



STAFF REPORT

Type of Hearing: Rezoning
Address: 99999 Blueberry Hill Road
Presenter: Adrienne Isenhower
Meeting Date: October 19, 2021

Summary: The applicant requests a rezoning from Community Shopping to Light Industrial for a parcel located at 99999 Blueberry Hill Road and further identified by NCPIN# 9731-69-2231 - for the proposed use of a mini-storage warehouse. The applicant is proposing a three-story building "similar in appearance to an office building". The building would be located 100' from the rear property line to provide additional separation between the use and the neighboring residential neighborhood. The property is located directly adjacent to I-26 at the New Stock interchange. The site is 3.45 acres and is currently undeveloped.

The light industrial district purpose is to establish a district in which the principal use of land is for light industrial uses and warehousing uses which normally seek locations on large tracts of land where the operations involved do not detract from the development potential of nearby underdeveloped properties. Examples of other commercial type uses allowed in the light industrial district include bakeries, car wash, contractors offices, restaurants and warehouses. While some industrial uses are permitted, the large, impactful industrial uses are only permitted in the Heavy Industrial district.

Materials included in Packet:

- Rezoning Application and Supporting Documentation
- GIS map of property
- Site Plan

Consistency with Comprehensive Plan: The comprehensive plan includes a goal of promoting infill development by increasing density around transportation corridors and a goal to improve overall quality of both existing and new development by promotion of urban style development from commercial corridors and allowance of commercial development in various areas to be in scale with surrounding uses. Rezoning the parcel to Light Industrial based on the purpose and the uses permitted is consistent with these goals.

The Planning and Zoning Board of Adjustment reviewed this proposal on Monday, October 11th and have provided a written recommendation to deny the project based on the determination the rezoning is not consistent with the comprehensive plan. The Board of Commissioners will need to review the request and whether it is consistent with the comprehensive plan and make a final decision. Staff has provided a draft consistency statement for you to reference in deliberations on this rezoning request



REZONING APPLICATION

Complete the following application. All requested information must be provided, and supplemental information submitted for the application to be complete. Please submit the application to Planning Department staff at least 21 days prior to the Planning Board meeting at which the request will be heard.

TYPE OF REQUEST

☒ General Rezoning

☐ Conditional Rezoning

PETITIONER INFORMATION

Petitioner Name: Woodfin Storage, LLC
Address: 1331 Elmwood Ave., Ste. 150
State: South Carolina
Phone: 803-457-5856

Date: 9/20/2021
City: Columbia
Zip Code: 29201
Email: dbrock@ddincorp.com

PROPERTY OWNER INFORMATION:

Property Owner Name: Wein II, LLC
Address: PO Box 8871
State: North Carolina
Phone: 828-230-1444

Date: 9/20/2021
City: Asheville
Zip Code: 28814
Email: Glenda.weinert@gmail.com

PARCEL INFORMATION: Please include a legal description or most recent plat with application.

Address: 99999 Blueberry Hill Rd.

NCPIN#: 9731692231

Acreage: 3.45

Current Zoning District: Community Shopping

Proposed Zoning District: Light Industrial

Statement of Reasonableness: Please see attached sheet.

APPLICANT/OWNER SIGNATURE

I certify that I understand that my rezoning request must be consistent with the Comprehensive Plan. I further certify that I am authorized to submit this application and that all the information presented is accurate to the best of my knowledge. I also understand that incomplete applications will delay the application process.

Applicant Signature:

A handwritten signature in black ink, appearing to be "W. Brock", is written over a horizontal line.

Date: 9/20/2021

Owner Signature:

Date: 9/20/2021

Rezoning Application: Statement of Reasonableness
PIN# 9731692231 – 99999 Blueberry Hill Rd., Woodfin, NC, 28804

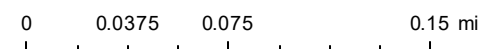
1. The proposed use of interior access self-storage is consistent with the allowable and current business uses on adjacent properties along the Weaverville Rd. and I-26 commercial corridor. The proposed use would entail a 3-story building similar in appearance to an office building and would provide the town residents with an in-demand service convenient to their residences and compatible with surrounding retail uses.
2. The current definition of “mini-storage” in the town zoning regulations is antiquated and does not represent the “modern generation” of the proposed self-storage project. Aesthetically the two products have no similarities, which should be taken into consideration.
3. The proposed use meets Goal 3-A and Objective 3-Aa in Sec. 1:27 of the 2009 Town of Woodfin Comprehensive Plan- Draft by proposing the development of an infill property and the development of vacant and underdeveloped properties within the town. These items are shown as a “land use priority and an economic development strategy of the town”. The proposed project will provide significant property tax revenue to the town as well.
4. The proposed use is in-line with the Comprehensive Plan’s goal of providing for urban land uses along Weaverville Highway.
5. The proposed use is currently only permitted in LI and HI zoning districts despite the use being more consistent with a retail service. The proposed use has very low noise, visual and traffic impact compared to a restaurant or retail strip center which are permitted but not an ideal use for this property due to low visibility from Weaverville Highway.
 - a. The proposed use will have limited traffic – an average of less than 10 vehicles per day on a monthly basis and will include virtually zero negative impacts from noxious odors (dumpster, cooking exhaust, hotel laundry, etc.)
6. The comprehensive plan shows the proposed future land use as mixed-use along this corridor which will likely include a wider variety of permitted uses than the existing CS zoning.
7. The property was voluntarily annexed into the town by the current property owner with an understanding that any proposed future use would not be excluded, within reason. Unfortunately, the town manager who was in charge of this process is no longer with the town.
8. The Town of Woodfin has very limited (1.5% or 57 acres) existing land zoned LI with other current LI zoned parcels being located along the I-26 corridor. This is consistent with our request as this property has western frontage along I-26.
9. The parcel currently has a 100-foot buffer strip on the north property line to separate the use from Weaverville residents to the north, who are also up-grade significantly from this parcel.

Buncombe County



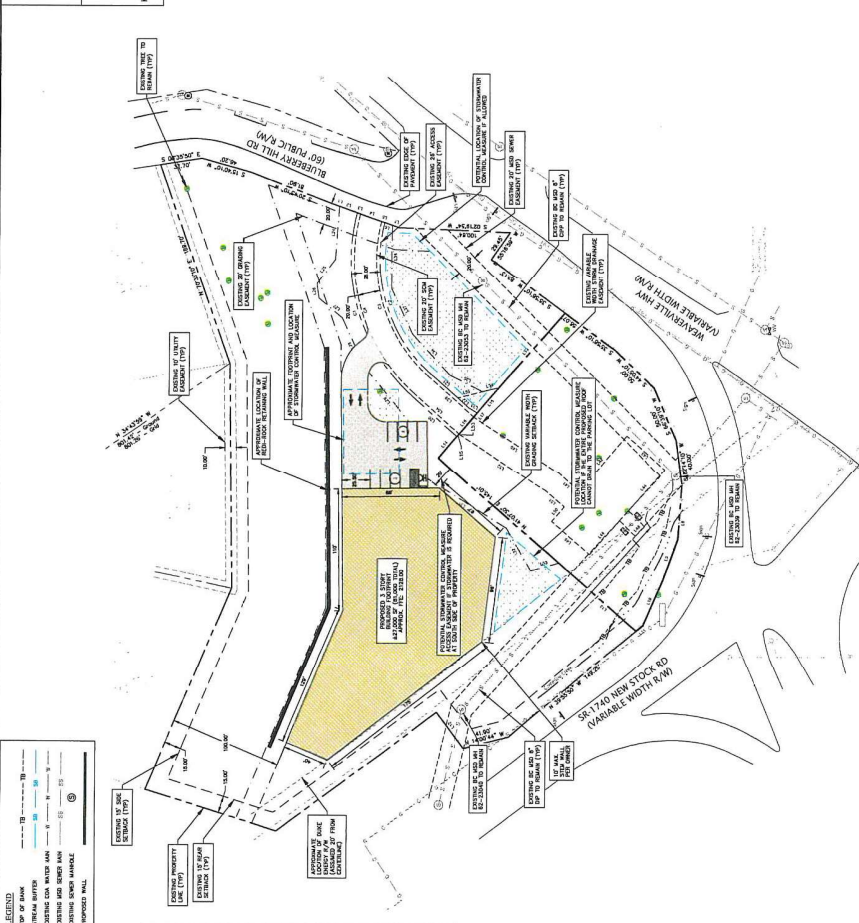
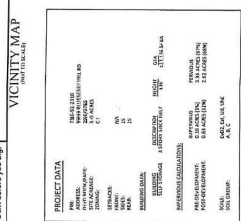
September 23, 2021

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PRELIMINARY
NOT FOR
CONSTRUCTION



LEGEND

TOP OF BANK	10
CREAM BUTTER	50
EXISTING CON WATER MAIN	50
EXISTING 48" WATER MAIN	50
EXISTING 48" SEWER MAIN	50
EXISTING 36" MANHOLE	50
EXISTING 36" WALL	50

DEVELOPER	WERNER LLC P.O. BOX 4871 ASHFALLE, NORTH CAROLINA 28014
OWNER/ENGINEER	ADVANTAGE CIVIL ENGINEERING, P.A. ASHFALLE, NORTH CAROLINA 28015 MARK ANDERSON, P.E. PHONE 704-295-9505
CONTRACT	RELAND CONTRACTS & ASSOCIATES 301 3RD AVE. E. SUITE 200 NORTH CAROLINA 28103 CHUCK EMMAN PHONE 919-523-9339
SUPPLIER	
CONTRACT	

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**WRITTEN STATEMENT OF THE
TOWN OF WOODFIN PLANNING BOARD
TO
TOWN OF WOODFIN BOARD OF COMMISSIONERS**

Having reviewed the **Map Amendment** to rezone property at 99999 Blueberry Hill Road and further identified as NCPIN# 9731-69-2231 from Community Shopping to Light Industrial on October 11, 2021 and having considered information from the planning staff of the Town of Woodfin and comments from the applicant and other persons, pursuant to 160D-604(d), the Town of Woodfin Planning and Zoning Board of Adjustment hereby adopts one of the following motions, effective October 11, 2021:

- (A) _____ Motion to adopt the following resolution: RESOLVED, that the Town of Woodfin Planning Board hereby advises and comments to the Town of Woodfin Board of Commissioners that the proposed map amendment is consistent with the Town of Woodfin comprehensive plan. The proposed zoning map amendment can be considered consistent with the Town of Woodfin Comprehensive Plan and the Town of Woodfin Zoning Ordinance and is reasonable and in the public interest because:
- a. The plan promotes infill development and recommends increasing density around transportation corridors.
 - b. The plan recommends strategic corridors be developed in an urban style if so desired by the property owner.
 - c. The plan recommends allowance of commercial development to be in scale with surrounding uses.
 - d. All development of the parcel would be in compliance with the dimensional requirements of the Zoning Ordinance.
- (B) X Motion to adopt the following resolution: RESOLVED, that the Town of Woodfin Planning Board hereby advises and comments to the Board of Commissioners that the proposed map amendment is not consistent with the Town of Woodfin comprehensive plan.



Planning Board Chair

10/11/2021

Date



STATEMENT OF CONSISTENCY AND REASONABLENESS
FOR MAP AMENDMENT FOR PROPERTY LOCATED AT
99999 Blueberry Hill Road (PIN: 9731-69-2231)
FROM COMMUNITY SHOPPING TO LIGHT INDUSTRIAL

Having reviewed the **Map Amendment** to rezone the aforementioned property on **October 19, 2021** and having considered a written statement from the Planning and Zoning Board of Adjustment, information from the planning staff of the Town of Woodfin and comments from the applicant and other persons, pursuant to 160D-605(a), the Town of Woodfin Board of Commissioners hereby adopts one of the following motions, effective October 19, 2021:

- (A) _____ Motion to adopt the following resolution: RESOVLED, the proposed map amendment can be considered consistent with the Town of Woodfin Comprehensive Plan and the Town of Woodfin Zoning Ordinance and is reasonable and in the public interest because:
- a. The plan promotes infill development and recommends increasing density around transportation corridors.
 - b. The plan recommends strategic corridors be developed in an urban style if so desired by the property owner.
 - c. The plan recommends allowance of commercial development to be in scale with surrounding uses.
 - d. All development of the parcel would be in compliance with the dimensional requirements of the Zoning Ordinance.
- (B) _____ Motion to adopt the following resolution: RESOVLED, that the Town of Woodfin Board of Commissioners hereby advises that the proposed map amendment is not consistent with the Town of Woodfin comprehensive plan.

Mayor

Date