



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager

MEETING DATE: June 13, 2021

AGENDA SECTION: New Business

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 Planning Board recommend 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:

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 Planning Board recommend 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>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 affordable, 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] and Thomas and Sherry Thompson [Owners]. 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