



CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT
100 N. King St. ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828)697-6185
www.hendersonvillenc.gov

Conditional Zoning District Petition
Section 7-4 and Article 11 City Zoning Ordinance

The following are required for conditional zoning district petition:

- ~ These forms including the property owner(s) signature(s)
- ~ Proposed conditions and Comprehensive Plan explanation (page 2)
- ~ Appropriate fee
- ~ A conceptual plan meeting the requirements in Section 7-4-3.1 of the City Zoning Ordinance.

After the neighborhood compatibility meeting, a final site plan meeting the requirements of Section 7-3-4.3 is required. Upon receipt of a complete application, a Planning Board meeting may be scheduled at least 24 days in the future.

Date

3-2-2021

Name of Project

EAGLE SELF STORAGE - NORTH

Address / Location of Property

2310 ASHLEVILLE HWY HENDERSONVILLE

List 10 digit PIN or 7 digit PID Number for each property

PIN: 9569476603

CHECK TYPE OF DEVELOPMENT

☐ Residential

☒ Commercial

☐ Other

Current Zoning

C3

Proposed Zoning

C3-C2D

List requested uses

SELF STORAGE FACILITY

Total Acreage

7.4

Proposed Building Sq.Ft.

99,330

Dwelling Units

0

Official Use:

DATE RECEIVED: 2/3/21

BY

Jerri Swann

FEE RECEIVED \$ 700.00

FILE NO.



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CONDITIONAL ZONING DISTRICT PETITION (Continued)

Section 7-4 and Article 11 City Zoning Ordinance

Proposed Conditions for the site:

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary:

Explain consistency with
City's Comprehensive Plan:

Explain compatibility with
surrounding land uses:

Explain whether changed
conditions require a map
amendment:

Explain how the petition
is in the public interest:

Official Use:

FILE NO. _____



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CONDITIONAL ZONING DISTRICT PETITION

(Continued)

Section 7-4 and Article 11 City Zoning Ordinance

Explain whether adequate
public facilities are available:

Explain the impact the
petition would have on
the natural environment:

Additional information:

Note additional approvals prior to issuance of a Zoning Compliance Permit may include, but are not limited to:

1. Henderson County Sedimentation & Erosion Control permit
2. Stormwater management plan
3. Utility approval
4. NCDOT permit
5. Any other applicable permits as determined by Development Assistance Department

Official Use:

FILE NO. _____

Proposed Conditions for the site:

None at this time.

Explain Consistency with City's Comprehensive Plan:

The new Eagle Self Storage facility at 2310 Asheville Highway supports the current city comprehensive plan in several ways:

- The facility will help to develop "priority infill area". Currently, the majority of the property is vacant and not developed. A storage facility will enhance and revitalize the thoroughfare along Highway 25 by developing the unused lot and removing the junk and used cars currently in the front of the property.
- The new facility will be a "visually attractive" and "orderly" development where significant growth is expected. All our current Eagle Self Storage facilities are well-maintained, professional, neat and orderly. This new facility will be managed with the same standards.
- An additional business to the area will help to ensure a stable tax base since the "current mix of uses is relatively lacking in office and industrial uses."
- Local employment opportunities will be added.
- The facility will help support the current and projected population growth for both residential and business. New residents to Henderson County often look for a secure, well-kept storage facility as an enticement to move to the location. Businesses use self-storage facilities to hold excess.

Explain Compatibility with surrounding land uses:

The new Eagle Self Storage facility at 2310 Asheville Highway is in a commercial district. The facility will be located between a row of commercial warehouses currently used as retail and services spaces and two auto part stores. Across the street are commercial spaces that offer services to the public. The facility will revitalize a land-lot that is currently undeveloped in the middle of other developed commercial properties. Residential uses to the south will be protected with the development of a significant buffer that will be constructed as part of the project.

Explain whether changed conditions require a map amendment: N/A**Explain how the petition is in the public interest:**

The new Eagle Self Storage facility at 2310 Asheville Highway will fit neatly with the other commercial buildings in the area. The facility develops an undeveloped site that sits within the middle of a commercial thoroughfare. It will be a convenience to the residents and businesses of the area including the many new businesses and residents projected to move to Henderson County. The facility will keep the community looking neat and orderly by allowing businesses and residents a convenient location to store items other than their yards or on their business property.

Explain whether adequate public facilities are available: N/A

Explain whether adequate public facilities are available: N/A

Explain the impact the petition would have on the natural environment:

The new Eagle Self Storage facility will not have any impact on the natural environment. The proposed use will be a commercial operation similar to the surrounding uses. Stormwater management facilities meeting the City of Hendersonville requirements will be provided. These facilities will help to improve the quality of stormwater runoff and will provide stormwater detention for storm events.

Additional Information:

Signature pages for Conditional Zoning District Petition

Designated Agent BIG ENTERPRISES, LLC

Address 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792

Phone 828-329-3768

Email bart.mtindustriesinc@gmail.com

Applicant Name BIG ENTERPRISES, LLC BART D. SALVAGGIO

Address 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792

Phone 828-329-3768

Signature Bart D. Salvaggio MEMBER-MEMBER

Printed Name BART D. SALVAGGIO

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.

Property Owner: Name LARRY HOLBERT

Address PO BOX 1275 MOUNTAIN HOME, NC 28758

PID or PIN # 9569476603

Signature Larry Holbert

Printed Name LARRY HOLBERT

Property Owner: Name _____

Address _____

PID or PIN # _____

Signature _____

Printed Name _____

Official Use:
FILE NO. _____

Signature pages for Conditional Zoning District Petition

Signature of the property owner acknowledges 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.

Property Owner: Name

Address

PID or PIN

Signature _____

Printed Name _____

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