



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2025-261

PIN / Número de rollo
9577393132

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
405 SHEPHERD STREET,
HENDERSONVILLE, NC 28792

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9577393132

Legal description / Descripción legal
405 Shepherd Street, Hendersonville, NC 28792

Purpose of Application

Application type / Tipo de solicitud
Annexation — Satellite

Applicant

Last name / Apellido DeRidder	First name / Nombre de pila Jared	Corporation or partnership / Corporación o sociedad WGLA Engineering, PLLC
Street address / Dirección de la calle 724 5th Avenue W	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono +1 (828) 687-7177	Mobile phone / Teléfono móvil +1 (828) 687-7177	
Fax	Email / Correo electrónico jderidder@wgla.com	

Property owner		
Last name / Apellido GRAEF	First name / Nombre de pila LUIS	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 341 N. MAIN STREET	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio HENDERSONVILLE	State / Provincia NORTH CAROLINA	ZIP code / Código postal 28792
Other phone / Otro teléfono		Mobile phone / Teléfono móvil +1 9543258477
Fax		Email / Correo electrónico lgraef@opc-nc.com

Applicant-Company Information		
Applicant Name: Luis Graef	Company Name: The Orchards at Shepherd Street, LLC	Authorized Representative Title (if applicable) Manager

Property Owner-Company Information		
Property Owner Name: Luis Graef	Company Name (if applicable, check corresponding box below) The Orchards at Shepherd Street, LLC	Authorized Representative Title (if applicable) Manager

Declaration and Signatures

Applicant

I, Jared DeRidder (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.

 Digitally signed on 08/12/2026, 10:40:40 AM EDT by Jared DeRidder. / Firmado digitalmente el 12/8/26 10:40:40 EST por Jared DeRidder.

Property owner

I, LUIS GRAEF (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

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.

 Digitally signed on 08/10/2026, 5:08:58 PM EDT by LUIS GRAEF. / Firmado digitalmente el 10/8/26 17:08:58 EST por LUIS GRAEF.

Property Information		
Property Address 405 Shepherd Street, Hendersonville, NC 28792		Parcel Identification Number (PIN) 9577393132
Does this property currently adjoin the present corporate City limits (not satellite limits)? ☐ Yes ☒ No	Is the property within the City's Extra Territorial Jurisdiction? ☐ Yes ☒ No	Are you declaring any site-specific vested right with respect to the properties subject to this petition as established under G.S. 160D-108.1? ☐ Yes ☒ No
Reason for Annexation: Tying to City of Hendersonville public sewer.		

Applicant (Developer) Company Information	
Authorized Representative Name: Luis Graef	Company Name (if applicable, check corresponding box below) The Orchards at Shepherd Street, LLC
Company Type: ☐ Corporation: ☒ Limited Liability Company: ☐ Trust: ☐ Partnership: ☐ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Manager	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Luis Graef	Company Name (if applicable, check corresponding box below) The Orchards at Shepherd Street, LLC
Company Type: ☐ Corporation: ☒ Limited Liability Company: ☐ Trust: ☐ Partnership: ☐ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Manager	