



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. 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 Application Form
- ☒ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 3. Application Fee

A. Property Information

Date: JANUARY 13, 2023

PIN(s): 9588219113

Address(es) / Location of Property: UPWARD CROSSING

Current Zoning: PCD

Proposed Zoning: CHMU

B. Adjacent Parcel Numbers and Uses

PIN: 9588216205 Use: HOTEL

PIN: 9588221126 Use: VACANT LAND

PIN: 9588208756 Use: STORM WATER POND RETENTION

PIN: 9588209787 Use: GAS STATION STORE

PIN: _____ Use: _____

Office Use:

Date Received: _____ By: _____ Fee Received? Y/N

C. Applicant Contact Information

CHRIS CORMIER

* Printed Applicant Name

CAROLINA SPECIALTIES CONSTRUCTION

Printed Company Name (if applicable)

☐

Corporation

☒

Limited Liability Company

☐

Trust

☐

Partnership

☐

Other:

Applicant Signature

General Contractor

Applicant Title (if applicable)

624 7TH AVE EAST

Address of Applicant

HUNTERSVILLE NC 28792

City, State, and Zip Code

828-697-7184

Telephone

ccormier@cscwnc.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.

D. Property Owner Contact Information (If different from Applicant)

SATIS PATHE

* Printed Property Owner Name

UPWARD ROAD HOSPITALITY

Printed Company Name (if applicable)

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Corporation

☒

Limited Liability Company

☐

Trust

☐

Partnership

☐

Other:

Property Owner Signature

Property Owner Title (if applicable)

P.O. Box 759

Address of Property Owner

FLORENCE

NC.

28732

City, State, and Zip Code

828-231-8980

Telephone

satis@bellsouth.net

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.

D. Section 11-1 Standards

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

- a) **Comprehensive Plan Consistency** – Consistency with the Comprehensive Plan and amendments thereto.

MEETS PLAN CONSISTENCY

- b) **Compatibility with surrounding uses** – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

COMPATIBLE WITH SURROUNDING USES

- c) **Changed Conditions.** Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

BETTER MEET CITY GOAL ZONING
AND ON SITE BUSINESS

- d) **Public Interest.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

Rezonning would Better
Suit The Surrounding
Neighborhood And Business

- e) **Public Facilities.** Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

All Public Facilities Service This Property

- f) **Effect on Natural Environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

No Adverse Impacts

