WORKSPACE INFORMATION

Application number
26-63-CZD

Category
Conditional Rezoning

Workspace state
Changes requested

Workspace created
05/11/2026, 11:47:18 AM EDT

Application submitted
09/02/2026, 8:59:45 AM EDT

Assignee
Sarah McLaurin

Package generation date
10/20/2026, 11:38:50 AM EDT

LOCATION INFORMATION

Address
14 CORNERSTONE WAY, Hendersonville, NC

Property information
9569264527,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
J. Barry West McAbee & Associates, P.A.	[redacted]	Surveyor
Jonathon Zetterholm 2020 Builders LLC	[redacted]	Applicant
J&L Capital Solutions J&L Capital Solutions LLC	[redacted]	Property owner
DANIEL V YOST REVOCABLE TRUST;YOST, DANIEL V TRUSTEE	[redacted]	Property owner

Rezoning Pre-Consultation Form

City of Hendersonville | Community Development Department

160 6th Ave E.

Hendersonville, NC 28792

planning@hvlnc.gov

Project Description			
Project Description Attempting to rezone 14-64 Cornerstone Way to allow for existing homes to be sold as town homes and lots split down the middle to connect to the common wall.			
Total Project Area (acres) 4.45	Total Lots/Units 11	Proposed building square footage: 2000.0 sq.ft.	Gen H Future Land Use Designation: Live, Grow, Work
Current Zoning District R-10	Proposed Zoning District	Proposed Meeting Date Option 1 05/12/2026	Proposed Meeting Date Option 2 05/13/2026
Proposed Meeting Time Option 1 12:00 PM			Proposed Meeting Time Option 2 12:00 PM

Conditional Zoning District Petition (CZD)

City of Hendersonville | Community Development Department

160 6th Ave E.

Hendersonville, NC 28792

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Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 05/22/2026	NCM Time 3:00 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 R10	Proposed Zoning: PRD	Total Acerage 5.15	Proposed Building Square Footage: 2500.0 sq.ft.

Number of Dwelling Units:

22

List of Requested Uses:

Rezoning to subdivide existing and 1 new duplex into townhomes. Request variance from set back requirements of 40' as existing units will be unable to meet that current requirement.

Zoning-Applicant (Developer) Company Information

City of Hendersonville | Community Development Department
160 6th Ave E.
Hendersonville, NC 28792
planning@hvlnc.gov

Applicant (Developer) Company Information	
Authorized Representative Name: Peter Zetterholm	Company Name (if applicable, check corresponding box below) 2020 Builders LLC

Company Type:

- ☐ Corporation:
- ☑ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☐ Other:

If other:

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

Zoning-Property Owner Company Information

City of Hendersonville | Community Development Department

160 6th Ave E.

Hendersonville, NC 28792

planning@hvlnc.gov

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: J&L Capital Solutions	Company Name (if applicable, check corresponding box below) J&L Capital Solutions

Company Type:

- [x] Corporation:
- [ ] Limited Liability Company:
- [ ] Trust:
- [ ] Partnership:
- [ ] Other:

If other:

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