



CITY OF HENDERSONVILLE PLANNING BOARD

City Hall- Council Chambers | 160 Sixth Avenue E | Hendersonville, NC 28792
Monday, April 12, 2021 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

A. Approval of Minutes for the meeting of March 8, 2021

3. **OLD BUSINESS**

4. **NEW BUSINESS**

A. Standard Rezoning: Edgewood Ave (P21-17-RZO) – Matt Manley, Planning Manager, AICP.

B. Conditional Rezoning: Eagle Self-Storage North (P21-10-CZD) – Tyler Morrow, Planner II.

5. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.

**Minutes of the Planning Board
Regular Meeting - Electronic
March 8, 2021**

Members Present: Jim Robertson (Chair), Neil Brown, Jon Blatt, Tamara Peacock, Hunter Jones

Members Absent: Robert Hogan, Candi Guffey, Peter Hanley

Staff Present: Tyler Morrow, Planner, Lew Holloway, Community Development Director, Matt Manley, Planning Manager and Terri Swann, Administrative Aide

- I** **Call to Order.** *The Chair called the meeting to order at 4:00 pm. A quorum was established.*
- II** **Approval of Agenda.** *Mr. Blatt moved for the agenda to be approved. The motion was seconded by Mr. Brown and passed unanimously.*
- III** **Approval of Minutes for the meeting of February 8, 2021.** *Mr. Brown moved to approve the Planning Board minutes of the meeting of February 8, 2021. The motion was seconded by Ms. Peacock and passed unanimously.*
- IV** **Election of Vice-Chair.** *Ms. Peacock made a motion to nominate Jon Blatt as Vice-Chair. Mr. Brown seconded the motion which passed unanimously.*

Matt Manley, Planning Manager stated it might benefit the Board if the Dark Sky presentation was moved up on the agenda and presented to the Board before the applications tonight. **Mr. Jones made a motion to amend the agenda, moving item 6 before the new business. Mr. Brown seconded the motion which passed unanimously.**

Mr. Manley gave a presentation on the Dark Sky's lighting. Discussed were the summary of main points for Dark Sky lighting, a checklist for lighting, light pollution and examples were shown. The Board decided to create a sub-committee to discuss developing an ordinance concerning lighting and Dark Sky. Chair asked if City Council was open to this. Mr. Manley stated Council is interested in exploring Dark Sky policy. The sub-committee will include Mr. Brown and Ms. Peacock. Mr. Robertson and Mr. Jones will also help out.

- V(A)** **Conditional Zoning District – Application for a conditional rezoning from Perry Fields, One Thousand and Fifteen, LLC, for the construction of a new building at 1015 Berkeley Road (PIN # 9569-48-7639). The applicants are requesting to rezone the subject property from C-3, Highway Business District to C-2 CZD, Secondary Business Conditional Zoning District for the construction of a 10,660 sq. ft. building and associated parking landscaping, septic area and open space for the use of light manufacturing. (File #P21-07-CZD).** Mr. Manley gave the following background:

Mr. Manley stated the project triggered the conditional rezoning due to a requested change of zoning from C-3 to C-2 CZD to allow light manufacturing (dental products). The application also includes additional uses of wholesale business, repair services and construction trades. C-3 zoning does not permit the use of light manufacturing; therefore, the applicant is proposing the rezoning to C-2, CZD, which does permit light manufacturing.

The C-2 zoning district classification is designed to primarily accommodate existing development of mixed commercial and light industrial uses and certain commercial and light industrial uses compatible with one

another but inappropriate in other zoning district classifications. The project does meet the basic requirements of the Zoning Ordinance.

A neighborhood compatibility meeting was held on February 5, 2021 concerning this project. One member representing the public attended the meeting virtually. Three representatives attended, one in person and two virtually. Few topics were discussed. Transportation was the biggest concern.

There is not a big jump between the two zonings, from C-3 to C-2. Both carry much of the same uses.

There are a number of compatible land uses in the area. The subject parcel is vacant as are all of the adjacent parcels to the west all the way to Asheville Highway. To the east is a heating and air company, across the street is a vacant lot with Marathon Gas to the northwest. Car sales are in the area along with Kimberly-Clark, which is actually zoned I-1, Industrial.

Comprehensive Plan Consistency. The subject property is classified as Neighborhood Activity Center on the 2030 Comprehensive Plan's Future Land Use Map. The Future Land Use Map designates all parcels as Neighborhood Activity Center. Across Berkeley Road and Balfour Road to the east is designated as Business Center. The subject property is located in a priority infill area. Priority infill areas are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties.

There will be minimal parking in front of the building. The lot is 0.9 acres and the proposed building is 10,660 sq. ft. The lot is currently vacant and 27% of the site will remain open space. The preservation of trees is shown on the site plan. The landscape plan/tree survey shows the retention of 8 existing trees. The preservation of these trees is requested to be used as credits towards offsetting a portion of the landscaping requirements.

There will be two access points from Berkeley Road. A loading/unloading zone will be to the rear of the building with access for large trucks. They will be unable to connect to sewer. Sidewalks will be provided along Berkeley Road and internally. Trees will be preserved as well as the 46" yellow poplar. The #5 tree on the tree survey has been heavily marred by the power line easement. The Tree Board did not want to preserve this tree.

There are no conditions made by staff except being Dark Sky compliant.

Chair asked if there were any questions for staff.

Mr. Brown asked about drainage issues. Mr. Manley stated they could add stormwater but are not required to do so as the property is under an acre.

Mr. Brown asked about Around the Corner Ministries being tax exempt. Mr. Manley stated he did not know.

Chair asked about the size of the area that was being preserved. Mr. Manley stated the applicant can answer that.

Adam Merritt with Pesterfield Engineering, 4005 Asheville Highway stated the use of the building will be light manufacturing, wholesale and construction trade. The building will be closed to the public. The project will need a septic area as they are not able to tie into sewer. They will be preserving some of the trees.

Mr. Manley asked Mr. Merritt to give the details on the size of the rear area. Mr. Merritt stated they will have 11,500 sq. ft. of open space and about 9 to 10 thousand of that area is being preserved.

Chair asked if there were any questions. There were no questions.

Chair opened up the public comment time.

Ken Fitch, 1046 Patton Street stated he supports the project as it will have a minimal impact to the area. He asked if the small proposed warehouse has been removed and he also asked about any changes to the uses and what that would entail once approved.

Mr. Merritt stated the extra warehouse space was not needed and therefore they have done away with it mostly due to financial reasons.

Mr. Manley stated if any changes to the uses were proposed once the project is approved, it would have to go back before the Planning Board and City Council. The conditional zoning is binding, and the project would have to go back through the process for any changes.

Mr. Jones moved the Planning Board recommend 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 C-3, Highway Business to C-2 CZD, Secondary Business Conditional Zoning District with the following conditions: they follow the Dark Sky requirements and tree preservation, 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: it is the best use for the current property and fits in the neighborhood best with the other uses currently there. Mr. Brown seconded the motion which passed 4 in favor and 1 opposed.

Discussion was made prior to the vote by Mr. Blatt who was concerned about the Dark Sky Initiative not being in the zoning ordinance or listed as a requirement. The ordinance states lights must be shielded, and he is hesitant to put the condition of being Dark Sky compliant. Mr. Manley stated the current ordinance is vague concerning lighting requirements and the Dark Sky requirements would make the lights be fully shielded. Mr. Blatt stated he thinks it is a stretch to demand in the motion that the lighting be Dark Sky. He cannot see forcing that and asked that Mr. Jones consider taking that out of the motion. Bronze Pesterfield with Pesterfield Engineering stated they are sensitive to the Dark Sky requirement, but their client is not here and they will need to speak with her on the cost. Mr. Holloway stated conditions must be agreed upon by the developer and City Council and cannot be forced upon the developer. Staff can talk with the developer between the Planning Board meeting and City Council meeting to determine the developers' level of comfort with the Dark Sky requirements. Mr. Jones did not amend his motion. Mr. Blatt stated there is no definition in the ordinance pertaining to the Dark Sky requirements. He opposed the motion.

- V(B) 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.

V (C) Zoning Map Amendment – Application from David Day and Day & Night, LLC for a rezoning of PIN 9579-55-1888 from C-3, Highway Business to CHMU, Central Highway Mixed Use for the Cascades Annex located on Sugarloaf Road. (File #P21-09-Z). Mr. Manley gave the following background:

This is a standard rezoning request and not a conditional rezoning. The project involves a former motel building that is being sold with an anticipated desire for the use to change to multi-family apartments. The rezoning is requested due to a desire to expand the permitted uses of the property to include multi-family residential. C-3 Highway Business permits motels but does not permit multi-family residential. CHMU, Central Highway Mixed Use allows both multi-family residential and hotels.

At this point the applicant is only anticipating that a future buyer of the property would want the flexibility to convert the structure to residential use.

There is one parcel associated with this rezoning. The subject parcel is developed and was originally constructed as a motel in conjunction with the neighboring Cascades Hotel. The property was subdivided in July 2018. The site is bordered by the I-26 interstate right-of-way. Other surrounding uses are wholesale business, mini-warehouses and additional hotels such as the Hampton Inn.

The subject property is classified as Regional Activity Center on the 2030 Comprehensive Plan's Future Land Use Map. This proposal would accommodate rental apartments and the need for housing.

A major factor is the design standards for the CHMU zoning district. If significantly renovated it would enhance the aesthetics greatly.

Mr. Brown stated he assumes this could not be used as condos. Mr. Manley stated condos are basically the same as apartments as far as how they are treated in the zoning code.

Mr. Jones asked if after the rezoning they decided to convert the structure into apartments, would it come back to the Planning Board. Mr. Manley stated they would only need a zoning permit for a change of use and staff would make sure they had required parking and landscaping. Mr. Morrow stated yes, they would need a change of use if they use the existing building. If they tore the building down, and the renovation was between 20,000 and 50,000 sq. ft. it would come back to Planning Board for site plan approval. If it was below 20,000 sq. ft. that would be staff approval only and if it was over 50,000 sq. ft. that would trigger a conditional rezoning.

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

David Day stated he is from Fairview and has owned the Cascades for 5 years. They do not have a buyer for the back building but would like the rezoning for the flexibility of having the multi-family use. He believes it would be a good fit.

Chair asked if there were any questions. There were no questions.

Chair asked what the existing use of the building is currently. Mr. Manley stated he believes it is vacant. Mr. Day stated it was used as a 50-room hotel back in the 80's. When he bought it 5 years ago it was vacant and boarded up. It has sat vacant for quite some time. They are wanting to keep the front building as a hotel and take the back property to do residential development.

Mr. Jones asked if there is city water and sewer already. Mr. Day stated there is already a city water line and sewer and a large gas line as well.

Mr. Blatt asked about the Comp Plan. Mr. Manley stated it is classified as Regional Activity Center. Mr. Blatt asked if this encourages residential. Mr. Manley stated it recommends multi-family residential.

There was no public comment for this project.

Ms. Peacock moved the Planning Board recommend 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 CHMU, Commercial Highway Mixed Use based on the application submitted by the applicant, 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: it is consistent with the future land use and this mixed use type project is going to be in the best interest of the public. Mr. Blatt seconded the motion which passed unanimously.

VI Other Business. (moved up on the agenda)

VII Adjournment - ***The meeting was adjourned at 5:32 pm.***



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley, Planning Manager **MEETING DATE:** April 12, 2021

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

TITLE OF ITEM: Standard Rezoning: Edgewood Ave (P21-17-RZO) – Matt Manley, Planning Manager, AICP.

SUGGESTED MOTION(S):

1. <u>For Recommending Approval:</u> In considering the proposed Zoning Map Amendment (rezoning) application <u>P21-17-RZO; Edgewood Ave Lot</u>, the Planning Board RECOMMENDS APPROVAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following: • That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development. • That the rezoning is compatible with the surrounding land uses. • That it is reasonable and in the public’s interest to approve the application because it will advance goals related to infill development and housing.	2. <u>For Recommending Denial:</u> <i>In considering the proposed Zoning Map Amendment (rezoning) application <u>P21-17-RZO; Edgewood Ave Lot</u>, the Planning Board RECOMMENDS DENIAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:</i> • <i>That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.</i> • <i>That it is NOT reasonable and in the public’s interest to approve the application</i>
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SUMMARY:

The City is in receipt of a Zoning Map Amendment (rezoning) application from Tamara Peacock Architects for a new potential residential use at 0 Edgewood Ave (PIN # 9569812770). The project involves a vacant lot that is zoned I-1 Industrial. The proposed zoning is R-6 High Density Residential.

Development of two single-family homes and two Accessory Dwelling Units is proposed as part of this rezoning (non-binding proposed use). For additional detail, please see the attached staff report prepared for the Planning Board.

PROJECT/PETITIONER NUMBER:	P21-17-RZO
PETITIONER NAME:	Tamara Peacock Architects
ATTACHMENTS:	1. Planning Board Staff Report 2. Proposed Zoning Map 3. Existing Land Use Map 4. Non-binding Concept Plan 5. Approved Plan for Adjacent Lot

Edgewood Ave Lot I-1 to R-6 | P21-17-RZO

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY..... 2

SITE CONDITIONS – SITE IMAGES 4

SITE PLAN OVERVIEW 7

Proposed Concept Plan(non-binding)..... 7

REZONING CRITERIA 8

REZONING CRITERIA..... 9

REZONING CRITERIA CONT..... 10

STAFF ASSESSMENT 11

PUBLIC COMMENT 11

PLANNING BOARD - SUMMARY OF ACTION [RESERVED]..... 12

Summary of Planning Board Recommendations..... 12

Planning Board Motion 12

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS 13

ATTACHMENTS 14



PROJECT SUMMARY

Applicant: Joey Burnette

Property Owner: Tamara Peacock Co. Architects

Property Address: 0 Edgewood Ave

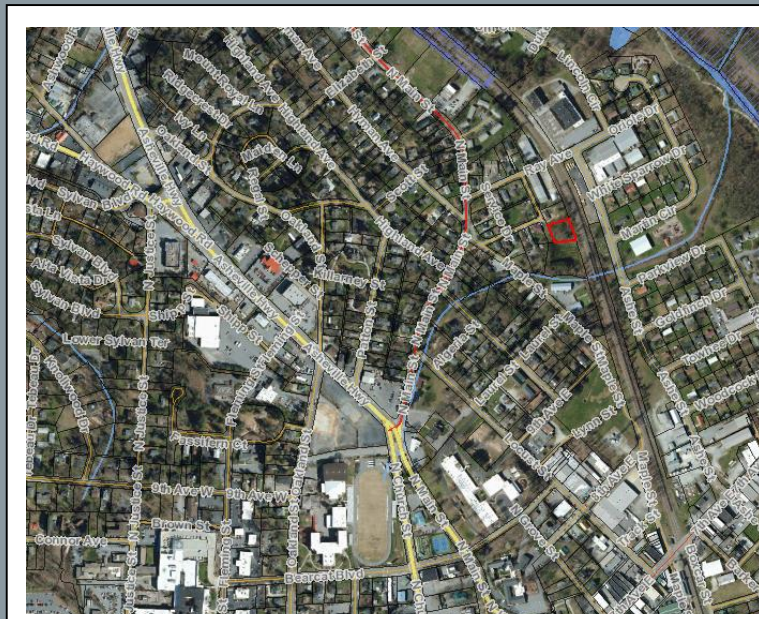
Project Acreage: .03 Acres

Parcel Identification Number(s):
9569812770

Current Parcel Zoning: I-1

Proposed Zoning: R-6

Neighborhood Compatibility Meeting
[if applicable]: N/A



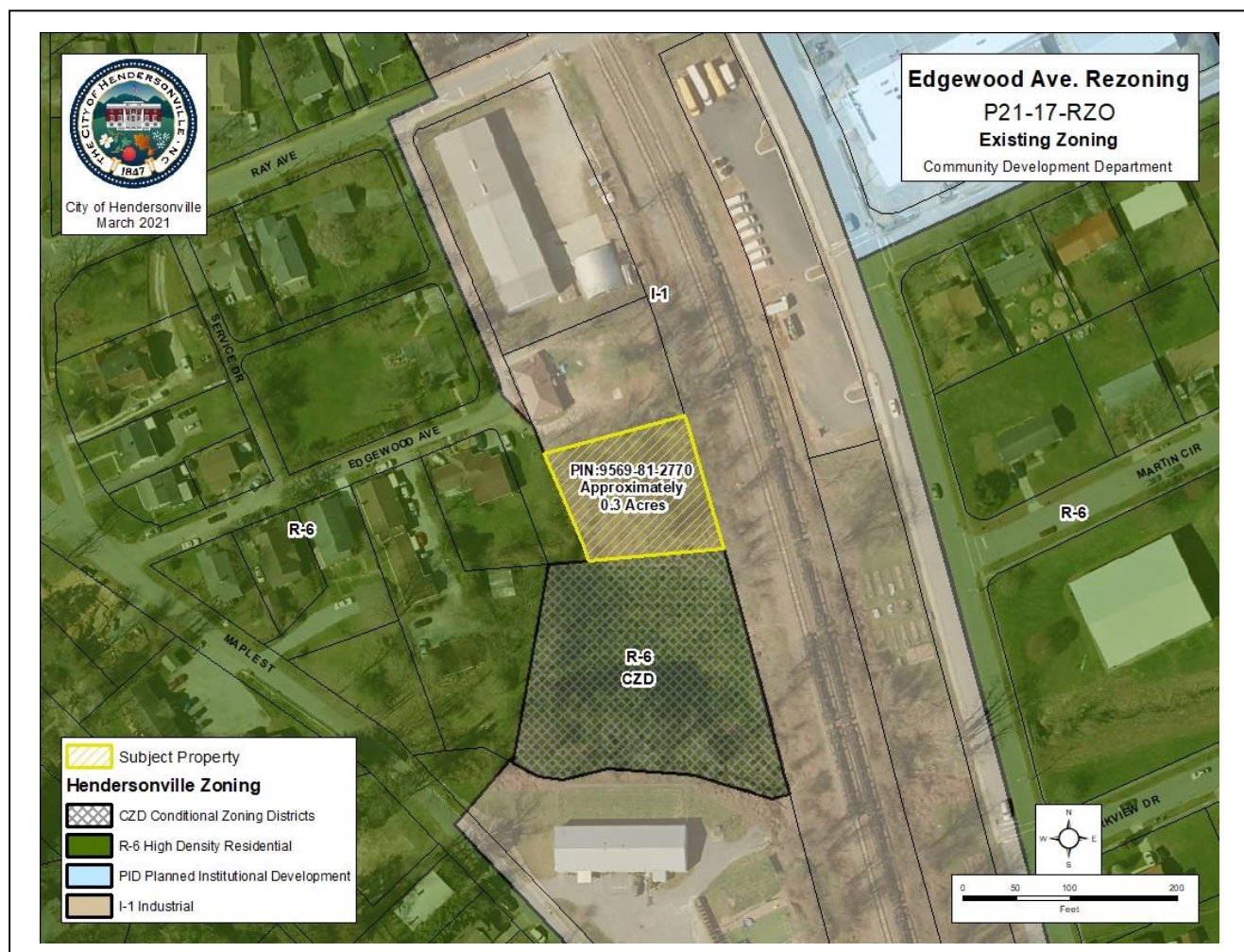
SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (standard rezoning) application from Tamara Peacock Architects to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential. The .03 Acre (13,068 Sq Ft) site is currently a vacant wooded lot that is adjacent to a railroad line. The lot is accessed by a platted right-of-way which extends from the corner of Edgewood Ave. There is an additional vacant lot to the south of the subject property (accessed by the same platted right-of-way) which has been approved for development as an R-6-CZD. Across the platted right-of-way, the lots are zoned R-6. The residential use to the north of the subject property is zoned I-1 Industrial as is the railroad right-of-way to the east of the subject property.

The proposed rezoning from I-1 to R-6 would be an extension of the R-6 Zoning District that is prevalent in this area. The development of this site would be for infill residential uses which are in high demand.

As a standard rezoning, there is no binding site plan or restriction of uses beyond what is permitted by the Zoning Code.

PROJECT SUMMARY – CONTINUED



City of Hendersonville Current Zoning Map

The predominant uses in the area around the subject property are residential. However, Industrial uses are also found. The subject property sits adjacent to an active Watco rail line that runs north to south. Due to this location, the property is in an area that is transitioning from industrial to residential.

The area around the subject property would be considered an older part of town. The industrial area has a long history as does the residential uses. The subject property is just 1 block from [Cold Spring Park National Register Historic District](#) (1920s).

While the current I-1 zoning does allow residential uses, the minimum lot size, width at front building line and setback requirements are not conducive to infill, residential development.

Subject Property



SITE CONDITIONS - SITE IMAGES

View of Edgewood Ave ROW providing access to the lot. Facing south.



View of lot from front property line. Facing east.



View of railroad line at rear of lot. Facing east.



View of rise in the center of the lot. Facing northeast.



View of adjoining lot to the south (Vacant, Zoned R-6-CZD with an approved site plan).



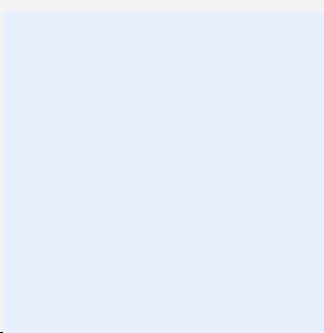
View of adjacent single-family home to the west.



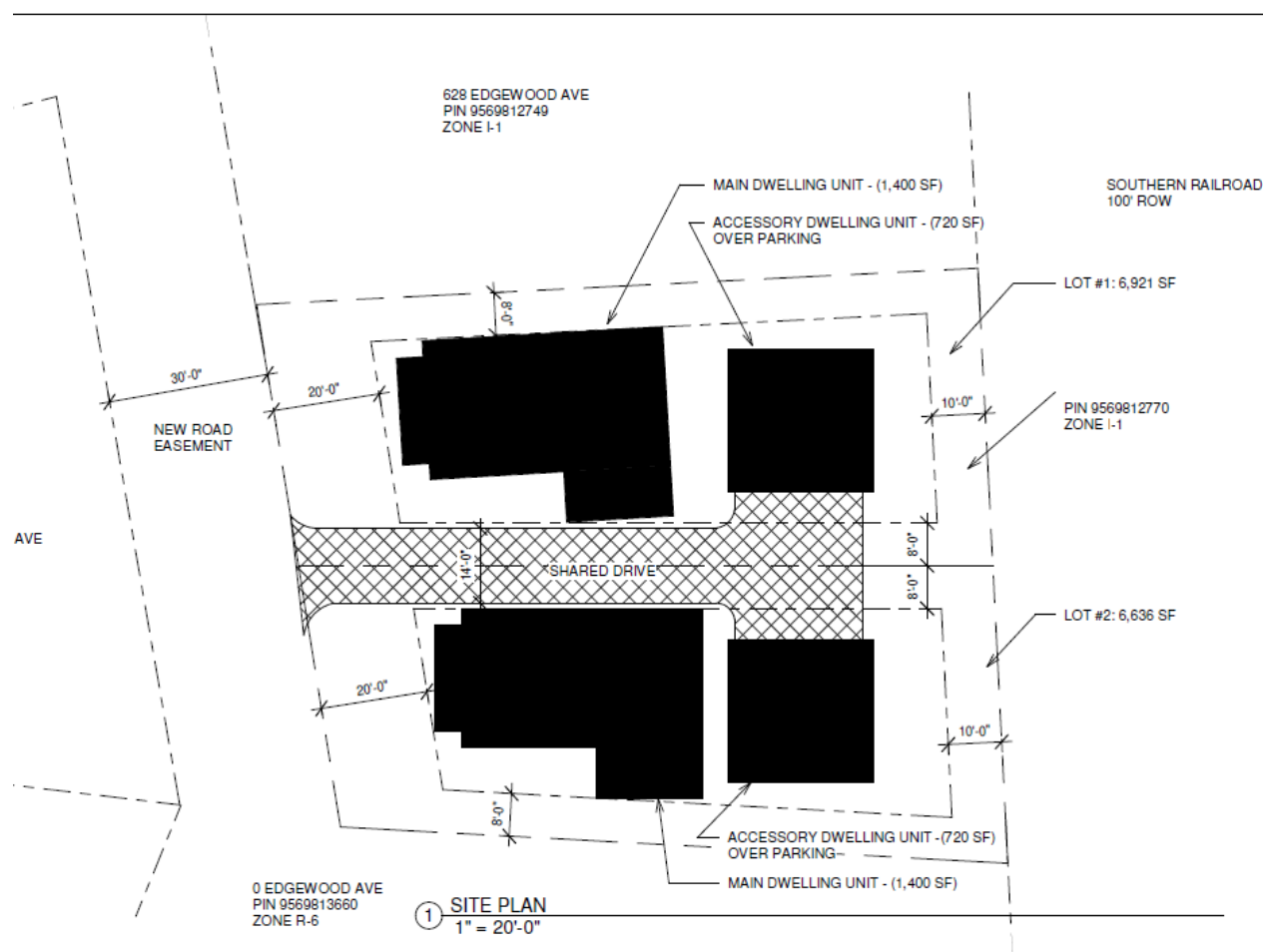
View of some site trees. Facing south



View of dump site on the north end of lot



SITE PLAN OVERVIEW



Proposed Concept Plan(non-binding)

The proposed concept plan shown is a non-binding site plan. The applicant is proposing to use the lot for single-family, working-class, financially-attainable homes with ADUs. The principal structures would be 1,400 Sq Ft while the ADUs would be 720 Sq Ft.

Goal LU-6.

Medium-Intensity Neighborhood:
Provide a transition between High- and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods.

Strategy LU-6.1.

Locations:

- Existing neighborhoods zoned R-15, R-10, and R-6, including residential historic districts

Strategy LU-6.2.

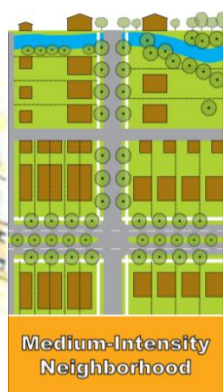
Primary recommended land uses:

- Single-family attached and detached residential
- Open space

Strategy LU-6.4.

Development guidelines:

- Two to eight units per gross acre
- At least 60% open space in new developments on three or more acres
- Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2



REZONING CRITERIA

COMPREHENSIVE PLAN CONSISTENCY

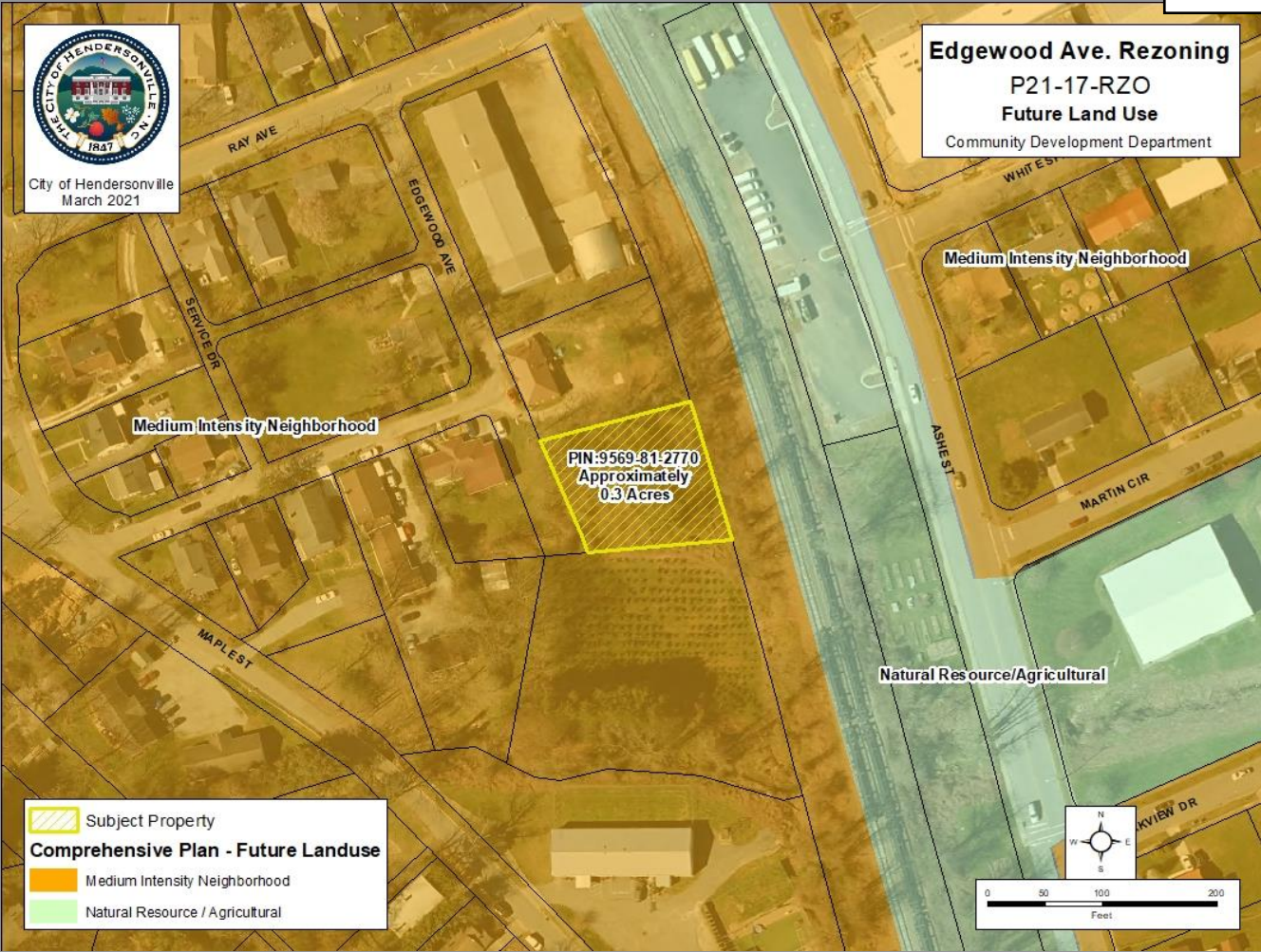
The subject property is classified as **Medium Intensity Neighborhood** on the *2030 Comprehensive Plan's Future Land Use Map (FLUM)*. The rezoning site (being a vacant parcel in an older section of the city) is also included in the *Preservation/Enhancement Area*.

A site-specific section of the *FLUM* is included in this staff report (see below).

The *FLUM* designates all adjacent parcels as **Medium Intensity Neighborhood** with the exception of the railroad right-of-way which is designated as **Natural Resource/Agriculture**.

The most relevant goals of the **Medium Intensity Neighborhood** classification are outlined on this page.

- **Preservation/Enhancement Areas (gray):** Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies.



Future Land Use Map

REZONING CRITERIA

COMPREHENSIVE PLAN CONSISTENCY, COMPATABILITY, CHANGED CONDITIONS, PUBLIC INTEREST, ADEQUATE PUBLIC FACILITIES AND ENVIRONMENTAL IMPACTS [AS APPLICABLE]

The proposed rezoning to R-6 aligns with the Comprehensive Plan's Land Use & Development Chapter with the designation of this area as **Medium Intensity Residential**. Additionally, the Comp Plan designation as a *Preservation/Enhancement Area* is also supported by the rezoning with the proposed infill of single-family homes. The proposed residential use is in line with the existing uses in the area therefore preserves the residential character while enhancing the area by putting an underutilized lot (undeveloped, overgrown with ivy, used as a dump site, etc.) in to use.

Section 2.3. Goals and Strategies

Goal PH-1.

Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes.

Strategy PH-1.1.

Promote compatible infill development. Compatible infill development helps to reinvigorate older neighborhoods with new housing products, amenities or services while minimizing negative impacts. Compatibility is achieved through selection of appropriate land uses and and/or design strategies that smooth the transition between potentially conflicting land uses. Design strategies should address architectural compatibility and scale as well as landscape buffering.

Strategy PH-2.3.

Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multi-generational housing alternatives in single-family neighborhoods. An additional rental housing unit on a single-family property can provide rental income to the homeowner as well as an affordable housing alternative. Such housing can assist families in providing for older or younger family members who cannot afford housing or have special needs that require home care. Additional units may be detached accessory structures or integral to the principal unit. Zoning standards should encourage such arrangements while protecting existing neighborhoods from impacts such as parking shortages and significant exterior changes.

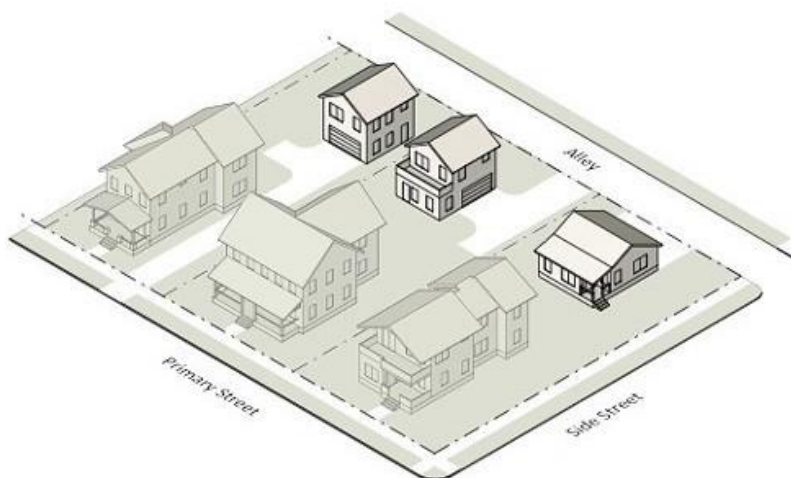
Action PH-2.3.1.

Continue allowing accessory and integral additional housing units that are associated with single-family detached units. Ensure that conversions of single-family properties do not disrupt the character of existing neighborhoods.

REZONING CRITERIA CONT.

The proposed rezoning further serves the Comprehensive Plan's goals in the *Population & Housing Chapter* by helping to enhance an older neighborhood with infill residential development.

Furthermore, though it would not be a binding requirement of the rezoning, the applicant has expressed interest in developing the site for affordable/attainable housing for working-class families. They have also expressed interest in including ADUs on the site. Given the size of the parcel, it can be subdivided into two lots thus providing an opportunity for two additional single-family homes and two ADUs – as would be permitted by-right (subject to Section 16-4) under the R-6 zoning.



STAFF ASSESSMENT

Given the compatibility with the Comprehensive Plan goals, the surrounding existing residential uses, the existing R-6 zoning adjacent to the site and throughout the area, the best practice of providing opportunities for/incentivizing infill development, and the need for additional attainable housing in Hendersonville, the proposal to rezone the property from I-1 to R-6 appears to provide a benefit to the City.

PUBLIC COMMENT

No Neighborhood Compatibility Meeting is required for a standard Zoning Map Amendment (rezoning) application. Staff has posted signs and mailed letters to property owners within 400' of the subject property in order to satisfy code requirements and encourage public engagement. Staff has not received any calls on the posted signs or letters.

PLANNING BOARD - SUMMARY OF ACTION [RESERVED]

Summary of Planning Board Recommendations

Insert summary of Planning Board Recommendations, Approval/Denial and vote counts, any modifications suggested for the original list of Uses & Conditions, etc.

Planning Board Motion

Insert text of actual Planning Board Motion and List of Uses and Conditions recommended with approval/denial, etc.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS

PLANNING BOARD - APPROVAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the Planning Board RECOMMENDS APPROVAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That the rezoning is compatible with the surrounding land uses.*
- *That it is reasonable and in the public’s interest to approve the application because it will advance goals related to infill development and housing.*

PLANNING BOARD - DENIAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the Planning Board RECOMMENDS DENIAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That it is NOT reasonable and in the public’s interest to approve the application*

CITY COUNCIL - APPROVAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the City Council APPROVES the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That the rezoning is compatible with the surrounding land uses.*
- *That it is reasonable and in the public’s interest to approve the application because it will advance goals related to infill development and housing.*

CITY COUNCIL - DENIAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the City Council DENIES the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That it is NOT reasonable and in the public’s interest to approve the application*

ATTACHMENTS

- Proposed Zoning Map
- Current Land Use Map
- Non-binding Concept Plan
- Plan for Adjacent Parcel



City of Hendersonville
March 2021

Edgewood Ave Section 4, Item A.
P21-17-RZO
Proposed Zoning
Community Development Department

RAY AVE

SERVICE DR

EDGEWOOD AVE

R-6

MAPLE ST

I-1

PIN:9569-81-2770
Approximately
0.3 Acres

R-6
CZD

MARTIN CIR

R-6

VIEW DR

 Subject Property- R-6

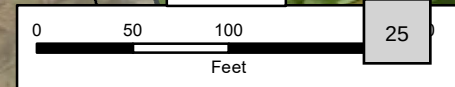
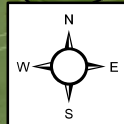
Hendersonville Zoning

 CZD Conditional Zoning Districts

 R-6 High Density Residential

 PID Planned Institutional Development

 I-1 Industrial





City of Hendersonville
March 2021

Boys and
Girls Club
of Henderson
County

Edgewood Ave Section 4, Item A.
P21-17-RZO
Existing Land Use
Community Development Department

RAY AVE

EDGEWOOD AVE

SERVICE DR

Residential

PIN:9569-81-2770
Approximately
0.3 Acres

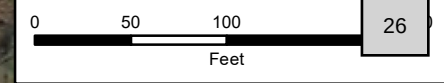
MAPLE ST

ASHE ST

MARTIN CIR

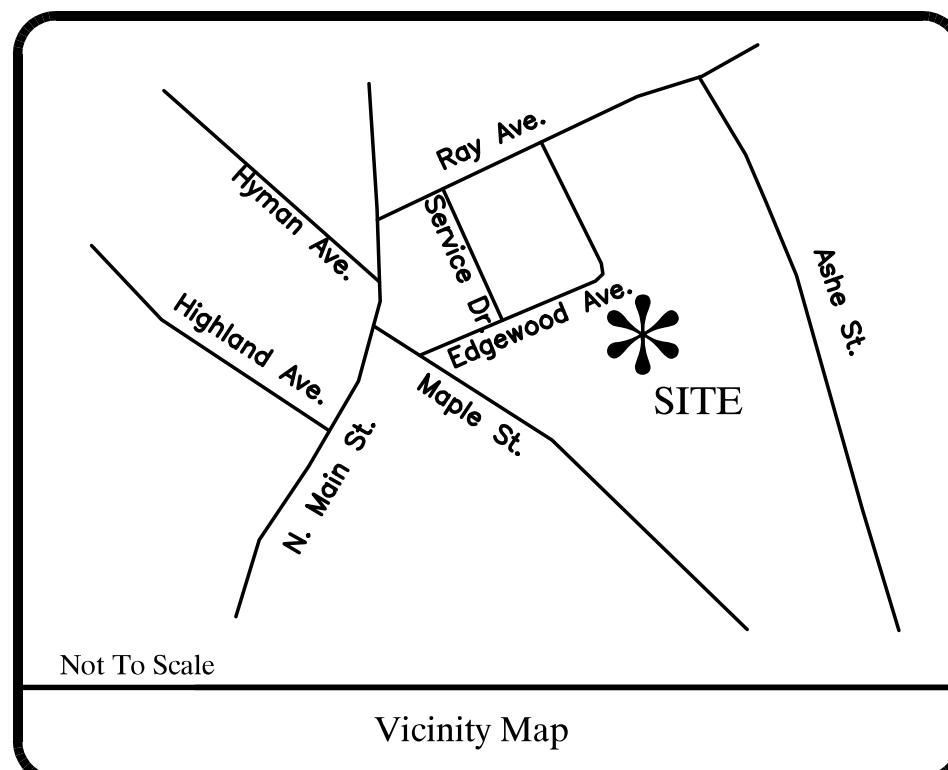
Sullivan Park

Mountain Tek



 Subject Property

27



LEGEND	
○ IPF	Iron Pin Found
○ IPS	Iron Pin Set 5/8" Rebar
● PT	Unmarked Point
⊙	Utility Pole
— OHU —	Overhead Utilities
⊙	Fire Hydrant
⊙	Sanitary Sewer Manhole
⊙	Water Meter
---	Building Setback Lines
— S — S — S —	Proposed Sewer Easement
— W — W — W —	Proposed Water Line

Date:	April 30, 2019
Ref. Deed Book:	D.B. 3298 Pg. 577
Ref. Plat Book:	Plat Slide 6148 & 11542
Tax Parcel Number:	9569—81—3660
Drawn By:	MDF Party Chief: CRB
DWG File:	S—1903—018

I, Mark Freeman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3298, page 577, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 30th day of April, A.D., 2019.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



N.C. PLS L-3903

STATE OF NORTH CAROLINA
County of Henderson

I, _____ Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Filed For Registration On The _____ Day of _____ At _____ O'Clock
_____ M. And Recorded In _____

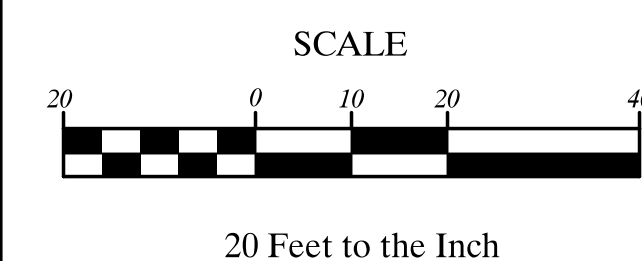
Register Of Deeds
Henderson County
By Deputy: _____

NOTES:

- All distances are horizontal unless otherwise noted.
- All acreage is by coordinate method.
- This property is Zoned cities. Building Setbacks are as follows: XX' Front & Rear & XX' Sides.
- This parcel is located in Zone X of FEMA Firm Map. FIRM Map # 3700956900J Effective Date: October 2, 2008.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

LINE	BEARING	DISTANCE
L1	N 84°29'16" E	31.16'
L2	S 14°54'21" E	30.81'
L3	S 77°09'51" W	20.94'
L4	N 66°25'44" W	16.69'
L5	N 66°25'44" W	12.89'
L6	N 81°44'50" W	17.46'
L7	N 77°10'26" W	26.44'
L8	N 84°22'21" W	5.29'
L9	N 84°22'21" W	19.45'
L10	N 86°53'05" W	39.34'
L11	S 87°02'26" W	32.67'
L12	S 66°33'35" W	9.67'
L13	S 75°50'13" W	13.97'
L14	N 87°30'08" W	37.17'
L15	N 61°51'44" W	13.91'
L16	S 01°12'43" E	24.11'
L17	S 83°17'21" E	89.05'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	24.92'	S 50°17'57" E	23.90'
C2	50.00'	59.94'	S 45°11'10" E	56.41'
C3	50.00'	28.10'	S 05°15'33" W	27.74'
C4	50.00'	25.86'	S 36°10'45" W	25.57'
C5	50.00'	34.46'	S 70°44'24" W	33.78'
C6	50.00'	85.57'	N 40°29'23" W	75.50'



Owner:

JLH Engineering Services, PLLC
87 Panthers Path Drive
Hendersonville, NC 28792

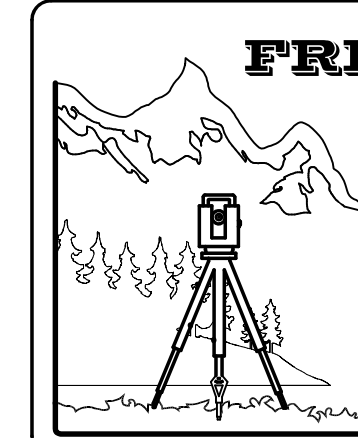
Subdivision of
D.B. 3298 Pg. 577

For
JLH ENGINEERING SERVICES, PLLC

State of North Carolina
Henderson County
Hendersonville Township



Mark D. Freeman PLS L-3903



P.O. BOX 40
EDNEYVILLE, NORTH CAROLINA 28727
(828)-259-9759

License No. P-0164

Stephen & Rosemary Cohen
D.B. 1516 Pg. 696

Arthur & Lynne Heinmiller
D.B. 1673 Pg. 59
Plat Slide 6148

Dixie Nelson
D.B. 846 Pg. 455

Blue Ridge Southern Railroad, LLC
D.B. 1596 Pg. 611

Plat Slide 6148 calls for a 100 Foot right of way.
Plat Slide 11542 calls for a 200 foot right of way.
See Blue Ridge Southern for the correct right of way.
Surveyor recommends a title search by an Attorney to determine the correct right of way.

LOT 1 0.14 Acres 6123.15 Sq. Feet
LOT 2 0.14 Acres 6234.02 Sq. Feet
LOT 3 0.24 Acres 10257.89 Sq. Feet
LOT 4 0.14 Acres 6102.15 Sq. Feet
LOT 5 0.15 Acres 6532.38 Sq. Feet

PRELIMINARY PLAT
"Not for Sales, Conveyance or Recordation"

This project required a conditional rezoning due to the floor area exceeding 50,000 square feet and due to mini warehouses not being a permitted use in the C-3, Highway Business District.

PROJECT/PETITIONER NUMBER: P21-10-CZD,

PETITIONER NAME: B & G Enterprises LLC, Larry Holbert

ATTACHMENTS:

1. Staff Report
2. Neighborhood Compatibility Meeting minutes
3. List of Uses and Conditions
4. Full Size Site plan
5. Full Size Landscape Plan
6. Survey
7. Application

Eagle Self Storage North P21-10-CZD

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

Staff Report Contents

PROJECT SUMMARY.....	2
City of Hendersonville Existing Land Use and Zoning.....	3
SITE CONDITIONS – SITE IMAGES	4
REZONING/SITE PLAN TOPICS	8
Proposed Site Plan.....	8
REZONING CRITERIA:.....	9
REZONING CRITERIA:.....	10
REZONING CRITERIA:.....	14
TRANSPORTATION TOPICS:.....	15
STAFF ASSESSMENT:.....	16
PUBLIC COMMENT:.....	16
PLANNING BOARD - SUMMARY OF ACTION [RESERVED]	17
Summary of Planning Board Recommendations.....	17
Planning Board Motion	17
SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS:.....	18
ATTACHMENTS IN THE PACKET:.....	19
1. Neighborhood Compatibility Meeting minutes	19
2. List of Uses and Conditions	19
3. Full size PDF Site plan.....	19
4. Full size Landscape Plan	19
5. Survey	19
6. Application	19



PROJECT SUMMARY

Applicant: B & G Enterprises LLC

Property Owner: Larry Holbert

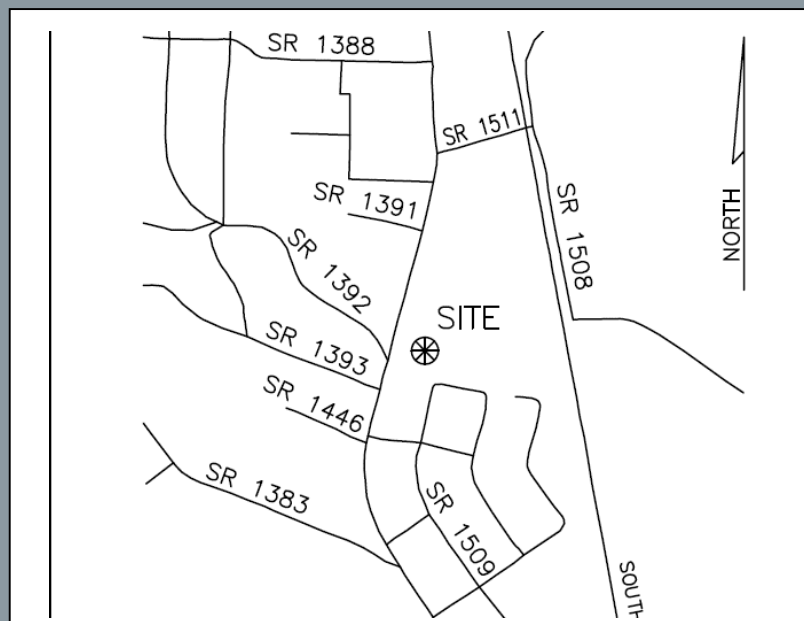
Property Address: 2310 Asheville Highway

Project Acreage: 7.4 Acres

Parcel Identification Number(s): 9569-47-6603

Current Parcel Zoning: C-3 Highway Business

Neighborhood Compatibility Meeting: February 22nd, 2021



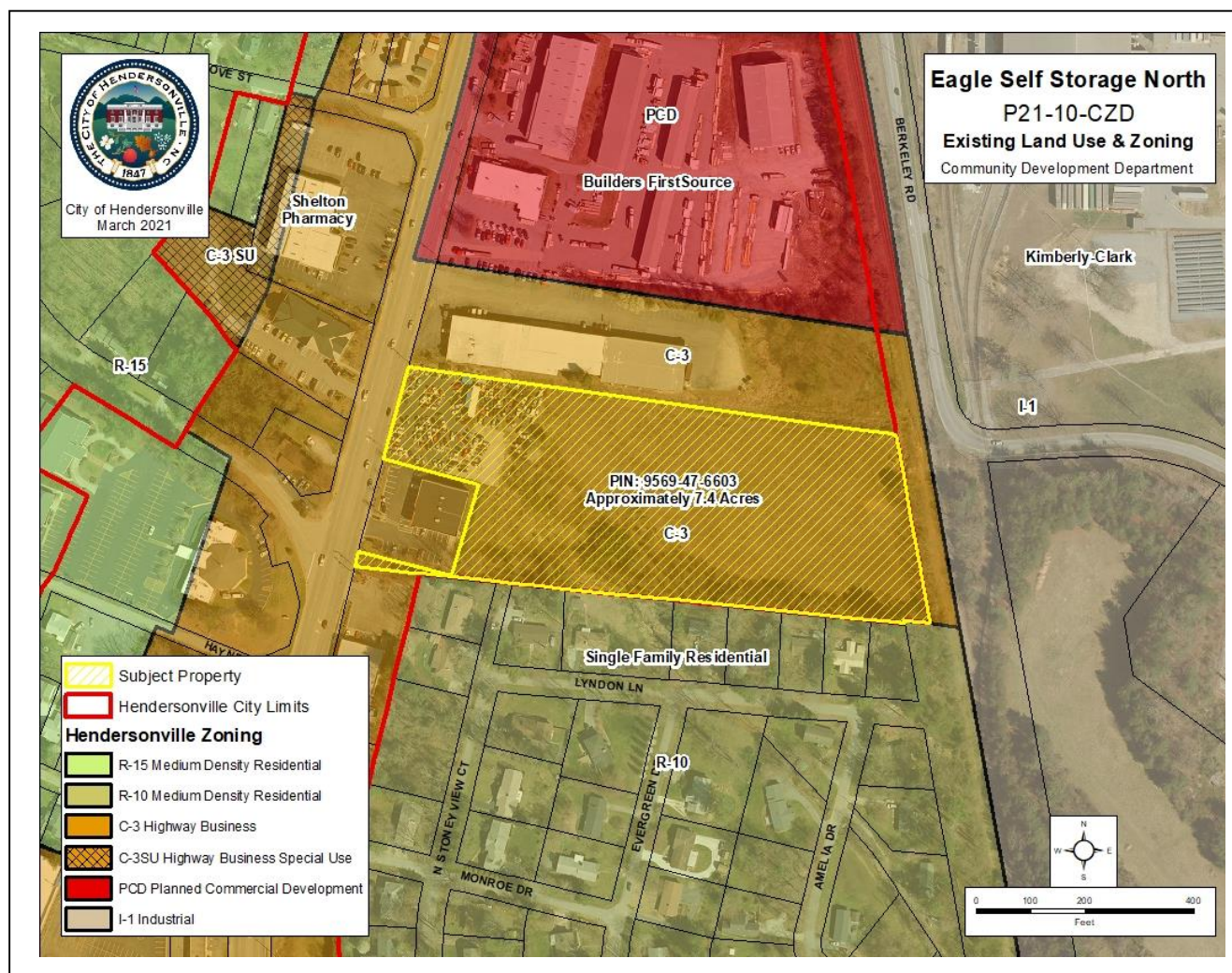
SITE VICINITY MAP

Summary Statement of Applicant Rezoning Request

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 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 not being a permitted use in the C-3, Highway Business District.

PROJECT SUMMARY - CONTINUED



City of Hendersonville Existing Land Use and Zoning

Parcels to the north are zoned C-3 Highway Business and PCD, Planned Commercial Development and contain various commercial uses like Builders First Source. Parcels to the east are zoned I-1 Industrial and include Kimberly-Clark and Vacant property along the railroad. Parcels to the south are zoned C-3 Highway Business and R-10, Medium Density Residential and contain a single family residential neighborhood. Parcels to the west are zoned C-3, Highway Business and R-15 Medium Density Residential and contain a mix of commercial and residential uses.

SITE CONDITIONS – SITE IMAGES

*View of the property
looking South
(Toward the single-
family neighborhood)*



*View of the property
looking East
(Toward the railroad
tracks)*



*View of the property
looking West
(Toward Asheville
Highway)*



SITE CONDITIONS – SITE IMAGES CONTINUED

View from Asheville Highway



Existing vegetative buffer between the proposed development and existing single-family neighborhood



View from inside the existing bamboo buffer on the southern property line



SITE CONDITIONS – SITE IMAGES CONTINUED

View of some of the existing grading the site. The picture was taken from the subject property. Over the crest is the single-family neighborhood.



View of the home that would be most likely impacted by the development. An infill buffer would be needed at this location (i.e. possibly fixing existing fence or adding additional vegetation)



The existing buffer from a different angle.



OBLIQUE AERIAL PHOTOS

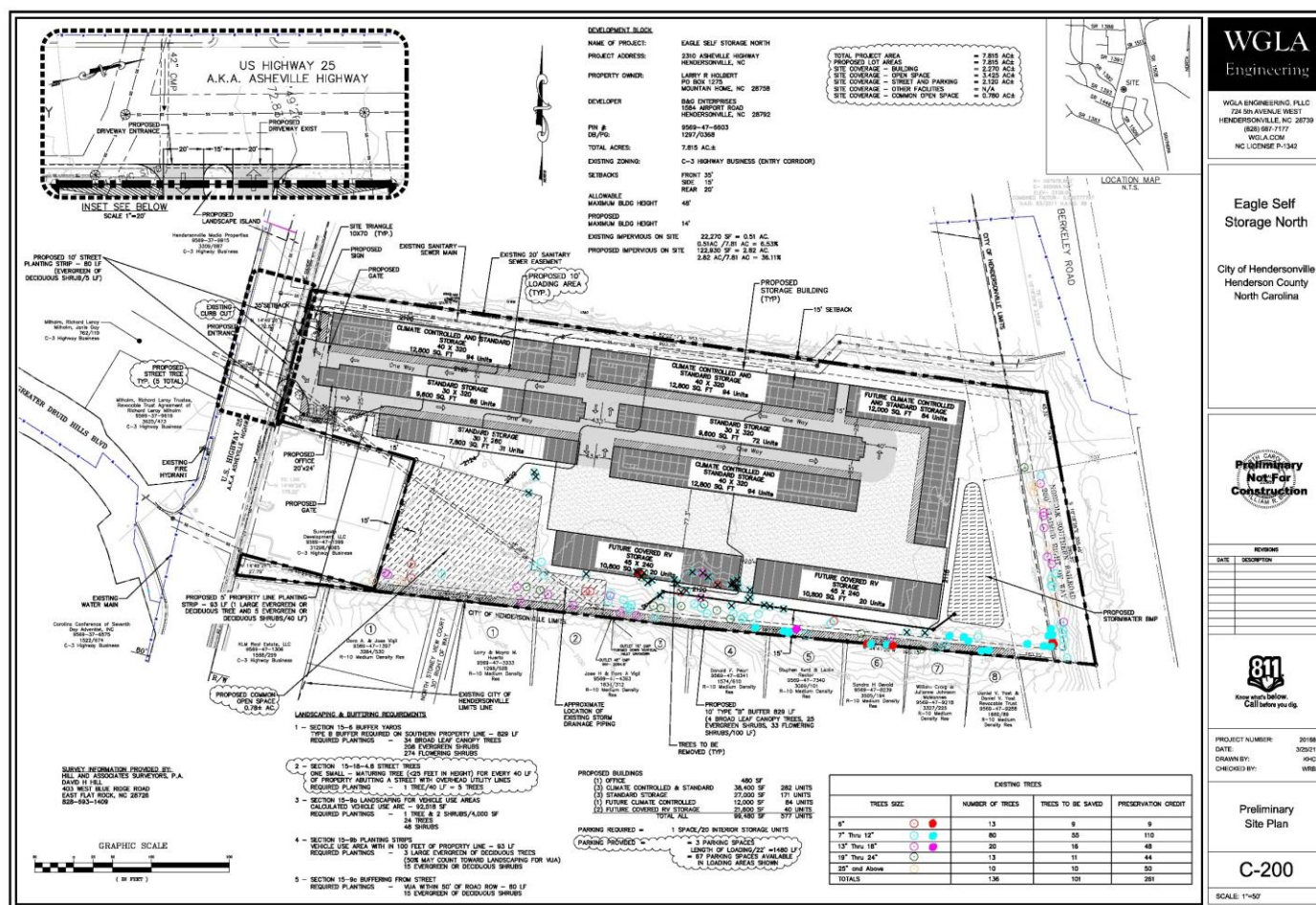
View from the South



View from the North



REZONING/SITE PLAN TOPICS



Proposed Site Plan

Buildings

The site plan shows 7 self-storage structures and two covered RV storage areas.

(1) Office (attached to one of the self-storage buildings) 480 square feet

(3) Climate controlled 38,400 Square feet, 282 units

(3) Standard Storage 27,000 Square feet, 171 Units

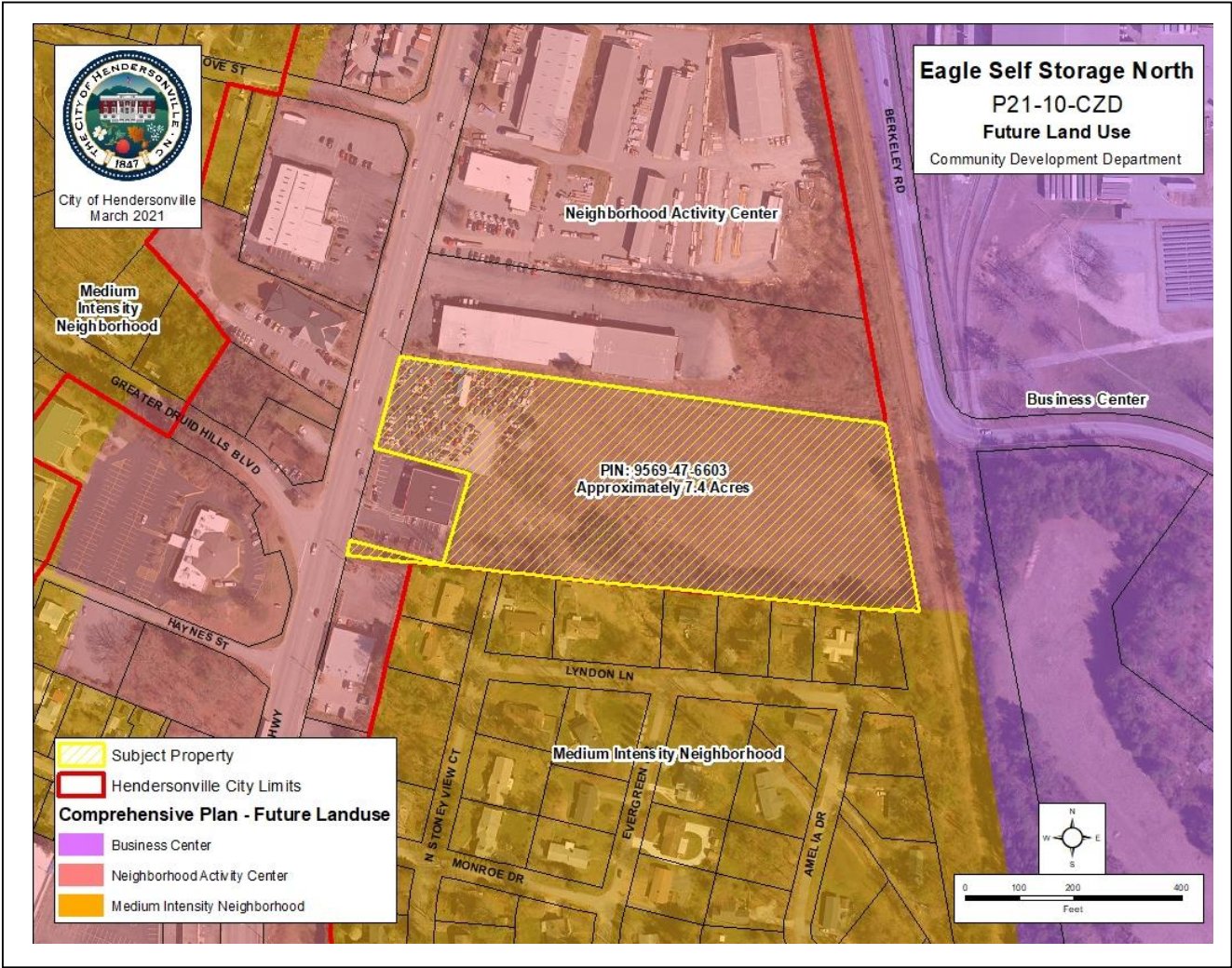
(1) Future Climate Controlled 12,000 square feet, 84 Units

(2) Future Covered RV Storage 21,600 Square feet, 40 Units

Total 99,480 Square feet 577 Units

Proposed Maximum Building Height- 14'

REZONING CRITERIA:
COMPREHENSIVE PLAN CONSISTENCY



The 2030 Comprehensive Plan's Future Land Use Map designates parcels to the north and west as Neighborhood Activity Center. Parcels to the south are classified as Neighborhood Activity Center and Medium Intensity Neighborhood. Parcels to the East are classified as Business Center

Goal LU.8

Neighborhood Activity Center:
Concentrate retail in dense, walkable mixed-use nodes located at major intersections in order to promote a sense of community and a range of services that enhance the value of Hendersonville's neighborhoods.



Strategy LU-8.1.

Locations:

- Major intersections along existing local commercial corridors (US-25 and US-176)
- Emerging neighborhood activity center at US-64 and Howard Gap Road

Strategy LU-8.2.

Primary recommended land uses:

- Neighborhood retail sales and services

Strategy LU-8.3.

Secondary recommended land uses:

- Offices
- Multi-family residential
- Live-work units
- Public and institutional uses
- Pedestrian amenities (plazas, outdoor seating, etc.)
- Mixed uses



Example of a mixed-use Neighborhood Activity Center

Strategy LU-8.4.

Development guidelines:

- Minimal parking in front of buildings (no more than one to two rows) along thoroughfares, with remainder of parking located to the side or rear
- Encouragement of buildings that are designed at a human scale, maximizing window coverage on ground floors and utilizing façade articulation
- Provision of pedestrian connections to parking and other buildings/properties

Activity Nodes:

- Encouragement of multi-story, mixed-use buildings with retail on ground floors and office/residential on upper floors
- Placement of new buildings close to the street along thoroughfares (less than 20 feet from right-of-way)
- Location of all parking to the side or rear of buildings or in a garage encouraged
- Improved pedestrian connections to surrounding neighborhoods
- Inclusion of traffic calming improvements (described under Strategy TC-1.4 in Chapter 7) with redevelopment projects

REZONING CRITERIA:

COMPREHENSIVE PLAN CONSISTENCY

The subject area is designated Neighborhood Activity Center on the 2030 Comprehensive Plan's Future Land Use Map.

The subject property is also located within an "Activity Node" within this classification.

Activity Nodes: The Neighborhood Activity Center and Regional Activity Center categories include additional design guidance for "Activity Nodes", which are locations identified on Map 8.3b that are planned as high-density, pedestrian-friendly community focal points. Although downtown will be Hendersonville's primary urban focal point, the Activity Nodes will act as "satellite" nodes that bring the benefits of urban, mixed-use development and walkable design to neighborhoods and regional retail centers outside of downtown. Activity nodes encourage mixing of neighborhood or regional retail with other complementary uses within a five to 10-minute walking radius. Roadway and site design will create distinctive "centers" that serve as community gathering spots and create a unique sense of place.

- **Primary recommended land uses** provides general guidance (not an exhaustive list) for preferred land uses that should occupy the majority of acreage and/or building floor area within a Future Land Use category's boundaries at full community build-out.
- **Secondary recommended land uses** provides general guidance (not an exhaustive list) for uses that are permitted in combination with Primary Uses as part of mixed-use development plans. Stand-alone secondary uses may be permitted on a case-by-case basis through planned development, special use or conditional use procedures.
- **Development guidelines** provide guidance for development form and density, including building setbacks, parking location, building design and units per acre.

Growth Management

Priority Infill Areas (beige): Areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties

- Historic Preservation
- Priority Growth Areas
- Natural Resource/Agricultural
- Priority Infill Areas
- Preservation/Enhancement

The map depicts locations of greenfield development opportunities in Hendersonville and surrounding areas

- Development Opportunities (includes vacant land, agricultural land, and single-family residential properties greater than five acres)

A blue line stream is located on a portion of this property. This stream is piped and is not planned to be disturbed during redevelopment.



SITE PLAN REVIEW



EXISTING TREES			
TREES SIZE	NUMBER OF TREES	TREES TO BE SAVED	PRESERVATION CREDIT
6"	13	9	9
7" Thru 12"	80	55	110
13" Thru 18"	20	16	48
19" Thru 24"	13	11	44
25" and Above	10	10	50
TOTALS	136	101	261

Landscaping: 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 square feet of VUA. 92,518 SF

- Required: 24 Trees, 48 Shrubs

Since this project is a commercial use that abuts a residential use, a Type B buffer will be required along the southern property boundary.

A Type B Buffer consists of: (per 100 linear feet)

- 4 broadleaf canopy trees
- 25 evergreen shrubs (4-foot centers)
- 33 flowering shrubs

Buffer Calculations

- 34 Trees
- 213 Evergreen Shrubs
- 281 Flowering Shrubs

Proposed Calculations

- 261 tree credits
- 61 evergreen shrubs
- 60 flowering shrubs

Southern Bufferyard
Proposed - Evergreen shrubs 61
Deciduous shrubs 60
Small flowering trees 3
Required - Large canopy trees - 34
Evergreen shrub - 213
Deciduous shrub - 281
Preserved tree credits = 235

The applicant is proposing to save 101 trees for a total of 261 tree credits. Staff has with the applicant's engineer that existing vegetation on the southern property line should be retained since it is already an established buffer from the residential neighborhood. The existing planting should be supplemented by new plantings where gaps occur.

Stormwater/Flood Hazard Area

The land disturbance for this project exceeds one acre; a storm water management system is required. The stormwater plan will be reviewed by the City's Engineering Department.

Parking Requirements - Table 6-5-2

The zoning ordinance requires mini warehouses to have a minimum of 1 per 2 employees at maximum employment on a single shift plus 1 per 20 rental units.

577 Units= 29 Spaces

3 max employees on a single shift= 2

31 spaces required.

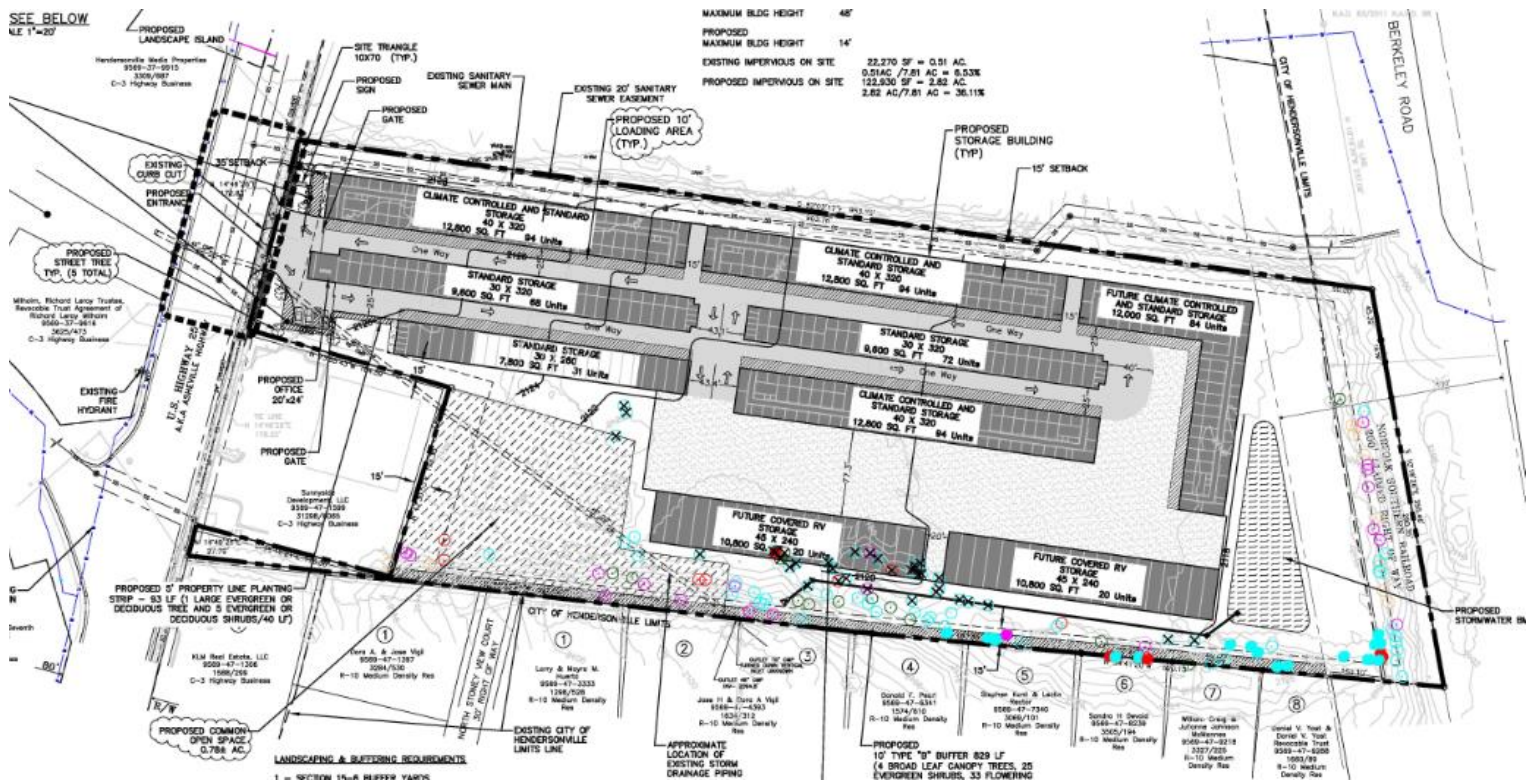
70 spaces provided. 3 traditional spaces and 67 spaces in the parking lane.

Sidewalks

Sidewalks are currently already provided along the property's frontage of Asheville Highway.

Entrance

The site will have one entrance off of Asheville Highway, they will utilize the existing curb cut for the property.



REZONING CRITERIA:

1. COMPREHENSIVE PLAN CONSISTENCY
2. COMPATABILITY
3. CHANGED CONDITIONS
4. PUBLIC INTEREST
5. ADEQUATE PUBLIC FACILITIES
6. ENVIRONMENTAL IMPACTS

The 2030 Comprehensive Plan highlights this parcel as both a priority infill area and development opportunity area. The overall property is currently underutilized in the capacity that it currently serves. The Asheville Highway corridor is mostly made up of commercial uses with a mix of high and medium density residential neighborhoods off the main throughfare.

Staff feel that the road network and infrastructure abutting this site would be adequate to serve this development. The comprehensive plan states that the City should encourage infill development that utilizes existing infrastructure. Staff feels that this project meets this.

The applicant is proposing to save 101 of the 136 trees over 6" DBH on site, which staff feels lessens environmental impact of the development. Staff has also been in discussions with the applicant to save the existing buffer between the residential properties to the south and this development. Staff feels that it is important to save the trees over 6" DBH but also protect the other mature plantings that currently serve as a property buffer (i.e. bamboo, shrubs, and other smaller planting

TRANSPORTATION TOPICS:

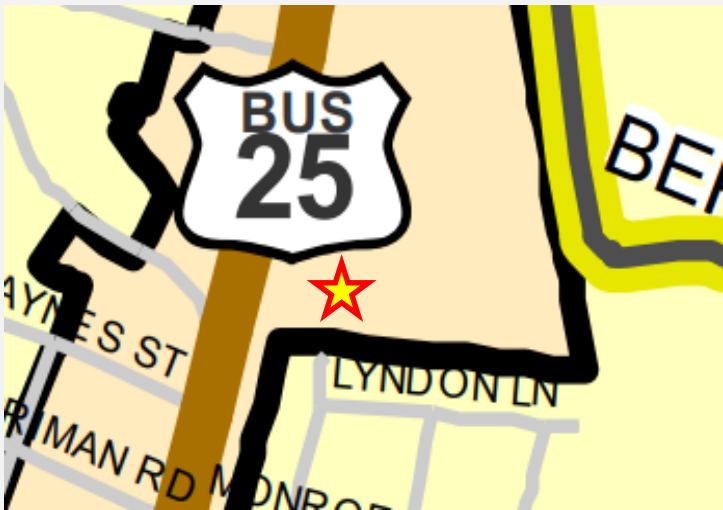
TRANSPORTATION ~~MAP~~
ANALYSIS: ACCORDING TO THE 7TH
EDITION OF THE INSTITUTE OF
TRANSPORTATION ENGINEERS
TRIP GENERATION MANUAL

The project is not expected to meet either the 100 or more peak-hour trips or the 1,000 or more daily trips thresholds to require a TIA.

Mini Warehouse- Per 1,000 Square Feet Calculation
27.85 Trips AM peak hour.
28.85 trips PM peak hour
No data for daily trips.

2030 COMPREHENSIVE PLAN
TRANSPORTATION MAP

 Boulevard



NOTABLE AREA
NC DOT PROJECTS

NCDOT advised that there are no planned projects in this area at this time.

STAFF ASSESSMENT:

Based on the review by staff, the submitted site plan for this project appears to meet the Zoning Ordinance standards established in Article 11 -4 of the City Zoning Ordinance.

Staff recommends one condition related to landscaping and buffering which can be found in the attachment “list of uses and conditions”. The applicant has also proposed a condition regarding an existing buffer, which is included in that same document. The Planning Board can recommend these conditions as stated, recommend their own conditions, choose which conditions to recommend, or recommend no conditions at all.

PUBLIC COMMENT:

No one from the public spoke about this project at the neighborhood compatibility meeting. The full minutes from that meeting are in your packet.

PLANNING BOARD - SUMMARY OF ACTION [RESERVED]

Summary of Planning Board Recommendations

Insert summary of Planning Board Recommendations, Approval/Denial and vote counts, any modifications suggested for the original list of Uses & Conditions, etc.

Planning Board Motion

Insert text of actual Planning Board Motion and List of Uses and Conditions recommended with approval/denial, etc.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS:

PLANNING BOARD - APPROVAL

I move Planning Board recommend 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 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. The development is in the public interest because [state why if applicable]
4. The development will not have a detrimental impact on the natural environment. [if applicable]

CITY COUNCIL - 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. The development is in the public interest because [state why if applicable]
4. The development will not have a detrimental impact on the natural environment. [if applicable]

PLANNING BOARD - DENIAL

I move the Planning Board recommend that City Council deny the application to rezone 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. The development will have a detrimental impact on the natural environment. [if applicable]

CITY COUNCIL - DENIAL

I move City Council deny the application to rezone 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. The development will have a detrimental impact on the natural environment. [if applicable]

ATTACHMENTS IN THE PACKET:

1. Neighborhood Compatibility Meeting minutes
2. List of Uses and Conditions
3. Full Size Site plan
4. Full Size Landscape Plan
5. Survey
6. Application

Planning Report
 Neighborhood Compatibility Meeting
 Application for a Conditional Zoning District
 Eagle Self Storage North File # P21-10-CZD
 Monday, February 22, 2021 2:00 p.m.

Tyler Morrow, Planner, convened the compatibility meeting at 2:00 pm in the Council Chambers of City Hall. Approximately two application representatives and three City staff were in attendance. The follow attended:

Name	Address	Name	Address
Bart Salvaggio (app)	Hendersonville NC		
Will Buie (app)	WGLA Engineering	Attended Virtually:	
Tyler Morrow	staff	Dale Salvaggio	
Terri Swann	staff	Lurah Lowery	
Matt Manley	staff		

Mr. Morrow opened the meeting explaining this is the first step in a three-step process. He explained the conditional rezoning process adding anyone who received notice of this meeting would receive notice of the City Council Public Hearing. Minutes of this meeting will be forwarded to Planning Board and City Council. Mr. Morrow said the project will go before the Planning Board for their recommendation and City Council will hear the project and make a final decision. Mr. Morrow stated this meeting is for the neighbors to learn about the project and they should focus on the compatibility of the project in the neighborhood. This is a virtual meeting and Mr. Morrow explained the process and the steps to participate in the meeting. This is an informal meeting so state your name and address before making any comments as minutes of this meeting are being taken.

Mr. Morrow stated no prior comments were received. Comments can be made at this meeting today. Mr. Morrow explained the raise hand feature.

Mr. Morrow stated the property is located at 2310 Asheville Highway. The property is currently zoned C-3, Highway Business. The proposed rezoning is C-3 CZD, Highway Business Conditional Zoning District. The site plan shows a 99,330 sq. ft. mini storage facility. The project is over 50,000 sq. ft. and therefore requires a conditional rezoning.

Will Buie with WGLA Engineering stated WGLA is a local engineering firm that is working with the developer on this project. Bart Salvaggio is one of the owners and he is here to speak briefly about the project.

Bart Salvaggio stated he is one of the property owners along with his father Gary and his sister and brother-in-law. He is a Hendersonville native. They have two current facilities in Hendersonville. One on Spartanburg Highway and one on South Allen Road. Both of these properties are in Henderson County. They take pride in the Eagle Storage Facilities. The facilities are clean, well-maintained and secure. They have been in this business for 16 years. There is a need to expand on the north side of town.

Will Buie gave a brief presentation. He showed photos of the facilities on Spartanburg Highway and on South Allen Road. The facility on Spartanburg Highway is 16 years old. The one on South Allen Road is a newer facility and is only 3 years old. He showed aerial views of both properties. The facility on South Allen is unmanned and has a kiosk for entry. Both facilities are gated and secure.

Mr. Buie showed a proposed site plan for the Asheville Highway location. He pointed out the used car dealership at the front of the property. Advance Auto is to the south, Stan Electronics is to the north and Asheville Eye is across the street. You can also see Kimberley Clark from the site. There is a mix of uses in the area. This property was graded some time ago, and the only vegetation is on the southern edge of the property.

The proposed site plan shows 7 storage buildings that will be climate controlled with multiple entry points. All access to the facility will be from a front entrance. Another section of the facility will have storage that is not climate controlled and to the south will be RV storage.

There is residential to the south and it is their goal to maintain as much vegetation as they can. A 10' type B buffer is required, and they plan to have a buffer significantly larger than that.

Stormwater is on the eastern side of the property and they plan to collect it, treat it, and detain it before releasing the water.

Mr. Buie stated these are local developers and they live in the community. There is a demand from their other facilities and a need for storage on the north side of town. They are compatible with the area and the residential use to the south is important to them.

Mr. Morrow stated they will hear the live comments. He explained the raise hand feature and asked each person to state their name and address for the record. No one spoke concerning the project.

Mr. Morrow stated this concludes the meeting. He stated the next step for this project is the Planning Board and everyone that got noticed will be noticed of the Planning Board meeting as well. The property will also be posted with the meeting information on the sign. The property should go before Planning Board in April and City Council in May.

With no further comments or questions, Mr. Morrow closed the meeting at 2:15 pm.

LIST OF USES & CONDITIONS:

Eagle Self-Storage North Rezoning (File # P21-10-CZD)

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

- Mini Warehouses
- Office

II. Conditions:

(1) 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.

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

(2) 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 all applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.

With their signatures below, Applicant and Property owner indicate their consent to these conditions.

Applicant: B & G Enterprises LLC

Property Owner: Larry Holbert

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____

Title Within LLC: _____

City of Hendersonville
Henderson County
North Carolina

**Preliminary
Not For
Construction**

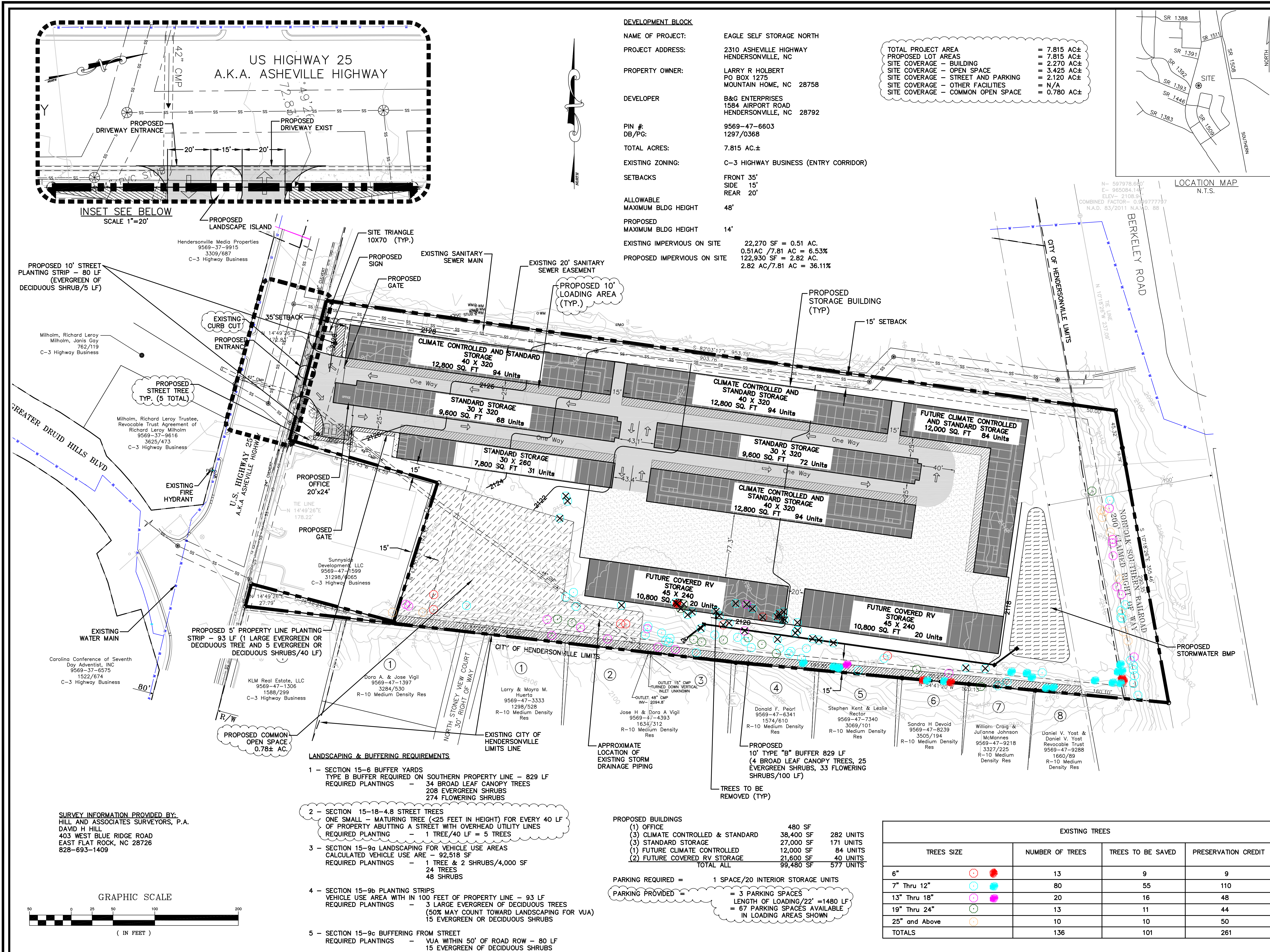
[illegible]

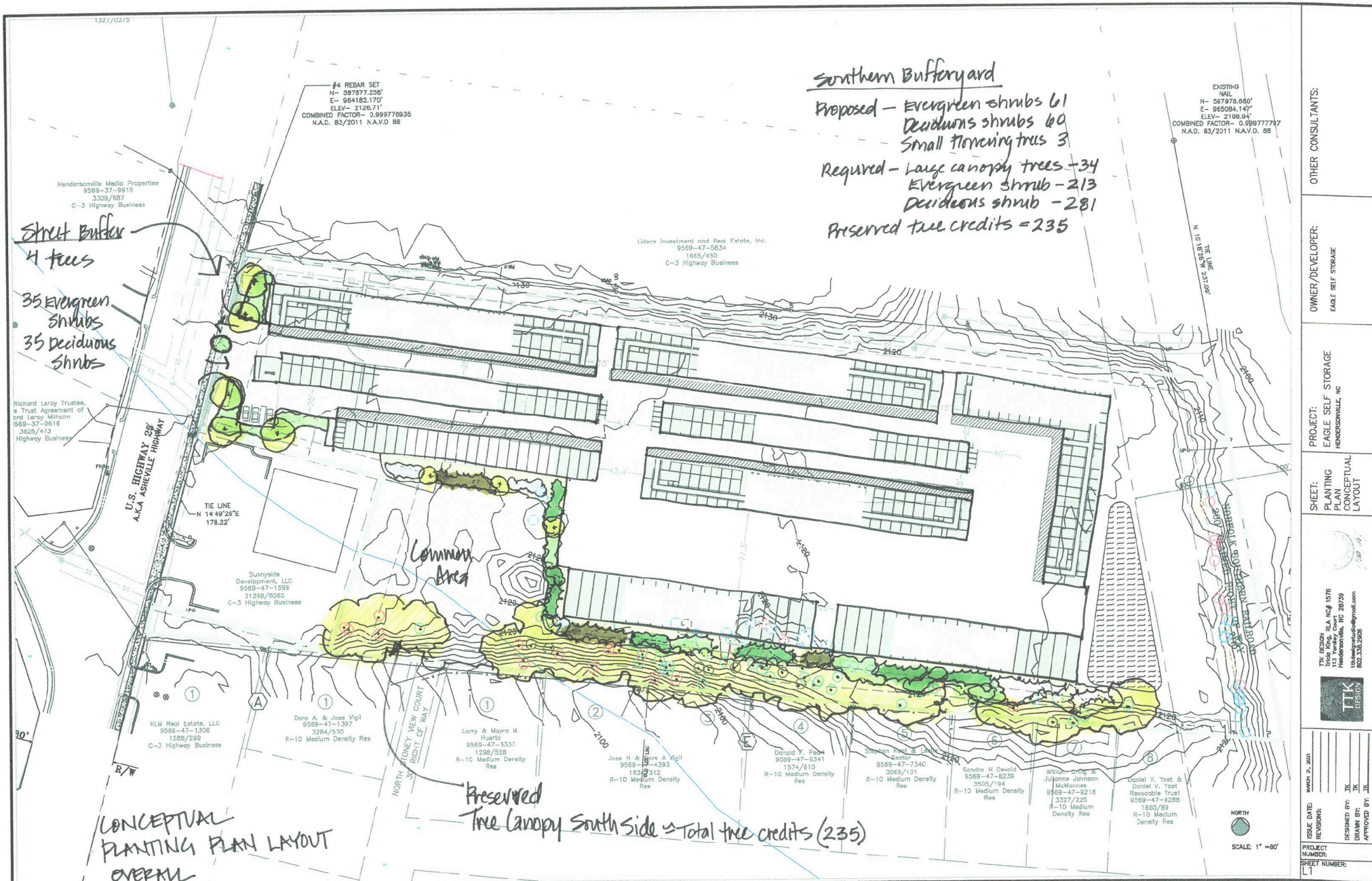
Know what's below.
Call before you dig.

PROJECT NUMBER: 20168
DATE: 3/25/21
DRAWN BY: KHC
CHECKED BY: WRB

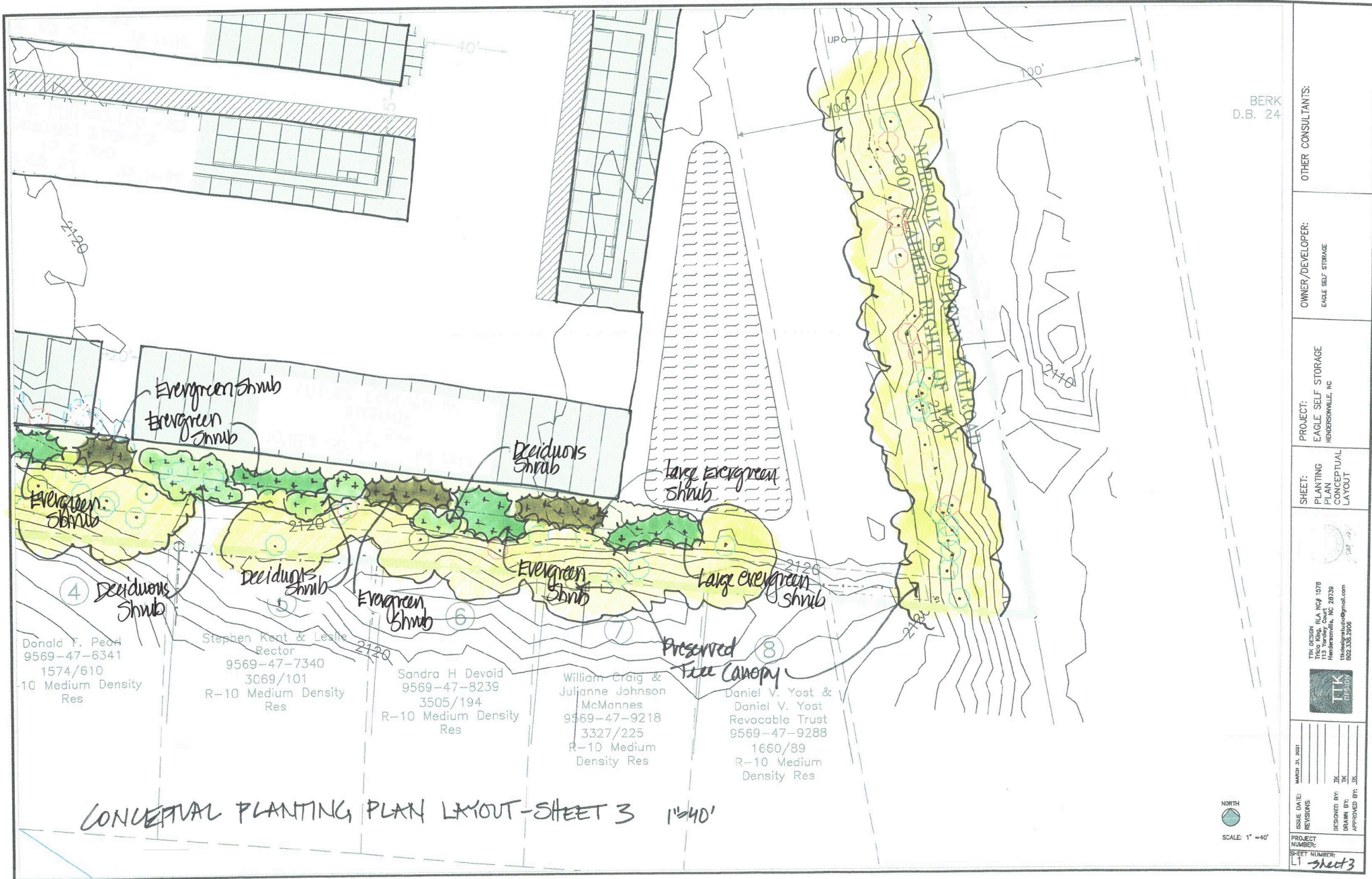
C-200

SCALE: 1"=50'









UNCERTIFIED ELECTRONIC COPY
ORIGINALLY SIGNED AND SEALED
FEBRUARY 27th, 2021

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

BERKLEY MILLS, INC.
D.B. 247, PG. 226, TR. 1

I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ADJACENT SURVEY OF THE STATE OF NORTH CAROLINA. THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.03' HORIZONTAL AT 95%
- (3) TYPES OF GPS FIELD PROCEDURE(S): WRS
- (4) DATES OF SURVEY: JANUARY, 2021
- (5) DATUM/EPOCH: NAD 83/2011
- (6) PUBLISHED/FIXED CONTROL USE:
- (7) GEOD MODEL: GEOTRAN
- (8) COMBINED GRID FACTOR(S): 0.999776850
- (9) UNITS: US SURVEY FOOT

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL
THIS 27th DAY OF FEBRUARY, A.D., 2021.

N.C. PROFESSIONAL LAND SURVEYOR L-3863 #
A circular seal for a North Carolina Professional Land Surveyor, License Number L-3863. The seal features a central emblem with a plow and a surveying instrument, surrounded by the words "NORTH CAROLINA" and "PROFESSIONAL LAND SURVEYOR". The license number "L-3863" is prominently displayed at the bottom of the seal.

I, DAVID HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES;) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (2018, 56, 1600).

Witness my original signature, registration number and seal this 27th day of FEBRUARY, A.D., 2021.

David H. Hill, NCPLS L-3863



LEGEND

- ⊕ MONUMENT FOUND AS NOTED
- ⊙ MONUMENT SET AS NOTED
- POINT NOT STAKED
- P-PED - PHONE PEDESTAL
- UP - UTILITY POLE
- PHP - PHONE POLE
- TRANS - TRANSFORMER
- TV-PED - CABLE TV PEDESTAL
- WM - WATER METER
- WV - WATER VALVE

NOTES:

- 1- AREAS BY COORDINATE COMPUTATION.
- 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- 3- THIS PROPERTY IS WITHIN AN AREA ZONED C3 BY THE CITY OF HENDERSONVILLE.
SETBACKS:
FRONT- 20'
SIDE- 8'
REAR- 10'
- 4- NO RECORDED EASEMENT FOUND FOR SEWER LINE.
- 5- DUE TO DISCREPANCIES BETWEEN DEEDS, PLATS AND FOUND MONUMENTATION, A BOUNDARY LINE AGREEMENT IS RECOMMENDED ALONG LINE.
- 6- THE CURRENT OWNER OF RECORD IS LARRY R. HOLBERT.
- 7- NOT FOR RECORDED.
- 8- REVISED AND REDRAWN FEBRUARY 27th, 2021 TO ADD TREE LOCATION AND OLD SEDIMENTATION BASIN.

7.815 ACRES

LIDECE INVESTMENT AND REAL ESTATE, INC
D.B. 1665, PG. 450

EXISTING
NAIL
N- 597978.660'
E- 965084.147'
ELEV- 2108.94'
COMBINED FACTOR- 0.999777797
N.A.D. 83/2011 N.A.V.D. 88

LOCATION MAP (NTS)

DEED REFERENCES:
D.B. 1297, PG. 36
D.B. 979, PG. 141
D.B. 862, PG. 426

TAX REFERENCES:	9569-47-6603
PARTY CHIEF: ZB	
REVISIONS: SEE NOTE 8	

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

	CHECKED BY: DHH	DRAWING: 2021248001
DATE: FEBRUARY 27th, 2021	DRAWN BY: DHH	FILE: 20212480



CITY OF HENDERSONVILLE
DEVELOPMENT ASSISTANCE DEPARTMENT
100 N. King St. ~ Hendersonville, NC ~ 28792
Phone (828)697-3010 ~ Fax (828)697-6185
www.hendersonvillenc.gov

Conditional Zoning District Petition
Section 7-4 and Article 11 City Zoning Ordinance

The following are required for conditional zoning district petition:

- ~ These forms including the property owner(s) signature(s)
- ~ Proposed conditions and Comprehensive Plan explanation (page 2)
- ~ Appropriate fee
- ~ A conceptual plan meeting the requirements in Section 7-4-3.1 of the City Zoning Ordinance.

After the neighborhood compatibility meeting, a final site plan meeting the requirements of Section 7-3-4.3 is required. Upon receipt of a complete application, a Planning Board meeting may be scheduled at least 24 days in the future.

Date

3-2-2021

Name of Project

EAGLE SELF STORAGE - NORTH

Address / Location of Property

2310 ASHEVILLE HWY HENDERSONVILLE

List 10 digit PIN or 7 digit PID Number for each property

PIN: 9569476603

CHECK TYPE OF DEVELOPMENT

☐ Residential

☒ Commercial

☐ Other

Current Zoning

C3

Proposed Zoning

C3-C2D

List requested uses

SELF STORAGE FACILITY

Total Acreage

7.4

Proposed Building Sq.Ft.

99,330

Dwelling Units

0

Official Use:

DATE RECEIVED: 2/3/21 BY: *Terri Swann* FEE RECEIVED \$ 700.00 FILE NO. _____



DEVELOPMENT ASSISTANCE DEPARTMENT

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Section 4, Item B.

CONDITIONAL ZONING DISTRICT PETITION (Continued)

Section 7-4 and Article 11 City Zoning Ordinance

Proposed Conditions for the site:

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary:

Explain consistency with
City's Comprehensive Plan:

Explain compatibility with
surrounding land uses:

Explain whether changed
conditions require a map
amendment:

Explain how the petition
is in the public interest:

Official Use:

FILE NO. _____



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Phone (828) 697-3010 ~ Fax (828)697-6185
www.hendersonvillenc.gov

CONDITIONAL ZONING DISTRICT PETITION
(Continued)
Section 7-4 and Article 11 City Zoning Ordinance

Explain whether adequate public facilities are available:	
Explain the impact the petition would have on the natural environment:	
Additional information:	

Note additional approvals prior to issuance of a Zoning Compliance Permit may include, but are not limited to:

- 1. Henderson County Sedimentation & Erosion Control permit**
- 2. Stormwater management plan**
- 3. Utility approval**
- 4. NCDOT permit**
- 5. Any other applicable permits as determined by Development Assistance Department**

Official Use:
FILE NO. _____

Proposed Conditions for the site:

None at this time.

Explain Consistency with City's Comprehensive Plan:

The new Eagle Self Storage facility at 2310 Asheville Highway supports the current city comprehensive plan in several ways:

- The facility will help to develop “priority infill area”. Currently, the majority of the property is vacant and not developed. A storage facility will enhance and revitalize the thoroughfare along Highway 25 by developing the unused lot and removing the junk and used cars currently in the front of the property.
- The new facility will be a “visually attractive” and “orderly” development where significant growth is expected. All our current Eagle Self Storage facilities are well-maintained, professional, neat and orderly. This new facility will be managed with the same standards.
- An additional business to the area will help to ensure a stable tax base since the “current mix of uses is relatively lacking in office and industrial uses.”
- Local employment opportunities will be added.
- The facility will help support the current and projected population growth for both residential and business. New residents to Henderson County often look for a secure, well-kept storage facility as an enticement to move to the location. Businesses use self-storage facilities to hold excess.

Explain Compatibility with surrounding land uses:

The new Eagle Self Storage facility at 2310 Asheville Highway is in a commercial district. The facility will be located between a row of commercial warehouses currently used as retail and services spaces and two auto part stores. Across the street are commercial spaces that offer services to the public. The facility will revitalize a land-lot that is currently undeveloped in the middle of other developed commercial properties. Residential uses to the south will be protected with the development of a significant buffer that will be constructed as part of the project.

Explain whether changed conditions require a map amendment: N/A**Explain how the petition is in the public interest:**

The new Eagle Self Storage facility at 2310 Asheville Highway will fit neatly with the other commercial buildings in the area. The facility develops an undeveloped site that sits within the middle of a commercial thoroughfare. It will be a convenience to the residents and businesses of the area including the many new businesses and residents projected to move to Henderson County. The facility will keep the community looking neat and orderly by allowing businesses and residents a convenient location to store items other than their yards or on their business property.

Explain whether adequate public facilities are available: N/A

Explain whether adequate public facilities are available: N/A

Explain the impact the petition would have on the natural environment:

The new Eagle Self Storage facility will not have any impact on the natural environment. The proposed use will be a commercial operation similar to the surrounding uses. Stormwater management facilities meeting the City of Hendersonville requirements will be provided. These facilities will help to improve the quality of stormwater runoff and will provide stormwater detention for storm events.

Additional Information:

Designated Agent BIG ENTERPRISES, LLCAddress 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792Phone 828-329-3768Email bart.mtindustriesinc@gmail.comApplicant Name BIG ENTERPRISES, LLC BART D. SALVAGGIOAddress 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792Phone 828-329-3768Signature Bart D. Salvaggio MEMBER-MANAGERPrinted Name BART D. SALVAGGIO

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Property Owner: Name LARRY HOLBERTAddress PO BOX 1275 MOUNTAIN HOME, NC 28758PID or PIN # 9569476603Signature Larry HolbertPrinted Name LARRY HOLBERT

Property Owner: Name _____

Address _____

PID or PIN # _____

Signature _____

Printed Name _____

Official Use:
FILE NO. _____

Signature of the property owner acknowledges if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Property Owner: Name

Address

PID or PIN

Signature _____

Printed Name _____

Property Owner: Name

Address

PID or PIN

Signature _____

Printed Name _____

Property Owner: Name

Address

PID or PIN

Signature _____

Printed Name _____

Property Owner: Name

Address

PID or PIN

Signature _____

Printed Name _____

Official Use:

FILE NO. _____