

Planning Report
Neighborhood Compatibility Meeting
Application for a Conditional Zoning District
Eagle Self Storage North File # P21-10-CZD
Monday, February 22, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately two application representatives and three City staff were in attendance. The follow attended:

Name	Address	Name	Address
Bart Salvaggio (app)	Hendersonville NC		
Will Buie (app)	WGLA Engineering	Attended Virtually:	
Tyler Morrow	staff	Dale Salvaggio	
Terri Swann	staff	Lurah Lowery	
Matt Manley	staff		

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board for their recommendation and City Council will hear the project and make a final decision. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated no prior comments were received. Comments can be made at this meeting today. Mr. Morrow explained the raise hand feature.

Mr. Morrow stated the property is located at 2310 Asheville Highway. The property is currently zoned C-3, Highway Business. The proposed rezoning is C-3 CZD, Highway Business Conditional Zoning District. The site plan shows a 99,330 sq. ft. mini storage facility. The project is over 50,000 sq. ft. and therefore requires a conditional rezoning.

Will Buie with WGLA Engineering stated WGLA is a local engineering firm that is working with the developer on this project. Bart Salvaggio is one of the owners and he is here to speak briefly about the project.

Bart Salvaggio stated he is one of the property owners along with his father Gary and his sister and brother-in-law. He is a Hendersonville native. They have two current facilities in Hendersonville. One on Spartanburg Highway and one on South Allen Road. Both of these properties are in Henderson County. They take pride in the Eagle Storage Facilities. The facilities are clean, well-maintained and secure. They have been in this business for 16 years. There is a need to expand on the north side of town.

Will Buie gave a brief presentation. He showed photos of the facilities on Spartanburg Highway and on South Allen Road. The facility on Spartanburg Highway is 16 years old. The one on South Allen Road is a newer facility and is only 3 years old. He showed aerial views of both properties. The facility on South Allen is unmanned and has a kiosk for entry. Both facilities are gated and secure.

Mr. Buie showed a proposed site plan for the Asheville Highway location. He pointed out the used car dealership at the front of the property. Advance Auto is to the south, Stan Electronics is to the north and Asheville Eye is across the street. You can also see Kimberley Clark from the site. There is a mix of uses in the area. This property was graded some time ago, and the only vegetation is on the southern edge of the property.

The proposed site plan shows 7 storage buildings that will be climate controlled with multiple entry points. All access to the facility will be from a front entrance. Another section of the facility will have storage that is not climate controlled and to the south will be RV storage.

There is residential to the south and it is their goal to maintain as much vegetation as they can. A 10' type B buffer is required, and they plan to have a buffer significantly larger than that.

Stormwater is on the eastern side of the property and they plan to collect it, treat it, and detain it before releasing the water.

Mr. Buie stated these are local developers and they live in the community. There is a demand from their other facilities and a need for storage on the north side of town. They are compatible with the area and the residential use to the south is important to them.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record. No one spoke concerning the project.

Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign. The property should go before Planning Board in April and City Council in May.

With no further comments or questions, Mr. Morrow closed the meeting at 2:15 pm.