

**Minutes of the Planning Board – Current Planning Committee
In-Person Meeting
June 13, 2022**

Members Present: Tamara Peacock, Barbara Cromar,

Staff Present: Matt Manley, Planning Manager,

Call to Order: 2:30PM

Adjourned: 3:45 PM

Current Planning Committee Meeting

A meeting was held at the City Operations Building located at 305 Williams St., ahead of the Planning Board Regular Meeting. The meeting topics included the following:

- A. Rezoning: Conditional Zoning District – AAA Storage (P22-37-CZD)
- B. Rezoning: Standard Rezoning – Erkwood Dr - Kilpatrick (P22-48-RZO)
- C. Rezoning: Standard Rezoning – Upward Rd-Justus-Erwin (P22-49-RZO)
- D. Rezoning: Standard Rezoning – Edwards Park (P22-52-RZO)

AAA Storage CZD

Matt Manley, Planning Manager, reviewed the project background with the Committee. The City of Hendersonville is in receipt of an application for a Conditional Zoning District from Dennis J. Dorn – CD-MAT LLC. At NC LL Company [Applicant] and Thomas and Sherry Thompson [Owners]. The applicants are requesting to rezone the subject property, PIN 9579-75-6816 located at 762 Suglarloaf Road, from R-15, Medium Density Residential to PCD, Planned Commercial Development Conditional Zoning District for the expansion of the existing AAA Storage facility.

The proposal includes the addition of 5 buildings totaling 49,692 Sq Ft. This is in addition to the existing 7 buildings and approximate 67,570 Sq Ft of mini-storage on the adjacent site.

The proposal would include a recombining of the subject property with the adjacent lot to create a single parcel. The proposed mini-storage would be on a 2.48 acre parcel. Once combined, the site will be a total of 8.28 acres. No other uses are proposed to be permitted by the rezoning.

Erkwood Dr RZO

Matt Manley, Planning Manager, reviewed the project background. The City of Hendersonville received an Annexation application from Cameron & Kina Kilpatrick (owner) for a 1.89 Acre tract along Erkwood Dr near the intersection of Greenville Highway and Shepperd St adjacent to city limits on the southern edge of Hendersonville. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County R-40, Estate Residential District to GHMU, Greenville Highway Mixed Use.

GHMU permits a range of lower intensity commercial uses along with single-family, two-family and multi-family residential. This zoning district includes design standards for all uses other than single-family and two-

family (per State Statute). CZD is triggered in this zoning district by projects with a cumulative square footage over 50,000 Sq Ft as well as by buildings which have a footprint exceeding 12,000 Sq Ft.

Upward Rd RZO

Matt Manley, Planning Manager, reviewed the project background. The City of Hendersonville received an Annexation application from Jeff Justus and James & Ruth Erwin (owners) for a group of 3 parcels totaling 3.795 Acres along Upward Rd at the intersection of Ballenger Rd. The applicant has not requested zoning, therefore the City is initiating zoning for this parcel from County RC, Regional Commercial to CHMU, Commercial Highway Mixed Use.

The subject property is outside of the corporate city limits on the southeastern edge of Hendersonville. The subject property sits outside of the City's ETJ but within the Upward Road Planning District.

CHMU permits a range of intense commercial uses along with single-family, two-family and multi-family residential. This zoning district includes design standards for all uses other than single-family and two-family (per State Statute). CZD is triggered in this zoning district by projects with a cumulative square footage over 50,000 Sq Ft.

Edwards Park RZO

Matt Manley, Planning Manager, reviewed the project background. The City of Hendersonville is initiating a rezoning for a remnant of property zoned C-3 on a parcel (PIN: 9569-70-5860) owned by the Hendersonville Board of Education. The parcel is split zoned R-6 & C-3. The total parcel is 1.47 acres. The portion currently zoned R-6 makes up approximately 93% of property. The remaining 1/10th of an acre is zoned C-3. An exempt subdivision occurred involving the subject property on September 3, 2021 which reduced the size of the parcel and reduced the portion zoned C-3. The proposed rezoning would eliminate the split zoning making the entire parcel R-6, High Density Residential. This would be considered a downzoning and would change the dimensional requirements as follows:

	C-3 (non-residential)	C-3 (residential)
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Front:	35'	20'
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Side:	15'	8'
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Rear:	20'	10'
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R-6

Front:	20'
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Side:	8'
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Rear:	10'
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Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.