

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PIN NUMBER 9579-75-6816 BY CHANGING THE ZONING DESIGNATION FROM R-15 (MEDIUM DENSITY RESIDENTIAL) TO PCD (PLANNED COMMERCIAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Number: 9579-75-6816
 Addresses: 750, 762, and 780 Sugarloaf Rd
 Project Name: AAA Storage (File # P22-37-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, Dennis J. Dorn – CD-MAT LLC. an NC Limited Liability Company and property owners, Thomas and Sherry Thompson for the development of 5 mini-warehousing structures on approximately 2.48 acres as an expansion of the existing AAA Storage Facility, and

WHEREAS, the Planning Board took up this application at its regular meeting on June 13, 2022; voting 6-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on July 7, 2022,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9579-75-6816 from R-15 (Medium Density Residential) to PCD (Planned Commercial Development – Conditional Zoning District).
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and conditions and developer concessions listed therein and subject to the following.
 - a. Permitted uses shall include:
 - i. Mini-warehouses
 - b. Conditions and developer concessions that shall be satisfied prior to final site plan approval include:
 - i. The development shall be consistent with the preliminary site plan and the conditions and developer concessions listed therein as submitted and dated May 18, 2022.

3. This ordinance shall not be effective until the stipulated list of use(s) and conditions and

developer concessions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 7th day of July 2022.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Angela L. Reece, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions and developer concessions stated.

IN RE: Parcel Number: 9579-75-6816
 Addresses: 750, 762, and 780 Sugarloaf Rd
 Project Name: AAA Storage (File # P22-37-CZD)

Applicant/Developer: Dennis J. Dorn – CD-
MAT LLC. At NC LL Company

Owner: Andrew Dorn – CD-MAT LLC. At
NC LL Company

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____