



PLANNING BOARD RECOMMENDATION
Schroader Honda Expansion (P21-70-CZD)
March 14th, 2022

PETITION REQUEST: Rezoning: C-3 Highway Business Conditional Zoning District (C-3-CZD)
APPLICANT/PETITIONER: Casey Schroader

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 6-0 to recommend **APPROVAL** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Peacock moved the Planning Board recommend the adoption of an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property [PIN 9579-45-0902] from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District based on the site plan submitted by the applicant, [dated March 8, 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 permitted uses and applicable conditions as presented on the site plan.
2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:
 - a. The Planning Board is in favor of the western access being entry only on the driveway and they understand that the developer will have to work with NCDOT.

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 Regional Activity Center designation calls for community and regional retail sales and services as a primary recommended land use and offices as a secondary recommended land use under Strategy LU-9.2 and 9.3.

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:

1. The development is an expansion of an existing use/business in this area.
2. The subject property is classified as a priority infill area on Map 8.3a.
3. A portion of the property is identified as a development opportunity on Map 8.2b.

OVERVIEW OF DISCUSSION FROM MINUTES:

The Planning Board convened on this project for 31 minutes.

Mr. Nace asked if there would be a retaining pond and where the water would drain to. Mr. Morrow stated there will be a retention pond on site and it will hold the water and slowly drain it back onto their site.

Chair asked if the property was not in the city limits and they are not asking for city sewer, would they have to meet the county sign ordinance? Mr. Morrow stated properties in the ETJ have to follow all land development codes for the city. That would also include the sign ordinance. Chair asked if the existing building in the rear was in the setback requirement. Mr. Morrow stated this building is a legal nonconforming building and is within the setback.

Monica Baretta, LMG Architects, 305 West Stone Avenue, Greenville, SC stated she was the architect for the project. In addition to the 30 parking spaces, they will have an area for motorcycle parking. More parking is needed for the automotive use when pertaining to cars but with this being motorcycles it is hard to fit it into a use. They just will not need as many parking spaces as an automotive shop for cars would need. Chair asked about the one entrance being an entrance only.

Will McBrayer, stated he is the engineer for the project. He stated they would like a full survey of the property and the site distance study done before agreeing to this condition. They will happily agree to this condition once a site distance study is complete, and they can review the results.

Ken Fitch (Zoom), 1046 Patton Street stated he supports the condition of the entrance only access on the western driveway. This is in the interest of safety. The visibility from the other drive makes a better exit.

Mr. Hanley asked about a curb cut and if one already exists. Mr. Morrow stated it will still go through the process with NCDOT for approval.

BOARD ACTION:

Motion:

- Tamara Peacock

Second:

- Peter Hanley

Yeas:

- Jim Robertson, Chair, Neil Brown, Tamara Peacock, Barbara Cromar, Frederick Nace, Peter Hanley

Nays:

- None

Absent:

- Jon Blatt (Vice-Chair), Hunter Jones, Stuart Glassman

Recused:

- None