



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

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. Completed Pre-Application meeting with Planning Staff
- 2. Scheduled Neighborhood Compatibility Meeting
NCM Date: January 23, 2025 Time: 2:00 PM
- 3. Water and Sewer Availability Request
- 4. Completed Application Form
- 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- 7. Detailed explanation of any Proposed Development Description
- 8. Application Fee
- 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

PENDING

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

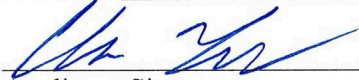
Henderson County

* Printed Applicant Name

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other: Public



Applicant Signature

Assistant County Manager (Christopher Todd)

Applicant Title (if applicable)

1 Historic Courthouse Sq, Suite 2

Address of Applicant

Hendersonville, NC 28792

City, State, and Zip Code

(828) 697-4819

Telephone

ctodd@hendersoncountync.gov

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)


Henderson County (William Lapsley)

*Printed Owner Name (Authorized Representative for entities other than individuals)

Printed Company Name (if applicable, check corresponding box below)

Corporation Limited Liability Company Trust Partnership

Other: Public


Property Owner/Authorized Representative Signature

Chairman

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

1 Historic Courthouse Sq. Suite 1, Hendersonville, NC 28792

City, State, and Zip Code

(828) 697-4808

Telephone

wlapsley@hendersoncountync.gov

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.

C. Property Information

Name of Project: Henderson County Courthouse & Detention Center

PIN(s): 9568-97-1859

Address(es) / Location of Property: 200 N Grove Street, Hendersonville, NC 28792

Type of Development: Residential Commercial Other

Current Zoning: PID

Total Acreage: 14.78

Proposed Zoning: PID

Proposed Building Square Footage: Detention Center = 37,557 SF (Proposed) / 49,800 SF (Existing)

Number of Dwelling Units: N/A

List of Requested Uses:

Public Courthouse and Detention Center

D. Proposed Development Conditions for the Site

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

Proposed redevelopment of an existing parcel to provide increased housing and services for the Henderson County Detention Center. Site improvements include a relocated entry off of 1st Avenue, off-street parking for public and staff, a proposed building expansion inclusive of a new sally port for prisoner transfers, secured areas for inmates, a loading dock, and a dumpster area.

Proposed redevelopment of an existing parcel to provide increased public services for the Henderson County Courthouse. Site improvements include a relocated entry off of 4th Ave East, off-street parking for public and staff, the elimination of the existing impound facility, a proposed courthouse building expansion and a dumpster area.