

Read ▼ Status: **Submitted**

Entry #: 24

Unread

Date Submitted: 5/19/2022 1:23 PM

Date:

5/16/2022

Name of Project

First Victory Lakewood Road

Address/Location of Property

Lakewood Road

List 10 digit PIN or 7 digit PID number for each property

9579392060, 9579382595, 9579290718, 9579192770

Check type of Development

Residential

Current Zoning

ETJ

Proposed Zoning

Urban Residential

List requested uses

Apartment Complex

Total Acreage

60.56

Proposed Building Sq. ft.

128,000

Dwelling Units

324

Conceptual Plan



[Concept Plans 557522.pdf](#)
2.1 MB



**Conditional Zoning District Petition
(Continued)**

Proposed conditions for the site:

This project proposes the construction of 9, 36 unit apartment buildings, an amenities building, and a WCCA facility along with associated roads, parking, and landscaping.

It is important that the applicant consider the following factors. See Section 11-4 of the Zoning Ordinance for more information. Please use additional pages and/or attachments if necessary.

Explain consistency with the City's Comprehensive Plan:

Per the comprehensive plan, this project will encourage a wide range of housing types and price points in order to meet the diverse and evolving needs of current and future residents, match the housing supply with the local workforce, and promote diverse neighborhoods.

It will also conform with the goal to provide a variety of quality open space, distributed equitably throughout Hendersonville, that can be used for recreational opportunities and aesthetic enhancements.

A Headstart Program run by WNC Source(WCCA) is planned for the site, providing needed child care for the area.

Access from the residential area to the adjacent ~35 acre open space is planned via a crossing of Allen Branch giving the resident access to the to be constructed greenway on Clear Creek.

Explain compatibility with surrounding land uses:

There are existing apartment complexes to the east and north. I-26 is to the south. Topography is steep to the west and that steep area will remain undeveloped.

Explain whether changed conditional require a map amendment:**Explain how the petition is in the public interest:**

This project will provide needed housing for the community. It is also proposing to provide a WCCA facility and open space to be conserved.

Explain whether adequate public facilities are available:

Water and sewer allocations have been received. A traffic impact study is being completed.

Explain the impact the petition would have on the natural environment:

The project would involve construction of 11 buildings, roads, and parking, so clearing and grading would be required. The nearby streams would be protected with erosion control measures. The project will comply with the tree ordinance. The project is also proposing to have a large amount of open space.

Additional information:**Note additional approvals prior to issuance of Zoning Compliance Permit may include, but are not limited to:**

- 1. Henderson County Sedimentation & Erosion Control Permit**
- 2. Stormwater management plan**
- 3. Utility approval**
- 4. NCDOT permit**
- 5. Any other applicable permits as determined by the Development Assistance Department**

Signature pages for Conditional Zoning District Petition**Designated Agent**

Travis Fowler

Address

542 South Caldwell st, Brevard, North Carolina 28712

Phone

(828) 884-7934

Email

travis@firstvictory.com

Applicant Name

First Victory

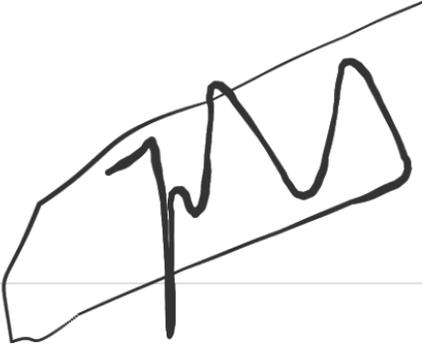
Address

542 south caldwell st, brevard, North Carolina 28712

Phone

(828) 577-4201

Signature



Signature of the property owner acknowledges 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.

Property Owner Name

GROUP VENTURES INC

Address

PID or PIN #

9579392060, 9579382595, 9579290718, 9579192770

Signature

Property Owner Name

Address

PID or PIN #

Signature

Signature pages for Conditional Zoning District Petition (continued)

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Property Owner Name

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