



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: July 7, 2022

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – AAA Storage (P22-37-CZD) – Matthew Manley, AICP – Planning Manager

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-75-6816) from R-15 (Medium Density Residential) to PCD (Planned Commercial Development – Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant, [dated May 18, 2022,] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. Mini-warehouses

[for amendments to uses or conditions discussed and agreed upon in the Council meeting (between City & Developer) and not yet represented on the site plan, please use the following language, disregard #2 if not needed]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

2.(3). The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:

The subject property is located in an area designated as a ‘development opportunity’ and ‘priority growth

For Recommending Denial:

I move City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9579-75-6816) from R-15 (Medium Density Residential) to PCD (Planned Commercial Development – Conditional Zoning District) based on the following:

1. **The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis 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.

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

1. Business Center does not recommend mini-warehouses or self-storage (supportive neighborhood retail and services) along minor thoroughfares. (LU-13.3)

[DISCUSS & VOTE]

<p>area' according to the City's 2030 Comprehensive Plan.</p> <p>3.(4). Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:</p> <ol style="list-style-type: none"> 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 multi-family housing. 3. The petition provides access from a minor thoroughfare as required in the PCD zoning district <p>[DISCUSS & VOTE]</p>	
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***SUMMARY:** The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Dennis J. Dorn – CD-MAT LLC. At NC LL Company [Applicant/Owner]. The applicants are requesting to rezone the subject property, PIN 9579-75-6816 located at 762 Suglarloaf Road, from R-15, Medium Density Residential to PCD CZD, Planned Commercial Development Conditional Zoning District for the expansion of the existing AAA Storage facility.*

The proposal includes the addition of 5 buildings totaling 49,692 Sq Ft. This is in addition to the existing 7 buildings and approximate 67,570 Sq Ft of mini-storage on the adjacent site.

The proposal would include a recombining of the subject property with the adjacent lot to create a single parcel. The proposed mini-storage would be on a 2.48 acre parcel. Once combined, the site will be a total of 8.28 acres.

No other uses are proposed to be permitted by the rezoning.

PROJECT/PETITIONER NUMBER:	P22-37-CZD
PETITIONER NAME:	Dennis J. Dorn – CD-MAT LLC. At NC LL Company. [Applicant] Thomas and Sherry Thompson [Owner]
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Staff Report 2. Neighborhood Compatibility Summary 3. Tree Board Summary 4. Proposed Site Plan / Elevations 5. Proposed Zoning Map 6. Draft Ordinance 7. Application / Owner Signature Addendum

