



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

160 6th Ave. E., Hendersonville, NC 28792

Phone (828) 697-3010/Fax (828) 698-6185

www.hendersonvillenc.gov

**Zoning Ordinance Map Amendment
Section 11-1 of the City Zoning Ordinance**

The following are the **required** submittals for a complete application for a Zoning Map Amendment. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

- ☒ 1. Completed Application Form
- ☒ 2. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☒ 3. Application Fee

A. Property Information

Date: 3-7-25

PIN(s): 9670706498

Address(es) / Location of Property: 2620 Chimney Rock Road

Current Zoning: PRD-CZD

Proposed Zoning: HMU

B. Adjacent Parcel Numbers and Uses

PIN: 9670708607 Use: Vacant

PIN: 9670705444 Use: Church

PIN: 9670706101 Use: Church

PIN: 9670800422 Use: Vacant

PIN: Use:

Office Use:

Date Received: By: Fee Received? Y/N

C. Applicant Contact Information

NEHEMIAS LOPEZ-PEREZ

* Printed Applicant Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☒ Other: Individual

Nehemias Lopez
Applicant Signature

Applicant Title (if applicable)

181 ACORN DR

Address of Applicant

Hendersonville NC 28792

City, State, and Zip Code

Telephone

nehemiaslopez89@gmail.com

Email

* 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.

D. Property Owner Contact Information (If different from Applicant)

ROSALVA GOMEZ SANCHEZ

* Printed Property Owner Name

Printed Company Name (if applicable)

☐

Corporation

☐

Limited Liability Company

☐

Trust

☐

Partnership

☒

Other: Individual

Rosalva Gomez

Property Owner Signature

Property Owner Title (if applicable)

181 ACORN DR

Address of Property Owner

Hendersonville NC 28792

City, State, and Zip Code

Telephone

Email

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.

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:

a) **Comprehensive Plan Consistency.** Consistency with the Comprehensive Plan and amendments thereto.

Just ~~want~~ want to have it on mixed use the
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 ~~PRD~~ 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