

## Neal Lechtner Mini Storage Planning Board Minutes

**Conditional Zoning District – Application for a conditional rezoning from Neal Lechtner and North Main Street Properties of Hendersonville, LLC. The applicants are requesting to rezone the subject property, PIN 9569-96-4276 and located on Signal Hill Road, from R-20, Low Density Residential to C-3 CZD, Highway Business Conditional Zoning District for the development of a three-story mini storage facility on approximately 1.83 acres. (File #P21-08-CZD). Mr. Morrow gave the following background:**

The applicant is requesting to rezone the property from R-20, Low Density Residential to C-3 CZD, Highway Business Conditional Zoning District. The property is approximately 1.83 acres and the use will be mini warehouses.

A neighborhood compatibility meeting was held on February 10, 2021. Several people attended the meeting virtually. Comments centered around the height of the building, increased traffic, buffers and close proximity to an existing single-family home.

This is a vacant lot, mostly wooded with 37 trees. The Tree Board proposed saving 19 trees and hope to save an additional three trees.

Parcels to the north of the property are zoned R-20, Low Density Residential and C-3 and contain various commercial uses such as Four Seasons Ford. Parcels to the east are zoned C-3, Highway Business and RCT, Residential Commercial Transition. Parcels to the south are zoned R-20, PCD, Planned Commercial Development and C-2, Secondary Business. This will be the first C-3 zoning on this side of the street.

Comprehensive Plan Consistency. The subject property is classified as High Intensity Neighborhood on the 2030 Comprehensive Plan's Future Land Use Map. High-Intensity Neighborhood encourages low maintenance, high density housing that supports Neighborhood and Regional Activity Centers and downtown and provides a transition between commercial and single-family development. Promote walkable neighborhood design that creates attractive functional roadway corridors and multi-family neighborhoods.

The Comprehensive Plan Transportation Map shows Signal Hill Road as a minor throughfare. Driveway permits must be approved by NCDOT as this is a state-maintained road.

Site photos were shown. The site plan shows a 30' high mini storage building. The building has a gross floor area of 47,485 sq. ft. and a rentable square footage of 29,050. The building is proposed to house 228 storage units of varying sizes. The site plan exceeds the parking requirements.

The applicant will be required to provide vehicular use landscaping for this project. Vehicular use landscaping consists of 1 tree and 2 shrubs for every 4,000 sq. ft. of VUA. The project is a commercial use that abuts residential so a Type B buffer will be required along the property boundary.

The applicant is proposing to save 19 trees for existing vegetation credits outlined in 15-4 of the Zoning Ordinance. They are also proposing to save 3 additional trees if possible. Sidewalks will be provided along the frontage on Signal Hill Road.

Mr. Morrow compared the setback requirements for the C-3 district and the R-20 district. The proposed height for the building is 30', which is under the R-20 height requirement of 35' and the under the C-3 height requirement of 48'.

Staff has one recommended condition which is all exterior lighting associated with the project shall be in accordance with the International Dark Sky Association's recommendation. Staff

thought due to the development being adjacent to low density residential and an existing single-family home, the usage of lighting recommended by the Dark Sky Association would be beneficial in this area.

The developer proposed conditions are a 50% reduction in required buffer plantings for the yellow area shown in appendix H. The developer is proposing the 50% reduction due to no structures going in this area, and if a structure were to be proposed it would have to go back through the review process. The Tree Board felt what the applicant proposed is sufficient and they did support the 50% reduction since they are not developing in that area.

Mr. Morrow explained the yellow area which is the septic area and the blue area which is the stormwater management system.

Ms. Peacock asked if another storage facility is in the area. Mr. Morrow stated in October 2019 a storage facility was approved at the corner of Signal Hill Road and Linda Vista Drive. Staff has just received final site plans and are currently reviewing them. This was approved in October 2019 as a conditional zoning district.

Mr. Jones asked about the apartment complexes in the area. Mr. Morrow stated Signal Hill Apartments is up the street and an 84-unit apartment complex (Duncan Terrace) was just approved across the street. Oklawaha Village is close by on N. Main Street.

Chair asked if there were any questions for staff. There were no further questions.

Adam Merritt with Pesterfield Engineering stated he is representing Neal Lechtner. They are well under the height requirement for the C-3 zoning district. They meet all the necessary parking requirements and stormwater will be handled with the City of Hendersonville's Engineering Department. There will be no other businesses on this site. It is just a simple storage facility.

Ms. Peacock asked if they plan to rent out parking spaces. Mr. Merritt stated no, it is against code in this area. There will be no outdoor storage.

Chair asked about the property being gated and how this may cause stacking of vehicles. Mr. Merritt stated he will have to defer with the developer. He is sure they will have a fence but not sure about a gate. Mr. Blatt asked who will approve the driveway permit. Mr. Morrow stated NCDOT and they will deal with any issues concerning stacking.

Chair asked if there were any questions for the developer. There were no further questions.

Chair opened the public comment time.

Ken Fitch, 1046 Patton Street stated there is an operational question concerning many renters and having trucks and the capacity of the site plan. How would this facility operate? There is another facility underway in this area. Compatibility is questionable. This project is in the high intensity neighborhood and will alter the natural environment of the site.

Chair stated the other storage facility was approved in October 2019 and there is a "coming soon" sign on the property. Mr. Morrow stated the developer has submitted a final site plan for review and they are working on approvals from the county and NCDOT. Chair stated he has spoken with other people about the need for these facilities and there is a great need for them. Mr. Jones stated with the apartment complexes in the area he feels there is a need for storage facilities.

Mr. Blatt stated they should consider the land uses around the site. It is primarily residential. He believes there is a need but is this the right spot for one, personally he does not believe it is. Compatibility is an issue for him.

Mr. Morrow stated no adjacent property owners attended the meetings or commented on the project. He stated they were proposing a 4-story facility and have dropped it to 3 stories.

Mr. Blatt stated there is a lot of vacant land in the area and right now everything that has come before the city has been residential.

Chair asked for clarification on compatibility with the Comp Plan. Mr. Morrow stated mini storage is not directly stated as a recommended secondary or primary use. You could say that this was an accessory use to what is recommended which is multi-family, Planned Residential Development. Although it is not directly related you could make the argument that it is an accessory to that, but it is not directly mentioned in the Comp Plan.

***Mr. Blatt moved the City Council not adopt an ordinance rezoning the subject property for the following reasons: compatibility to surrounding uses, which are primarily residential and he does not believe it is consistent with the Comprehensive Plan as it stands today. Ms. Peacock seconded the motion which passed 4 in favor and 1 opposed.***