



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-3

PIN / Número de rollo
9588407325

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
0 NO ADDRESS ASSIGNED

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9588407325

Purpose of Application

Application type / Tipo de solicitud
Site Plan Review — Final Site Plan Review

Applicant, Engineer



Last name / Apellido Hanlin	First name / Nombre de pila Jesse	Corporation or partnership / Corporación o sociedad Blue Ridge Engineering, PLLC
Street address / Dirección de la calle 924 Main Street	Unit number / Número de unidad Suite 200	Lot / Con.
Municipality / Municipio North Wilkesboro	State / Provincia NC	ZIP code / Código postal 28659
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 3368382500	
Fax	Email / Correo electrónico [REDACTED]	

Property owner

Last name / Apellido QUATTLEBAUM PROPERTIES F LLC	First name / Nombre de pila	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle PO BOX 5007 HENDERSONVILLE NC 28793	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: Wes Hall	Company Name: Sheetz	Authorized Representative Title (if applicable)

Property Owner-Company Information		
Property Owner Name: Max Quattlebaum	Company Name (if applicable, check corresponding box below) Quattlebaum Properties F, LLC	Authorized Representative Title (if applicable)

Declaration and Signatures
<p>Applicant</p> <p>I, Jesse Hanlin (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.</p> <p>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.</p> <p> Digitally signed on 01/06/2026, 10:42:23 AM EST by Jesse Hanlin. / Firmado digitalmente el 6/1/26 10:42:23 EST por Jesse Hanlin.</p> <p>Property owner</p> <p>I, QUATTLEBAUM PROPERTIES F LLC (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.</p> <p>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.</p> <p>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.</p> <p> Digitally signed on 01/06/2026, 10:42:01 AM EST by Jesse Hanlin with an authorization letter from QUATTLEBAUM PROPERTIES F LLC. / Firmado digitalmente el 6/1/26 10:42:01 EST por Jesse Hanlin con una carta de autorización de QUATTLEBAUM PROPERTIES F LLC.</p>

City of Hendersonville Final Site Plan Review Process

This Outline of Understanding is established to define the prerequisites and conditions for the approval of the final site plan by the City of Hendersonville.

Section 1: Approvals by the Planning Division:

The City of Hendersonville Planning Division shall not grant final site plan approval until the site plans and all supporting documents are approved. This includes, but is not limited to:

- 1) Compliance with any applicable Zoning site requirements including but not limited to:
 - a. 7-3-4.3 Contents of final site plan.
 - b. Architectural and Design Review (if applicable).
 - c. Conditions associated with a Conditional Zoning District (if applicable).

Section 2: Approvals by Other Departments or Outside Entities (if applicable):

- 1) Soil and Erosion Control: Approval from Henderson County Site Development Department for Soil and Erosion Control Measures. <https://www.hendersoncountync.gov/waterresources/page/soil-erosion-and-sediment-control-plan-requirements>
- 2) Stormwater: Approval of the stormwater management plan from the City of Hendersonville Stormwater Division ensuring compliance with applicable regulations. <https://www.hendersonvillenc.gov/stormwater/forms-documents>
- 3) NCDOT Driveway and Encroachment Approvals: Permission and permits from the North Carolina Department of Transportation for driveways and any encroachments onto state-controlled roadways. (828) 891-5367 <https://connect.ncdot.gov/municipalities/Utilities/UtilitiesDocuments/NCDOT%20Driveway%20Permit%20Submissions%20User%20Guide.pdf>
- 4) City of Hendersonville Public Works Encroachment Permits: Permits from the City of Hendersonville for any encroachments onto city-controlled properties or rights-of-way. <https://www.cognitofrms.com/CityOfHendersonville4/CityOfHendersonvilleEncroachmentApplication>
- 5) Water and Sewer Approval: Approval from the relevant utility departments for water and sewer connections, services or extensions. <https://www.hendersonvillenc.gov/water-sewer/development-new-connections>
- 6) Floodplain Development Approval: Compliance with the City of Hendersonville Flood Damage Prevention Ordinance and any other necessary approvals. <https://www.hendersonvillenc.gov/stormwater/floodplain-management>

Section 3: Review Process:


- 1) The developer shall submit a completed final site plan review application signed by all required parties with appropriate fee.
- 2) The Planning Department will adhere to a 12-business day review timeline for the Planning Review. Outside departments and entities may have a longer review period.
- 3) The developer shall also submit all required documents and applications to the respective outside departments and entities for review and approval.
- 4) Final site plan approval and subsequent Zoning Compliance Permit shall not be granted until all required documents and approvals are provided to the Planning Division.

Section 4: Revisions and Resubmission:

- 1) If any discrepancies or issues are identified during the review process, the developer will be required to make necessary revisions and resubmit the documents for further review.
- 2) Site Plan revisions shall be bubble or otherwise identified on the site plans. Responses to the City's comments shall also be provide in a separate document.
- 3) Any resubmittal will start a new 12-business day review timeline for the Planning review.

Section 5: Contact Information:

- 1) For inquiries or concerns related to this Outline of Understanding, please contact the City of Hendersonville Planning Division at 828-697-3010.

Acknowledgement:	
<p>This Outline of Understanding of the final site plan review process is established and agreed to by the developer and property owner.</p> <p> Signed by / Firmado por Jesse Hanlin 01/06/2026, 10:36:36 AM EST / 6/1/26 10:36:36 EST</p>	<p>Date 01/06/2026</p>

Preliminary Site Plan Review Triggers:
<p>Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.</p> <ul style="list-style-type: none"> Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area. Addition of more than 30 parking spaces. Any minor planned residential development consisting of nine or more dwelling units.

Information			
Type of Plan Review Final	List 10 digit PIN or 7 digit PID number for each property 9588407325		
CHECK TYPE OF DEVELOPMENT Commercial			
Current Zoning CHMU	Total Acreage 2.65	Proposed Building Sq.ft. 7788.0 sq.ft.	# of Dwelling Units 0

Applicant (Developer) Company Information	
<p>Authorized Representative Name: Wes Hall</p> <p>Company Type:</p> <p><input checked="" type="checkbox"/> Corporation: <input type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust:</p> <p><input type="checkbox"/> Partnership: <input type="checkbox"/> Other:</p> <p>Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)</p>	<p>Company Name (if applicable, check corresponding box below) Sheetz</p> <p style="text-align: right;">If other:</p>

Property Owner Company Information (if different from Applicant)	
<p>Authorized Representative Name: Max Quattlebaum</p> <p>Company Type:</p> <p><input type="checkbox"/> Corporation: <input checked="" type="checkbox"/> Limited Liability Company: <input type="checkbox"/> Trust:</p> <p><input type="checkbox"/> Partnership: <input type="checkbox"/> Other:</p> <p>Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)</p>	<p>Company Name (if applicable, check corresponding box below) Quattlebaum Properties F, LLC</p> <p style="text-align: right;">If other:</p>