



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2025-151

PIN / Número de rollo
2896

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
1207 KANUGA RD

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
2896

Purpose of Application

Application type / Tipo de solicitud
Standard Rezoning

Applicant

Last name / Apellido
Grooms

First name / Nombre de pila
Greg

Corporation or partnership /
Corporación o sociedad

Street address / Dirección de la calle
1207 Kanuga Rd

Unit number / Número de unidad

Lot / Con.

Municipality / Municipio
Hendersonville

State / Provincia
NC

ZIP code / Código postal
28739

Other phone / Otro teléfono

Mobile phone / Teléfono móvil

[REDACTED]

Fax

Email / Correo electrónico

[REDACTED]

Property owner		
Last name / Apellido JUEDEMANN, CHRISTOPHER E;JUEDEMANN, LISSA H	First name / Nombre de pila	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 1207 KANUGA RD HENDERSONVILLE NC 28739 6128	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio	State / Provincia	ZIP code / Código postal
Other phone / Otro teléfono		Mobile phone / Teléfono móvil
Fax	Email / Correo electrónico	

Applicant-Company Information		
Applicant Name: Greg Grooms	Company Name: Blue Pinnacle Homes	Authorized Representative Title (if applicable)

Property Owner-Company Information		
Property Owner Name:	Company Name (if applicable, check corresponding box below)	Authorized Representative Title (if applicable)

Declaration and Signatures

Applicant

I, Greg Grooms (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.

 Digitally signed on 08/01/2025, 3:09:52 PM EDT by Greg Grooms. / Firmado digitalmente el 1/8/25 15:09:52 EDT por Greg Grooms.

Property owner

I, JUEDEMANN, CHRISTOPHER E;JUEDEMANN, LISSA H (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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.

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.

 Digitally signed on 08/04/2025, 11:42:26 AM EDT by Greg Grooms with an authorization letter from JUEDEMANN, CHRISTOPHER E;JUEDEMANN, LISSA H. / Firmado digitalmente el 4/8/25 11:42:26 EDT por Greg Grooms con una carta de autorización de JUEDEMANN, CHRISTOPHER E;JUEDEMANN, LISSA H.

Property Information	
Current Zoning R-15	Proposed Zoning C-4
Adjacent Parcel Numbers and Uses	
PIN: 9568610312	Use: Appears to be a car repair shop
PIN: 9568512444	Use: Farm Land
PIN: 9568616333	Use: Commercial Farm Store
PIN: 9568613453	Use: Unused dilapidated. Appears to be an old commercial building
PIN: 9568612415	Use: Residential

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.

With expectations of minor modifications, there should be a perception of minimal impact to disrupting the comprehensive plan of 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)

As identified in the above adjacent parcels, it can be perceived that business office at this location would not be misplaced or impactful to the residential properties to the west of the parcel. In addition, regarding the parcel, there is a defined separation by what appears to be a car repair shop directly to the west and the residential area.

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)

There would be an effort to clean up the site as some vegetation has gotten overgrown. There will be an overgrown area west of the driveway that will be intended to be cleared for additional parking. The unused and old well house will be removed. It is currently in a state of disrepair.

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)

Ingress and egress onto the site on a daily basis would be expected minimal as the business is not of high traffic intent. As a business atmosphere, cameras and security will be implemented thus providing a higher level of public health and safety to the nearby neighboring businesses and residential parcels. Additionally, being in the public eye as a business as well as being on a heavily traveled thoroughfare as Kanuga Rd., surrounding community cleanliness will have a great appeal as we intend to commit to beautifying the area any way we can.

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)

I do not believe implementing this rezoning will have any seen, felt, or true impact on the public facilities.

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

With no intent to modify this site minus vegetation cleaning, driveway/parking widening and removal of old well house, nominal to no significance or impact should be made regarding an effect to the natural environment.

Applicant (Developer) Company Information

Authorized Representative Name:

Greg Grooms

Company Name (if applicable, check corresponding box below)

Blue Pinnacle Homes

Company Type:

If other:

☐

Corporation:

☒

Limited Liability
Company:

☐

Trust:

☐

Partnership:

☐

Other:

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

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