



## PLANNING BOARD RECOMMENDATION

Project #: P22-37-CZD

Meeting Date: June 13, 2022

PETITION REQUEST: Conditional Rezoning – AAA Storage

APPLICANT/PETITIONER: CD-MAT, LLC / Andrew Dorn [Owner/Developer]

### PLANNING BOARD ACTION SUMMARY:

Staff gave a presentation on the request and reviewed the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. The Development Team presented the details of their proposed site plan. Planning Board considered this item for 20 minutes. The Planning Board did not have questions or comments related to the proposal.

Will Buie of WGLA Engineering provided information related to the proposed project and was the only member of the development team to speak.

One member of the public spoke and asked questions related to the development:

1. Ken Fitch, 1046 Patton Street – expressed support and asked where the fence would be located in relationship to the buffer. This question was answered by the developer's engineer whom stated that the buffer would be on the exterior of any buildings and fencing.

### MOTION:

Ms. Peacock made a motion to approve the petition. The motion passed unanimously.

### COMPREHENSIVE PLAN CONSISTENCY AND REASONABLENESS STATEMENT:

The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

*The subject property is located in an area designated as a 'development opportunity' and 'priority growth area' according to the City's 2030 Comprehensive Plan.*

### REASONABLENESS STATEMENT

We 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:

#### **[Rationale for Approval]**

1. The development of mini-warehouses will be an extension of an existing use.
2. The mini-warehouses will be in close proximity to recently-approved affordable, multi-family housing.
3. The petition provides access from a minor thoroughfare as required in the PCD zoning district.

## BOARD ACTION

- **Motion/Second:** Peacock / Brown
- **Yeas:** Nace, Blatt, Cromar, Peacock, Glassman, Brown
- **Nays:** N/A
- **Absent:** Hanley, Robertson
- **Recused:** N/A