



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Lew Holloway – Community Development Director **MEETING DATE:** May 6th, 2021

AGENDA SECTION: PUBLIC HEARING - CONTINUATION **DEPARTMENT:** Community Development

TITLE OF ITEM: Conditional Rezoning: Neal Lechtner Mini Warehouses (P21-08-CZD) – *Lew Holloway – Community Development Director.*

SUGGESTED MOTION(S):

1. For Recommending Approval:

I move that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property from R-20 Low density residential 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. Furthermore, finding that the rezoning is inconsistent with the Comprehensive Plan's Future Land Use map this motion also amends the future land use map, and finds 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 Neal Lechtner and North Main Street Properties of Hendersonville, LLC. for the development of a 3-story mini storage facility on approximately 1.83 acres. The subject property is identified as parcel number 9569-96-4276. The lot is currently vacant and wooded. The applicant is requesting to rezone the subject property from R-20 Low Density Residential to C-3 Highway Business Conditional Zoning District.

PROJECT/PETITIONER NUMBER:	Planning: P21-07-CZD & Engineering – 21-109
PETITIONER NAME:	Neal Lechtner, North Main Street Properties of Hendersonville, LLC
ATTACHMENTS:	<ol style="list-style-type: none">1. City Council Memo2. Planning Board Staff Report3. Ordinance4. List of Uses & Conditions5. Proposed Zoning Map6. Planning Board Minutes