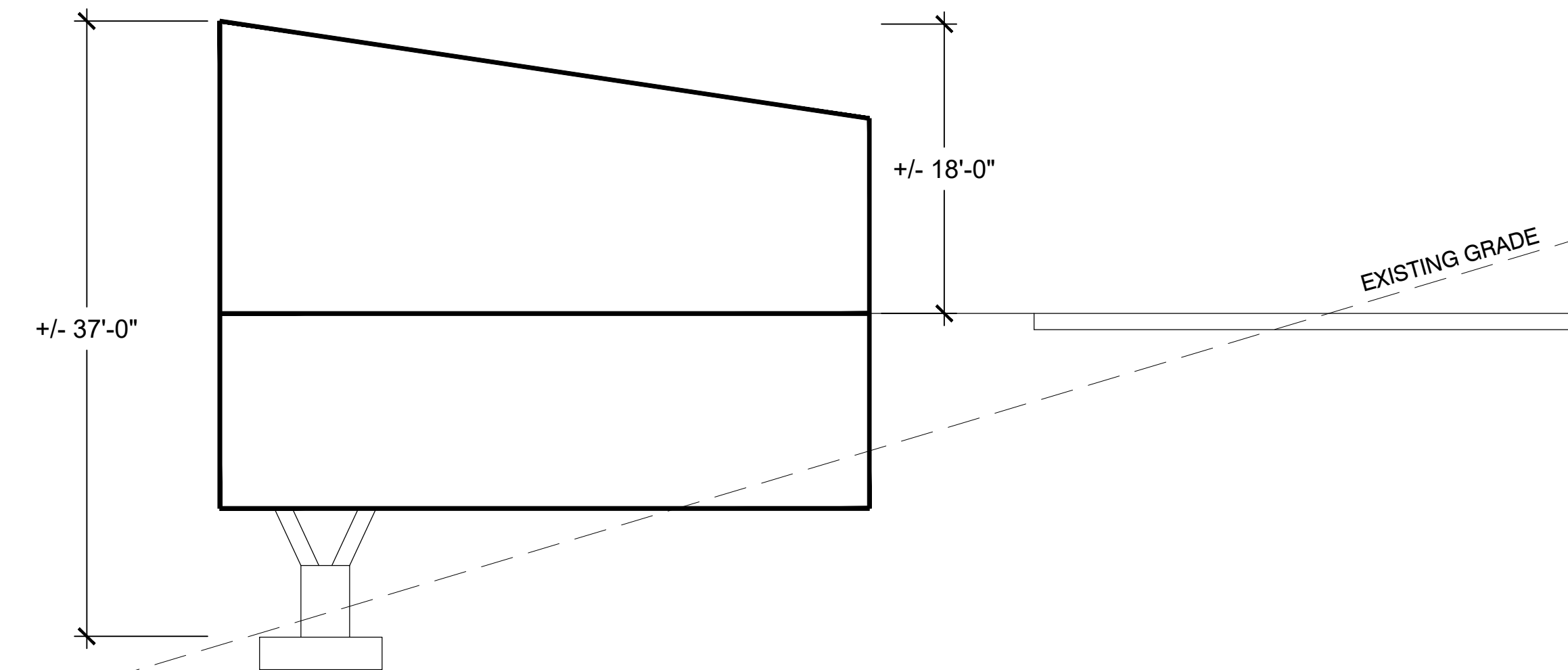
CONCEPTUAL PERSPECTIVE 8



CONSULTANTS

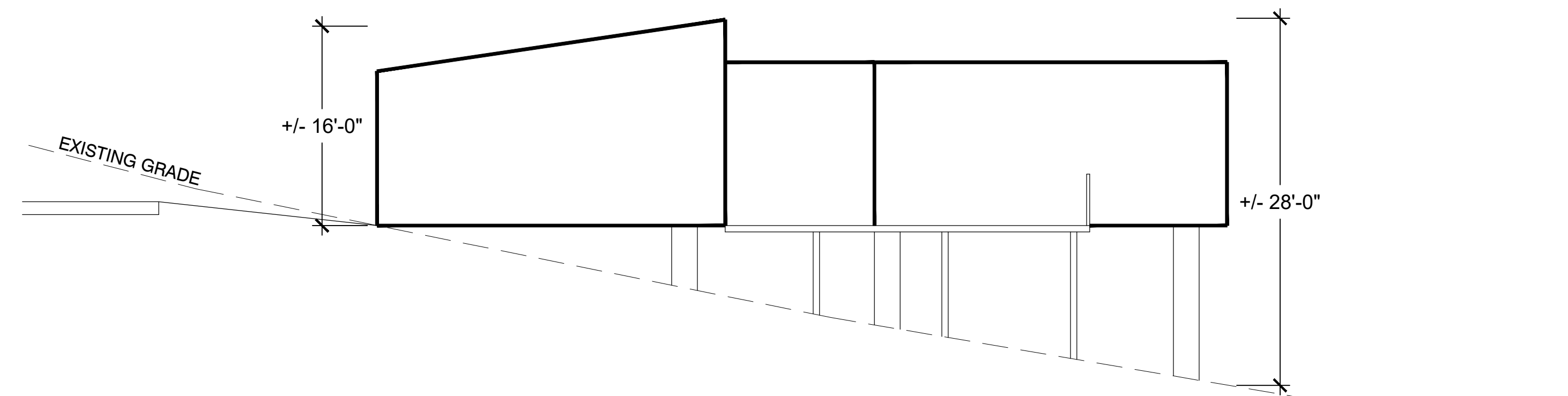


NOT FOR
CONSTRUCTION



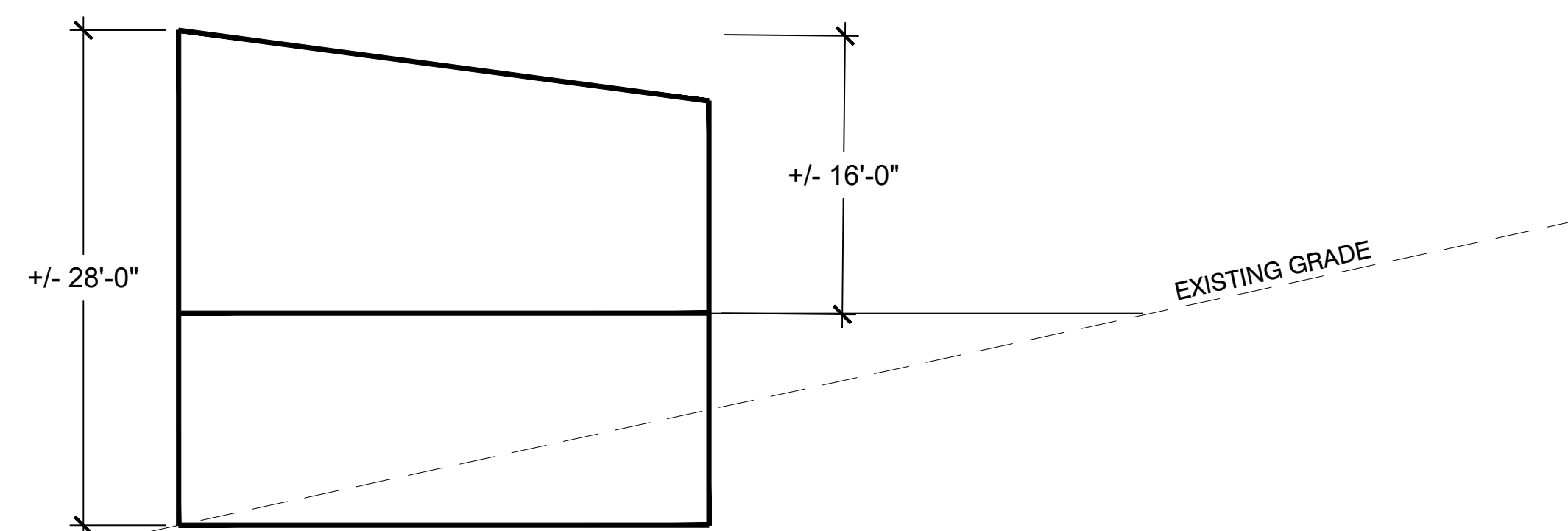
AVERAGE BUILDING HEIGHT: 27'-6"

1 EVENT CENTER TYPICAL SECTION
NTS



AVERAGE BUILDING HEIGHT: 22'-0"

2 ARRIVAL HUB TYPICAL SECTION
NTS



AVERAGE BUILDING HEIGHT: 22'-0"

3 GUEST HOUSE TYPICAL SECTION
NTS

SOHUM MOUNTAIN HEALING
810 ELK MOUNTAIN SCENIC HWY,
ASHEVILLE, NC 28804
PREPARED FOR:
NIRAAMAYA LLC
CONCEPTUAL ARCHITECTURAL SECTIONS

PLAN SET

	DATE	DESCRIPTION
1	02.07.23	CZ CONCEPT
2	04.26.23	CZ SITE PLAN REVISION

SHEET NO.

A-204

EXHIBIT D - PROJECT CONDITIONS
Sohum Mountain – Site Plan (draft)

1. The subject properties included in the rezoning are shown on the proposed conceptual plan and identified in the Buncombe County tax record as PINs 9751-97-5245, 9751-97-3475, 9751-97-3287, and 9761-06-4543 and is 197.4 acres.
2. Pursuant to this ordinance, all four parcels are collectively rezoned to Community Shopping 2-Conditional Zone (CS2-CZ), but approval is limited to the proposed project (“Project”) as shown on the conceptual plan and further described herein.
3. The Project will include a resort lodging complex with up to 78 units. 14 of the lodging units will be located in the existing building with an additional 64 new lodging units (cabins) scattered across the property. A maximum of 36 single-family home sites with two accessory dwelling units will also be added, 8 of which may be used as for short-term lodging use. A maximum of six (6), 4-bedroom Guesthouses to be used as short term rentals. Other buildings on the site include a retail and services building, an event venue of 2,400 square feet, and 24 detached spa treatment rooms. The existing restaurant will be retained in the original inn building.
4. New infrastructure includes road, on-site septic, community well water, and other utilities as shown on the proposed conceptual site plan.
5. Separate zoning compliance permits shall be required for homes to be constructed on the 32 individual home sites with the only restriction being that all individual applications must comply with the applicable provision contained in this Ordinance.
6. Setbacks for the development of PINs 9751-97-3475 and 9751-97-3287 shall be 10 feet front, 20 feet rear, 5 feet side, and all other development in the Project will maintain a 20-foot setback from the exterior Project boundary.
7. Grading shall be limited to no more than 13% of the total site area, as shown on the proposed site plan. No grading shall occur beyond the limits of disturbance, as depicted on an approved grading plan.
8. Existing vegetation must be preserved. Selective tree removal may only occur when trees are diseased, dying, or a threat to personal property or life. Removal of invasive plant material shall be permitted.
9. Impervious surfaces shall not exceed 8% of the total site area, as shown on the proposed site plan.
10. Building materials shall be predominately natural materials such as wood, metal, stone, and glass, and the character and style consistent throughout.
11. The height of all structures shall not exceed 35 feet, as defined by the steep slope development requirements.
12. Access to the 32 single-family home sites shall be approved and permitted via the internal private streets, as shown on the proposed site plan.
13. Street trees are required at a rate of 1 large maturing tree per 50 feet of road frontage, to be verified during a field inspection. Existing trees may satisfy all or part of this requirement.
14. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
15. The Project includes the following technical modifications:
 - a. Sidewalks are not included; however, an interior path and trail network is provided as shown on the site plan.

- b. Multiple buildings may be located on a single parcel.
 - c. Elimination in the required screening yard along the western property boundary, as long as all existing forest between the proposed road alignment and existing property line are preserved as indicated by the limits of disturbance shown on the plan submitted.
 - d. Cumulative retaining wall heights up to a maximum of 24 feet.
 - e. Reduction in required off-street parking by 20%, from 145 to 115 parking spaces.
16. The Project will undergo final technical review prior to issuance of any permits.
 17. All proposed site and exterior building lighting must meet the outdoor lighting requirements found in *Section 46-119(c) Street Lights* of the Town of Woodfin Ordinances.
 18. The building design, site design and orientation on site must substantially comply with the approved preliminary plat and site plans, which are incorporated herein by reference.
 19. Any applicable local, state, and federal permits or approvals must be obtained prior to initiation of construction.
 20. The conditional district zoning plan will be valid for five years from the date of approval by the Town Council. However, the first building permit for any construction within the Project must be obtained within 24 months from approval by Town Council. Failure to obtain the first building permit within this time period shall render the plan approval null and void.

Agreed to and Accepted this the 16th day of May 2023, by the Property Owner/Applicant:

TECHNICAL REVIEW

TO: Town of Woodfin Planning Board
DATE: April 20, 2023
PREPARED BY: Ricky Hurley, Planning Director
OWNER/APPLICANT: Niraamaya LLC & Deva Bhumi LLC/Rob Dull
SUBJECT: Conditional Zoning – Sohum Mountain

PROJECT SUMMARY: A conditional zoning review of a 197.4 acre lodging & wellness retreat center and 38 home residential development accessed directly from Elk Mountain Scenic Highway. The three northern properties are concurrently seeking annexation, and along with the fourth southern tract, are requesting the zoning designation of Community Shopping 2–Conditional Zone (CS2–CZ).

PLANNING:

- All four properties are above the 2,200-elevation contour and will be subject to the Town’s Steep Slope standards. Total grading of 24.59 acres or 12.5% is planned, with an impervious area of 15.02 acres or 7.6% of the total project area, both of which will comply with Town standards.
- The Town’s Steep Slope standards limit the total number of detached buildings to two for an individual parcel. A modification will be required to allow the numerous detached principal buildings on the two largest tracts of land.
- Proposed retaining walls were noted as exceeding the maximum cumulative height of 12 feet when stacked above one another in several locations. The tallest wall sections were approximately 24 feet in combined height.
- Community Shopping-2 requires at least a 15-foot screening yard when abutting residential zoning districts along the side and rear property lines. Buncombe County Open Use district is considered a residential district for setback purposes. The roadway along the western property boundary encroaches into the required 15-foot screening yard. A modification to the standard or relocation of the roadway is required.
- The required off-site parking is calculated at 143 parking spaces with a requested reduction to 115 parking spaces or approximately 20% fewer parking spaces provided. Each individual home requires 2 off-street parking spaces.
- There are no minimum lot width, lot size, or structure size standards in the Community Shopping 2 zoning district. Dimensional requirements are set by the proposed conditional zoning. Staff proposes at least a 20-foot setback for all structures from the project boundary.
- Recreational open space is not required within the CS-2 zoning district. However, guests and residents will have access to open spaces within the development via trails connecting a variety of on-site amenities and lodging areas.
- Pedestrian connectivity (sidewalks/trails) are required for projects with 20 or more dwelling units. The applicant is requesting a modification to not include the approximately 1,150 feet of required sidewalk along Elk Mountain Scenic Highway and 1,000 feet of sidewalk along

Munday Cove Road. Pathways and natural trails will be provided in lieu of sidewalks as depicted on the site plan. Sidewalks do not exist along either state-maintained roadway.

- The maximum height of all structures shall be limited to 35', as noted in the proposed conditional zoning ordinance. Elevation cross sections were provided for guesthouses, event center, and arrival hub appear to comply with the height limits for zoning district.
- No lighting plan was submitted at time of application, though property appears to be located within the LZ1 Lighting Zone as referenced under Chapter 26, Section 5(l), being a maximum of 108,900 lumens per acre or 2.5 lumens per square foot. Staff recommends that fully shielded or dark sky compliant fixtures are recommended for all lighting within the development regardless of use or purpose of the structure.
- The Weaverville Watershed is immediately adjacent to the property to the west and subject to conservation easements. Access or use by the public is not permitted currently.

EMERGENCY ADDRESSES:

Addresses will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual zoning permits. Road names would be assigned to the internal private roads and driveways to facilitate emergency response.

ROADS/ACCESS:

- Munday Cove Road and Elk Mountain Scenic Highway, which are maintained by the North Carolina DOT, abut the proposed development on the north and south end of the properties.
- The existing gravel road will be upgraded to enhance access through the development but will remain privately owned and maintained. At a minimum, roadways will be required to meet fire apparatus access standards for 20 feet in width, turnarounds, grades, and pavement thickness.
- Reem's Creek Volunteer Fire Department requested that an accessible route for fire trucks and EMS be installed and maintained from Munday Cove Road to the Sourwood Inn. Access shall be available 24 hours a day, 7 days a week and if allowed, a siren activated gate be installed.
- Modification of the three existing driveways will require a driveway permit from North Carolina DOT.
- A Transportation Impact Analysis (TIA) was not required by the Town based upon the projected traffic volumes.

UTILITIES:

The use and installation of community wells and individual on-site septic systems will require approval by Buncombe County Environmental Health. The applicant is proposing to use Subsurface Drip Irrigation (SSDI) septic systems with minimal land disturbance that will not require removal of existing trees and vegetation. Water and sewer authorization shall be provided prior to zoning permit issuance.

SW/EC/FLOOD:

- Grading permit applications shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring.
- The amount of land disturbance will require a Town storm water permit, with systems to be installed to control runoff from newly created impervious areas. An Operations and Maintenance (O & M) agreement will require Town approval and recordation prior to issuance of any certificate of occupancy (CO).

- Although streams exist on the property, no regulated flood plain exists within the development boundaries. The nearest mapped flood hazard zone is approximately one mile north of the property along Reem's Creek.



RECOMMENDATION FROM TOWN OF WOODFIN PLANNING BOARD TO WOODFIN TOWN COUNCIL

Having reviewed the **Map Amendment** to rezone properties at 810 Elk Mountain Scenic Highway (9761064543) and 99999 Mundy Cove Road (9751973287, 9751973475, 9751975245) from Buncombe County Open Use & R-43 CZ to Community Shopping 2-CZ on **May 2, 2023**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board hereby adopts the following motion, effective May 2, 2023:

The Town of Woodfin Planning Board recommends approval of the proposed map amendment and site plan and finds that it is reasonable, in the public interest and consistent with the Town of Woodfin Comprehensive Plan in that the proposal will:

1. Encourage walking and promote connectivity between uses within the development through an internal network of trails.
2. Support new and existing businesses within Woodfin to advance and maintain environmentally and socially sustainable business practices that enhance community life.
3. Identify appropriate locations for health and wellness businesses and ensure that these locations are zoned appropriately, and adequate infrastructure is available.
4. Encourage low impact cluster development that preserves environmentally sensitive areas such as ridgetops, steep terrain, and areas adjacent to streams and creeks.
5. Provides additional housing options with energy efficient buildings.

Vote:

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board.

Chair

Date