



## **LIST OF USES AND CONDITIONS**

**Name/Address:** Eagle Self-Storage North (2310 Asheville Highway)

**File #:** (P21-10-CZD)

**PIN#:** (PIN# 9569476603)

### **1. STIPULATED USES:**

**Only the following uses are authorized for the referenced development:**

- a) **Mini Warehouses**
- b) **Office**

### **2. CONDITIONS:**

- a) **Shall be attached to the conditional rezoning and satisfied prior to issuance of final Site Plan approval:**

City-Initiated Conditions:

- 1) The section along the southern border that does not currently have an existing vegetative buffer shall be planted with a type B buffer in accordance with the zoning ordinance, and that any area deemed to not have a sufficient existing buffer shall be supplemented on the final landscaping plan by the developer during the final site plan review.
- 2) Remove the invasive species listed in the Recommended Tree Species List except the bamboo which is serving as a visual buffer from the adjacent neighborhood and to replant using trees from the Recommended Tree Species List.

Applicant-Initiated Conditions:

- 1) Plant 61 evergreen shrubs, 60 deciduous shrubs and 3 small flowering trees along the southern border, while maintaining the existing vegetative buffer as shown on the preliminary landscaping plan to count as the required type B buffer

- b) **Shall be attached to the conditional rezoning:**

- 1) Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.

City of Hendersonville Community Development Department  
100 N. King Street Hendersonville, NC 28792  
(828) 697-3010



With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions stated.

Applicant: B & G Enterprises LLC

Property Owner: Larry Holbert

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Title Within LLC: \_\_\_\_\_