



**CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

www.hendersonvillenc.gov

**Conditional Zoning District Petition
Section 7-4 and Article 11 City Zoning Ordinance**

The following are the **required** submittals for a complete application for rezoning a property or properties to a Conditional Zoning District. 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. Scheduled Pre-Application meeting with Planning Staff
 - 1a. Completed Neighborhood Compatibility Meeting – Contact Staff & Review CZD Checklist for additional information
- ☐ 2. Water and Sewer Availability Request
- ☐ 3. Completed Application Form
- ☐ 4. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- ☐ 5. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- ☐ 6. Detailed explanation of any Proposed Development Description
- ☐ 7. Application Fee

Note: Additional Approvals prior to the issuance of a Zoning Compliance Permit may include, but are not limited to the following:

- **Henderson County Sedimentation & Erosion Permit**
- **Stormwater Management Plan**
- **Utility Approval**
- **NCDOT Permit**
- **Any other applicable permits as determined by the Community Development**

[Application Continued on Next Page]

Office Use:

Date Received: _____ **By:** _____ **Fee Received? Y/N**

A. Applicant Contact Information

Leah M Bergman

* Printed Applicant Name

Lee Ray Bergman, LLC

Printed Company Name (if applicable)

☐ Corporation

☒ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other:

DocuSigned by:

Leah M Bergman

Applicant Signature

Member/Manager

Applicant Title (if applicable)

PO Box 685, Durham NC 27702 or Physical address 2814 Chapel Hill Road, Durham NC 27707

Address of Applicant

PO Box 685, Durham NC 27702 or Physical address 2814 Chapel Hill Road, Durham NC 27707

City, State, and Zip Code

917-714-9601

Telephone

lmb2691@hotmail.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.

[Application Continued on Next Page]

B. Property Owner Contact Information (if different from Applicant)

Lee Ray Bergman LLC

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other:

DocuSigned by:

Lee Bergman

9FEE824BA90041A...

Property Owner Signature

Member/Manager

Property Owner Title (if applicable)

PO Box 685 Durham NC 27702

City, State, and Zip Code

917 714 9601

Telephone

Lmb2691@hotmail.com

Email

* 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.

Note: Additional Owner Signature pages attached.

C. Property Information**Name of Project:** Duncan Terrace**PIN(s):** 9569957758, 9569955941, 9569964013**Address(es) / Location of Property:** Approximated 710 Duncan Hill Road, Hendersonville**Type of Development:** ☒ Residential ☐ Commercial ☐ Other**Current Zoning:** R-20**Total Acreage:** 8.66**Proposed Zoning:** Planned Residential Development Conditional Zoning**Proposed Building Square Footage:** 164,650=160,650 residential + Clubhouse/amenities**Number of Dwelling Units:** 132**List of Requested Uses:**

Three story walkup (no elevator) multi family community consisting of seven residential buildings and one clubhouse building. Amenities include clubhouse, fitness center and swimming pool. For a period of ten years immediately following the issuance of the first certificate of occupancy for the site, property owner will make 25% of the dwelling units at the property available for lease at rents not to exceed the rents established for a household at 80% of the annual area median income (AMI) for Henderson County, North Carolina at the time the rental application is made.

D. Proposed Development Conditions for the Site

In the spaces provided below, please provide a description of the Proposed Development for the site.

The Proposed Development Site will have seven residential dwelling buildings which are approximately 22,950 square feet each plus a clubhouse/leasing office/fitness center building. The buildings will be attractive and consistent with other similar multi family and single family residential buildings in the area. The primary siding materials will be brick and vinyl and will have charming landscape features. The Development will contain an element of affordability for a period of ten years immediately following the issuance of the first certificate of occupancy for the project, property owner will make 25% of the dwelling units at the property available for lease at rents not to exceed the rents established for a household at 80% of the annual area median income (AMI) for Henderson County, North Carolina at

Additional Property Owners: (Signature indicates intent that this page be affixed to Application.)

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Property Owner Signature

Property Owner Title (if applicable)

City, State, and Zip Code

Telephone

Email

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*Printed Owner Name

Printed Company Name (if applicable)

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☐ Other: _____

Property Owner Signature

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