



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal		
Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2025-155		
PIN / Número de rollo 6330		
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte		
Description of Subject Property		
Address / Dirección 824 LOCUST ST		
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte		
PIN / Número de rollo 6330		
Purpose of Application		
Application type / Tipo de solicitud Standard Rezoning		
Applicant		
Last name / Apellido Lamoreux	First name / Nombre de pila Hailey	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 824 Locust st	Unit number / Número de unidad 400	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28792
Other phone / Otro teléfono		Mobile phone / Teléfono móvil [REDACTED]
Fax		Email / Correo electrónico [REDACTED]

Property owner		
Last name / Apellido LAMOREUX, HAILEY;HUGGINS, DANIEL	First name / Nombre de pila	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 829 FOREST ST HENDERSONVILLE NC 28739 5517	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: Hailey Lamoreux	Company Name:	Authorized Representative Title (if applicable)


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

Declaration and Signatures

Applicant

I, Hailey Lamoreux (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, 3:22:49 PM EDT by Hailey Lamoreux. / Firmado digitalmente el 1/8/25 15:22:49 EDT por Hailey Lamoreux.

Property owner

I, LAMOREUX, HAILEY;HUGGINS, DANIEL (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 08/01/2025, 3:33:58 PM EDT by Hailey Lamoreux with an authorization letter from LAMOREUX, HAILEY;HUGGINS, DANIEL. / Firmado digitalmente el 1/8/25 15:33:58 EDT por Hailey Lamoreux con una carta de autorización de LAMOREUX, HAILEY;HUGGINS, DANIEL.

Property Information	
Current Zoning I-1	Proposed Zoning CMU
Adjacent Parcel Numbers and Uses	
PIN: 9569802387	Use: Retail/Storage
PIN: 9569802395	Use: Retail
PIN: 9569803332	Use: Retail
PIN: 9569804214	Use: Brewery
PIN: 9569804214	Use: Retail
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. The property has a character area designation of downtown, and the GenH Comprehensive Plan. The design standards and permitted uses, in the CMU designation align well with the downtown character area designation.</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 The property is compatible with the surrounding residential and commercial properties in design and usage. Change would better reflect the current trends in the area.</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) Change zoning from I1 to CMU</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 health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning) The proposed change would better reflect the recent changes to the neighborhood. As well as promote walkability and commerce.</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) All public facilities are currently in place and no need to change.</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 changes.</p>	

Applicant (Developer) Company Information	
Authorized Representative Name: Hailey Lamoreux	Company Name (if applicable, check corresponding box below)
Company Type: <input type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input type="checkbox"/> Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Hailey Lamoreux	Company Name (if applicable, check corresponding box below)
Company Type: <input type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust: <input type="checkbox"/> Partnership: <input type="checkbox"/> Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	