



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010 | Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☒ 1. Completed Application Form
- ☒ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 3. Application Fee

A. Property Information

Date: 1/9/25

PIN(s): 9579574046

Address(es) / Location of Property: 135 Sugarloaf Rd

C-3 CZD

Current Zoning:

Proposed Zoning: CHMU

B. Adjacent Parcel Numbers and Uses

PIN: 9579561836 Use: Self-Storage

PIN: 9579562593 Use: Hotel

PIN: 9579572348 Use: Hotel

PIN: 9579576148 Use: Cafe/Gift Shop/Wine Bar

PIN: 9579567956 Use: Hotel

Office Use:

Date Received: By: Fee Received? Y/N

C. Applicant Contact Information

Daniel Renckens

* Printed Applicant Name

WOC SE Storage, LLC

Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Daniel Renckens

Digitally signed by Daniel Renckens
DN: C=US, E=djrenckens@gmail.com, CN=Daniel Renckens
Date: 2024.06.26 08:16:47-04'00'

Applicant Signature

VP of Development

Applicant Title (if applicable)

919 Berryhill Rd #100

Address of Applicant

Charlotte, NC 28208

City, State, and Zip Code

704-654-7538

Telephone

drenckens@canvasscap.com

Email

* Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Property Owner Contact Information (If different from Applicant)

* Printed Property Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Daniel Renckens

Digitally signed by Daniel Renckens
DN: C=US, E=djrenckens@gmail.com, CN=Daniel Renckens
Date: 2024.06.26 12:51:49-04'00'

Property Owner Signature

Authorized signatory

Property Owner Title (if applicable)

Address of Property Owner

City, State, and Zip Code

Telephone

Email

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

The 2030 plan shows this parcel as Regional Activity Center so CHMU is consistent.

- b) Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

The proposed commercial zoning is compatible with the surrounding commercial uses.

- c) Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

This request is to remove the CZD component of the zoning since the conditional plans shows no redevelopment of the subject property. Instead of reverting back to the November 2021 zoning of C-3, staff suggested pursuing a CHMU zoning which imposes additional architectural and dimensional requirements above the C-3 district.

- d) Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

There is an abandoned 3-story office building on the property. By removing the CZD component of the zoning, this property would be able to be redeveloped per the standards set forth in the Zoning Ordinance.

- e) Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

Public water and sewer, and fire and police protection serve the subject property.

- f) Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

There are no known jurisdictional waters onsite and any redevelopment would meet the stormwater management requirements set forth in the City ordinances.