



**CITY OF HENDERSONVILLE**  
**AGENDA ITEM SUMMARY**  
**PLANNING DIVISION**

**SUBMITTER:** Lew Holloway – Community  
Development Director

**MEETING DATE:** May 6<sup>th</sup>, 2021

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Conditional Rezoning: Eagle Self-Storage (P21-10-CZD) – *Tyler Morrow – Planner II.*

**SUGGESTED MOTION(S):**

**1. For Recommending Approval:**

I move City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from C-3 Highway Business to C-3 CZD Highway Business Conditional Zoning District, based on the site plan submitted by the applicant and subject to the limitations and conditions stipulated on the List of Uses and Conditions, finding that the rezoning is consistent with the Comprehensive Plan's Future Land Use map, and that the rezoning is reasonable and in the public interest for the following reasons:

**[Please state reasons describing why this development is good for the community. Examples follow, or to include your own]**

1. The development will provide additional storage options for residents of the City *[if applicable]*.
2. The proposed use is compatible with the area. *[if applicable]*.
3. There are adequate public facilities and services such as water supply, fire and police protection, etc. are available to support the proposed amendment. *[if applicable]*.
4. The development will provide storage options for the various multi-family developments in the surrounding area *[if applicable]*.

**2. For Recommending Denial:**

I move the City Council deny the rezoning of the subject property for the following reasons:

**[Please state reasons describing why you are moving to deny the application. Examples follow or include your own.]**

1. The development is not consistent with the Comprehensive Plan *[if applicable]*.
2. The development is not compatible with the surrounding uses. *[if applicable]*.
3. The development is not in the public interest because *[state why if applicable]*.
4. There are not adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation available to support the proposed amendment. *[if applicable]*.
5. The development will have a detrimental impact on the natural environment *[if applicable]*.

**SUMMARY:**

The City is in receipt of a Conditional Rezoning application from B & G Enterprises LLC and Larry Holbert for the development of a 99,480 square foot mini storage facility consisting of 7 buildings and 2 covered storage areas. The property currently contains a used car lot on the front of the property while most of the property is vacant. The applicant is requesting to rezone the subject property to C-3 CZD Highway Business Conditional Zoning District.

This project required a conditional rezoning due to the floor area exceeding 50,000 square feet and due to mini warehouses being a “Conditional Use” and permitted only upon the issuance of a conditional use permit in the C-3, Highway Business District.

<b>PROJECT/PETITIONER NUMBER:</b>	Planning: P21-07-CZD & Engineering – 21-109
<b>PETITIONER NAME:</b>	B&G Enterprises LLC and Larry Holber
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Neighborhood Compatibility Meeting minutes</li><li>3. List of Uses &amp; Conditions</li><li>4. Site Plan</li><li>5. Landscape Plan</li><li>6. Survey</li><li>7. Application</li></ol>