

CITY COUNCIL:
BARBARA G. VOLK
Mayor
LYNDSEY SIMPSON
Mayor Pro Tem
DR. JENNIFER HENSLEY
MELINDA LOWRANCE
JEFFERY L. MILLER



OFFICERS:
JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

25-48-CZD package

WORKSPACE INFORMATION

Application number 25-48-CZD	Category Conditional Rezoning	Workspace state Application complete
Workspace created 05/15/2025, 4:40:28 PM EDT	Application submitted 07/03/2025, 10:18:30 AM EDT	
Assignee	Package generation date 10/02/2025, 2:08:33 PM EDT	

LOCATION INFORMATION

Address 1741 HAYWOOD RD, Hendersonville, NC	Property information 4687,
---	--------------------------------------

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Zak Swafford Advenir Azora Development	13830 58th Street N 410 Clearwater [REDACTED] [REDACTED]	Applicant
Jeffrey JUSTUS	640 CREST RD Flat Rock [REDACTED] [REDACTED]	Property owner
	[REDACTED]	Applicant
JUSTUS, JEFFREY	640 CREST RD FLAT ROCK NC 28731 7731 [REDACTED]	Property owner



Conditional Zoning District Petition (CZD)

Required Information		
Scheduled Neighborhood Compatibility Meeting - NCM Date 06/30/2025		NCM Time 2:00 PM
Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting		
Information		
Type of Development: Residential	Current Zoning R-15 Medium Density Residential	Proposed Zoning: Planned Residential Development Conditional Zoning
Total Acreage 21.3	Proposed Building Square Footage: 156816.0 sq.ft.	Number of Dwelling Units: 180
List of Requested Uses: Residential dwellings, two, three and four-family		



Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information			
Authorized Representative Name: Scott Weathers		Company Name (if applicable, check corresponding box below) Advenir Azora Development	
Company Type:		If other:	
☐ Corporation:	☒ Limited Liability Company:		☐ Trust:
☐ Partnership:	☐ Other:		
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Development & Construction Manager			



Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Jeffrey Justus	Company Name (if applicable, check corresponding box below)
Company Type: ☐ Corporation: ☐ Limited Liability Company: ☐ Partnership: ☐ Trust: ☐ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	



Pre-Consultation Form

Project Description

Project Description

Advenir Azora Development (AAD) is proposing the Rezoning of parcel 9569229206, located at 1741 Haywood Road, from R-15 Medium Density Residential to Planned Residential Development Conditional Zoning (PRDCZ), while adhering to the description of the current Future Land Use of Family Neighborhood Living. The Build-to-Rent development will consist of 180 single-family 1BR, 2BR, and 3BR attached cottages and townhome units, ranging in size from ~600 SF to ~1500 SF at approximately 8.47du/ac.

Total Project Area (acres)

21.25

Total Lots/Units

180

Current Zoning District

R-15 Medium Density Residential

Proposed Zoning District

Planned Residential Development Conditional Zoning

Proposed Meeting Date Option 1

06/02/2025

Proposed Meeting Date Option 2

06/04/2025

Proposed Meeting Time Option 1

1:00 PM

Proposed Meeting Time Option 2

2:00 PM

PRE-CONSULTATION

Application id US-NC30720-P-2025-91	Category Conditional Rezoning	Workspace status Application complete
Requested date and time 05/27/2025, 3:52:53 PM EDT	Zoning -	Pre-consultation status Completed

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Zak Swafford Advenir Azora Development	13830 58th Street N 410 Clearwater [REDACTED] [REDACTED]	Applicant
JUSTUS, JEFFREY	640 CREST RD FLAT ROCK NC 28731 7731 [REDACTED]	Property owner

MEETINGS

DATE OF THE MEETING	START TIME	END TIME	TOPIC	MEETING NOTES	RESULT
06/10/2025	9:00 AM	10:00 AM	Pre-Application Meeting	Staff present-Matt, Tyler and Sam. Topics Discussed- New PRD Standards and how they impact the proposed plans, the need for connectivity to other adjacent underdeveloped parcels, building the main street through the development to public street standards, comprehensive plan consistency and if MGL would be appropriate, mentioned that the site was identified for a potential national registered historic place back in the early 2000s.	Held