



WORKSPACE INFORMATION

Application number 26-50-VAR	Category Variance	Workspace state Waiting for payment
Workspace created 06/18/2026, 1:49:54PM EDT	Application submitted 07/06/2026, 11:02:52AM EDT	
Assignee Sam Hayes	Package generation date 07/30/2026, 9:55:25AM EDT	

LOCATION INFORMATION

Address	Property information
0 NO ADDRESS ASSIGNED, Hendersonville, NC 9588407325,	

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jesse Hanlin Blue Ridge Engineering, PLLC	[REDACTED]	Applicant
Ashley Rhoades	[REDACTED]	Engineer
QUATTLEBAUM PROPERTIES F LLC	[REDACTED]	Property owner
	[REDACTED]	Applicant
	[REDACTED]	Engineer
QUATTLEBAUM PROPERTIES F LLC	[REDACTED]	Property owner

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Variance Application

Project Description
Please describe the nonconformity: Section 5-27-5.2.1.b of the City of Hendersonville Zoning Ordinance requires a minimum of 100' of corner clearance for driveways along a side street. Footnote 2 states that corner clearance shall be measured from the point of tangency of the radius curvature of the intersection streets. The projects proposes a right-in only driveway with 71.7 ft of corner clearance measured as defined by section 5-27-5.2.1.b
Please describe the requested modifications: We are requesting a modification to allow the corner clearance to be reduced to 71.7 ft.
Total Project Area (acres) 2.65

Variance Burden of Proof
When unnecessary hardships would result from carrying out the strict application of a zoning ordinance, the Board of Adjustment shall vary any of the provisions upon a showing of the factors listed below. The Board does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board shall grant a variance only upon showing of all of the factors below as provided in Section 10-9 of the City of Hendersonville Zoning Ordinance.
Instructions: In the spaces provided below, indicate the facts you intend to demonstrate and the arguments that you intend to make to demonstrate to the Board that it can properly grant the variance as provided in Section 10-9 of the City of Hendersonville Zoning Ordinance.

1. Unnecessary hardship would result from the strict application of the ordinance. In order to determine whether an unnecessary hardship exists, the Applicant must demonstrate the following factors:	a. Indicate how an unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate, that in the absence of the variance, no reasonable use can be made of the property. Strict adherence to the 100 ft minimum corner clearance would require a shift to the proposed right-in driveway which would negatively impact the traffic flow of the proposed project. While the measurement does not meet the requirement, the intent of the requirement to provide sufficient stacking space to not back up into the intersection is met. A shift in the proposed driveway would require the inbound traffic to stop and either turn left or right to access the parking area. This stop condition could result in queuing of entering vehicles into the entrance road from the signal. The proposed right-in driveway location connects to the main drive isle between the Sheetz building and fuel canopy, providing direct and free flowing access to the site.	b. Indicate how the hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability The hardship results from the large radius provided at the intersection between Upward Road and the access road. As shown in the attached exhibit, if the radius from Upward Road to the access road were reduced to 45 ft and the radius to the right in driveway was reduced to 15 ft, the proposed drive would meet the corner clearance requirement, however this would negatively impact the intersection and future access. By providing larger radii for increased mobility for larger vehicles including fire fighting vehicles the corner clearance, as defined by the City Zoning Ordinance, is reduced. As previously mentioned relocating the proposed right-in increases the storage required on the access road due to the stop condition required. The proposed design considers the future development impacts in mind, in doing a larger radii has been proposed at this intersection.	c. Indicate how the hardship did not result from actions taken by the applicant or property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship. Strict adherence to the corner clearance requirement creates unnecessary design changes that do not improve the stacking and queuing intended by the requirement. The lease area has already been defined by the underlying property owner and the end user and cannot be arbitrarily changed. Furthermore, shifting the entire site to the South would require a significant amount of fill material to be brought into the site and impact the useability of the future development adjacent to the subject property.
2. Indicate how the requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved. As previously noted, the larger radius does not impact the amount of queuing or storage between the intersection of Upward Road and the access road which is the intent of the corner clearance requirement. Relocating the proposed right-in to strictly adhere to the City Zoning Ordinance creates an inferior site design and may result in additional stacking and queueing in the access road which is the opposite of the intent of the corner clearance requirement. The location of the proposed right-in considers safety as well as traffic flow to prevent unnecessary stacking into the access road and potentially into Upward Road due to the stop condition created.			



Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information	
Authorized Representative Name: Wes Hall, PE	Company Name (if applicable, check corresponding box below) Sheetz
Company Type: ☒ Corporation: ☐ Limited Liability Company: ☐ Trust: ☐ Partnership: ☐ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Entitlement Project Manager	



Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:

Robert Quattlebaum

Company Name (if applicable, check corresponding box below)

Quattlebaum Properties F, LLC

Company Type:

If other:

☐

Corporation:

☒

Limited Liability
Company:

☐

Trust:

☐

Partnership:

☐

Other:

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

Member/Manager



Pre-Consultation Form

Project Description

Project Description

This project consists of development of a 2.65 acre tract located on Upward Road in Hendersonville, NC. The proposed development includes a new 6,139 sf Sheetz Convenience store with drive-thru, fueling canopy, and a 1,122 sf car wash. Development will also include a new shared access drive, stormwater pipe system, shared stormwater detention pond, water main extensions, other utilities, and landscape. Access will be provided via a new right-in, right out driveway and full access intersection at Ballenger Road (SR 1791) and Upward Road (SR 1783). Roadway work include improvements along Upward Road, Ballenger Road, and the I-26 off ramp. Water and sanitary sewer service is provided by the City of Hendersonville.

Parcel Identification Number (PIN): 9588407325	Total Project Area (acres) 2.65	Total Lots/Units 1	Proposed building square footage: 6139.0 sq.ft.
Gen H Future Land Use Designation: Mixed Use Commercial	Current Zoning District CHMU		Proposed Meeting Date Option 1 06/19/2026
Proposed Meeting Date Option 2 06/22/2026	Proposed Meeting Time Option 1 10:00 AM		Proposed Meeting Time Option 2 11:00 AM