

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
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. At NC LL 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 0-0 to recommend City Council deny 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, and

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 listed therein and subject to the following.
 - a. Permitted uses shall include:
 - i. Mini-warehouses
 - b. Conditions that shall be satisfied prior to final site plan approval include:
 - i. The development shall be consistent with the preliminary site plan and conditions therein as submitted and dated May 18, 2022 [or as modified and presented].
3. This ordinance shall be not be effective until the stipulated list of use(s) and conditions, 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 stated.

IN RE: Parcel Number: 9579-75-6816

Addresses: 750, 762, and 780 Sugarloaf Rd
AAA Storage (File # P22-37-CZD)

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

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Property Owner: Thomas H. Thompson

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Property Owner: Sherry S. Thompson

Signature: _____

Printed Name: _____

Title: _____

Date: _____