



**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**

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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**

David Cooper Jr.

\* Printed Applicant Name

Woda Cooper Companies, Inc.

Printed Company Name (if applicable)

☒ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_



Applicant Signature

President

Applicant Title (if applicable)

500 S. Front Street, 10th Floor

Address of Applicant

Columbus, OH 43215

City, State, and Zip Code

614.396.3200

Telephone

dcooper@wodagroup.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)**

Dr. Leon Elliston

\*Printed Owner Name

Sixth Avenue LLC

Printed Company Name (if applicable)

☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_

*Leon Elliston*

dotloop verified  
02/14/22 1:27 PM EST  
K1WS-ZPNT-V4W4-N9AY

Property Owner Signature

Property Owner Title (if applicable)

14 McDowell Street, Asheville, NC 28801

City, State, and Zip Code

828-273-2472

Telephone

elliston\_1@hotmail.com

Email

\* 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: Hawkins Pointe

PIN(s): 9568583734; 9568584911; 9568582974; 9568489996; and 9568489860

Address(es) / Location of Property: 714, 728, 738, 746 Sixth Ave West, Hendersonville, NC  
and 745 Florida Avenue, Hendersonville, NC

Type of Development:   X   Residential      Commercial      Other

Current Zoning: MIC

Total Acreage: 1.66

Proposed Zoning: UR - Urban Residential

Proposed Building Square Footage: 63,360

Number of Dwelling Units: 60

List of Requested Uses: Age restricted (55+), 60 unit apartment building.

\_\_\_\_\_  
\_\_\_\_\_

### D. Proposed Development Conditions for the Site

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

Hawkins Pointe is a 60 unit, age restricted (55+), development that will consist of only 1 and 2 bedroom units. The property will be affordable to seniors making up to 80% of the area median income.

Hawkins Pointe will have 44 1-bedroom units and 16 2-bedroom units. The development will have a laundry room, mail and package area, leasing office, indoor sitting common areas, a multipurpose room with a kitchen, a gazebo, a covered patio with seating, a computer room, and an exercise room.

The building will not exceed 4 stories in height.

**Additional Property Owners: (Signature indicates intent that this page be affixed to Application.)**

Dr. Leon Elliston

\*Printed Owner Name

Regional Properties ANC General Partnership

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☒ Partnership

☐ Other:

*Leon Elliston*

dotloop verified  
02/14/22 1:27 PM EST  
RI9C-JK6O-P09H-D5QX

Property Owner Signature

Property Owner Title (if applicable)

14 McDowell Street, Asheville, NC 28801

City, State, and Zip Code

828-273-2484

Telephone

elliston\_1@hotmail.com

Email

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Nicholas J Iosue

\*Printed Owner Name

Castles and Cottages LLC

Printed Company Name (if applicable)

☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: \_\_\_\_\_

*Nicholas J Iosue*

Property Owner Signature

Member

Property Owner Title (if applicable)

265 Roanoke Rd., Fletcher, NC 28732

City, State, and Zip Code

828-545-7577

Telephone

nickiosue9@gmail.com

Email

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