

LAW OFFICES OF WILLIAM M. ALEXANDER, JR., PLLC
JUSTICE STREET CENTER
559 North Justice Street, Hendersonville, NC 28739
Phone: 828-697-6022
Fax: 828-697-1699
Email: wmalexjr@alexlaw.com

December 2, 2021

Mrs. Angela Beeker
Hendersonville City Attorney
160 Sixth Ave. E
Hendersonville, NC 29792

Via email: abeeker@hvlnc.gov

Re: Application for Zoning Map Amendment of Camenzind/Carter/Fleming families
HC PIN # 9588221126

Dear Angie,

As indicated in our phone call today, I have been asked by the applicants in the above matter to represent them relative to zoning of their property by the City of Hendersonville, and I have agreed to do so. The hearing before City Council is scheduled for tonight. Due to the short time I have had to look into this matter, I feel it is provident to request that the Council table this hearing for at least thirty days (or until their first scheduled meeting in January) to enable me to thoroughly inform my clients as to the more technical and practical aspects of their application to rezone to C-3. The CHMU classification recommended by the Planning Board may be acceptable, but I have not yet thoroughly reviewed all of the relevant factors. After meeting with my clients, and following further discussions with Planning staff, it may well turn out that we will withdraw the application or amend it.

I have discussed this delay with Tyler in the Planning Department, and he appears to have no objections. In response to your concern about the current un-zoned status of the property, I have received assurances from my clients, through a family member, that they will not seek further building permits or pursue development of the property until the matter comes back on at the next Council meeting. For full disclosure, there is a current plan to build a road into or across the property which may in part serve an adjoining tract and the subject tract, but that does not require a building permit and will not in my opinion create any vested rights. Even that effort is unlikely to occur before this matter comes back on before Council.

As indicated in our conversation, it will be difficult for me to attend the meeting tonight and would like to make this request for an extension by this letter and through you. The family is also dealing with personal family illness issues, and would also have difficulty attending. Please treat this letter as my formal request on behalf of the applicant that the proceeding be delayed until the first regularly scheduled Council meeting in January.

If there is any problem with granting of this request, please have someone call me on my cell phone, which is (828) 243-5768. In that instance I will rearrange my schedule and can be there within thirty minutes.

Please reply by email to bill@alexlaw.com confirming receipt and indicating your concurrence. As always, I appreciate your consideration.

As I have indicated to my clients, the zoning of this property is of significant impact on both the use and value of the property and upon the surrounding community. That process should be the result of a considered and reasonable approach to the balanced needs of the community and the interests of the property owners. I believe that this delay will allow that review to occur and will achieve the best interests of all concerned.

I look forward to hearing from you.

Sincerely yours,

Bill

(Signed electronically)

William M. Alexander, Jr.

Cc: Hannah Camenzind
Tyler Morrow