



**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. 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: 1/21/22

By: Terri Swann

Fee Received? Y/N

check # 27335

A. Applicant Contact Information

The Housing Assistance Corporation

* Printed Applicant Name

Printed Company Name (if applicable)

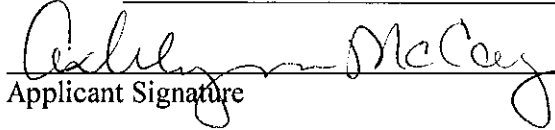
☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☒ Other: **Nonprofit Organization**


Applicant Signature

Executive Director

Applicant Title (if applicable)

214 N. King Street

Address of Applicant

Hendersonville, NC 28792

City, State, and Zip Code

828-692-4744

Telephone

ashlynn@housing-assistance.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 Thompson

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other:

Thomas H. Thompson

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code Dana, NC 28724

_ Telephone 828-329-1304

_ Email thomashtompson@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: Apple Ridge

PIN(s): 9579-74-0966

Address(es) / Location of Property: 524 E. Price Rd. and 780 Sugarloaf Rd. Hendersonville
NC 28792

Type of Development: ☒ **Residential** ☐ **Commercial** ☐ **Other Current**

Zoning: R-15

Total Acreage: 16.90 Acres

Proposed Zoning: Planned Residential Development Conditional Zoning District

Proposed Building Square Footage: Building A: 27,531 SF, Building B: 33,051 SF, Building C: 12,411 SF, Club House: 1,986 SF, Single Family Units: 1,300 SF

Number of Dwelling Units: 80 Total Units

List of Requested Uses: Construction of 60 Multifamily Units and 20 Single Family Units

D. Proposed Development Conditions for the Site

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

The Housing Assistance Corporation is requesting a rezoning of the above mentioned parcels from an R-15 residential zoning district to a Conditional Zoning District (CZD) for the construction of an affordable multi-family and single family development consisting of 60 apartment units and 20 single family units on approximately 16.90 acres. This equates to a density of approximately 4.7 units per acre. The multifamily portion consist of three separate buildings and will include a clubhouse, playground, gazebo, and picnic area. The multifamily portion also is planned to have 112 parking spaces. The single family development units will be approximately 1,300 SF.

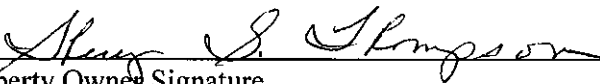
Additional Property Owners: (Signature indicates intent that this page be affixed to Application.)

Sherry S Thompson
*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Dana, NC 28724

Telephone

828-329-1304

_Email thomashthompson@bellsouth.net

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*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Telephone

Email

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