



**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

Phone (828) 697-3010|Fax (828) 698-6185

[www.hendersonvillenc.gov](http://www.hendersonvillenc.gov)

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

The following are the **required** submittals for a complete application for rezoning a property or properties to a Conditional Zoning District. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☒ 1. Scheduled Pre-Application meeting with Planning Staff
  - 1a. Completed Neighborhood Compatibility Meeting – Contact Staff & Review CZD Checklist for additional information
- ☐ 2. Water and Sewer Availability Request
- ☒ 3. Completed Application Form
- ☒ 4. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 5. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☒ 6. Detailed explanation of any Proposed Development Description
- ☒ 7. Application Fee

**Note: Additional Approvals prior to the issuance of a Zoning Compliance Permit may include, but are not limited to the following:**

- **Henderson County Sedimentation & Erosion Permit**
- **Stormwater Management Plan**
- **Utility Approval**
- **NCDOT Permit**
- **Any other applicable permits as determined by the Community Development**

**[Application Continued on Next Page]**

Office Use:

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Fee Received? Y/N

**A. Applicant Contact Information**

Dennis J. Dorn

\* Printed Applicant Name

CD-MAT LLC at NC LL Company

Printed Company Name (if applicable)

☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_



Applicant Signature

Manager

Applicant Title (if applicable)

847 Tracy Grove Road

Address of Applicant

Flat Rock, NC 28731

City, State, and Zip Code

828-243-9100

Telephone

dennisdornnams@hotmail.com

Email

\* 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.

**[Application Continued on Next Page]**

**B. Property Owner Contact Information (if different from Applicant)**

Thomas H and Sherry S Thompson

\*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_

*Thomas H. Thompson*

Property Owner Signature

*Sherry S. Thompson*

Property Owner Title (if applicable)

Dana, NC 28724

City, State, and Zip Code

828-329-1304

Telephone

~~thomasthompson@bellsouth.net~~

Email

*thomashthompson@bellsouth.net*

\* 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.

Note: Additional Owner Signature pages attached.

### C. Property Information

Name of Project: AAA Storage Expansion

PIN(s): 9579-75-6816

Address(es) / Location of Property: 780 Sugarloaf Road

Type of Development: ☐ Residential ☒ Commercial ☐ Other

Current Zoning: R-15

Total Acreage: 2.48

Proposed Zoning: PCD CZ

Proposed Building Square Footage: 49,692 SF

Number of Dwelling Units: 0

List of Requested Uses: mini storage warehouse

### D. Proposed Development Conditions for the Site

In the spaces provided below, please provide a description of the Proposed Development for the site.

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