



For use by Principal Authority
Cloudpermit application number US-NC30720-P-2025-12
PIN 9670706498
Application submitted to Hendersonville, NC, North Carolina

Description of Subject Property
Address 2620 CHIMNEY ROCK RD
Municipality Hendersonville, NC, North Carolina
PIN 9670706498


Purpose of Application
Application type Standard Rezoning

Applicant, Property owner		
Last name Lopez	First name Nehemias	Corporation or partnership
Street address 181 Acorn Drive	Unit number	Lot / Con.
Municipality Hendersonville	State NC	ZIP code 28792
Other phone	Mobile phone +1 8284589007	
Fax	Email	

Declaration and Signatures


Applicant

I, Nehemias Lopez (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.

 Digitally signed on 03/07/2025, 2:17:47 PM EST by Sam Hayes with an authorization letter from Nehemias Lopez.

Property owner

I, Nehemias Lopez (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.

 Digitally signed on 03/07/2025, 2:17:53 PM EST by Sam Hayes with an authorization letter from Nehemias Lopez.

Property Information	
Current Zoning PRD	Proposed Zoning HMU

Adjacent Parcel Numbers and Uses	
PIN: 9670706498	Use: Church
PIN: 9670705444	Use: Residential
PIN: 9670708607	Use: Church
PIN: 9670800422	Use: Residential
PIN:	Use:

Section 11-1 Standards
<p>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:</p>
<p>a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto. Just want to have it mixed use. I don't currently have any plans for its use at the moment.</p>
<p>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 all other property around me is highway mixed use</p>
<p>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) the existing plans was there when I purchsed the property and is no longer needed for thsi PRD plans</p>
<p>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 heath, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning) I just like to continue to be like other propety around me in Highway Mixed Use</p>
<p>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) the property already suing public services and will continue</p>
<p>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 significant impact to the natural environment.</p>

PIN or PID #

Signature

Nehemias Lopez

Printed Name:

Nehemias Lopez

Official Use Only:

Date Received:

Received By:

Fee Received:

Section 11-4 Standards: The advisability of amending the text of the 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:

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Just ~~want~~ want to have it on Mixed use this
I don't have a plan on ~~with~~ with am doing for now

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.

all other properties around me are Highway Mixed use

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. The existing plans was there when I purchased the property

and is no longer needed for this ~~or~~ PRD plans

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.

I just like to continue to be like other property around me
The Highway Mixed use

e) Public facilities. Whether and to the extent 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.

The property already using public services and will continue