



**CITY OF HENDERSONVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT**

100 N. King Street, Hendersonville, NC 28792

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

[www.hendersonvillenc.gov](http://www.hendersonvillenc.gov)

**Special Use Permit Application  
Section 10-8 of the City Zoning Ordinance**

The following information is **required** to be submitted prior to review by the Administrative Officer for placement on the Board of Adjustment agenda. Staff will not review applications until each item has been submitted and determined complete. Once the Administrative Officer is in receipt of a complete application and seven copies of a complete site plan, the Administrative Officer will schedule the application for an Evidentiary Hearing before the Board of Adjustment (*Section 10-8-3*).

The Board of Adjustment meets the second Tuesday of each month at 1:30PM at the Operations Center located at 305 Williams Street. Completed applications must be submitted to the Administrative Officer no later than the second Friday of each month, to be included on the following month's agenda.

The Board of Adjustment shall conduct an Evidentiary Hearing (quasi-judicial hearing) on the application. Per NCGS 160D-406(d), the applicant, the local government, and any person who would have standing under NCGS 160D-1402(c), shall have the right to participate as a party at the Evidentiary Hearing. Other witnesses may present, competent, material, and substantial evidence that is not repetitive as allowed by the board (*Section 10-8-3*).

The City Zoning Ordinance can be found on the City of Hendersonville Community Development website: [www.hendersonvillenc.gov/community-development](http://www.hendersonvillenc.gov/community-development)

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. Completed Preliminary Site Plan as described in Section 10-8-2 of the City Zoning Ordinance
- 4. Application Fee

**NOTE: Staff has the discretion to require additional items for preliminary site plans.**

Office Use:

Date Received: 9/23/24

By: Terri Swann

Fee Received  N

Paid 9/23/24

**A. Quasi-Judicial Decisions Process**

The Board of Adjustment is given the authority under Section 10-3 of the Zoning Ordinance of the City of Hendersonville to hear and decide requests for Special Use Permits from the dimensional requirements of the Zoning Ordinance in accordance with Section 10-8. The Board conducts quasi-judicial hearings and may consider sworn testimony and evidence presented during the hearing. Applicants are advised to bring data or experts in the relevant field to provide fact-based evidence to support any information they want considered. The Board may not consider personal opinions, subjective observations, or personal preferences.

**NOTE: The City Planning staff may not provide legal advice to applicants. Applicants are encouraged to consult the appropriate sections of the North Carolina General Statutes, City of Hendersonville Zoning Ordinance, and the Rules of Procedure for the Board of Adjustment, or to consult with an attorney, if more information is needed.**

**B. Property Information**

Name of Project: G + J Coffee House

PIN(s): 9568586340

Address(es) / Location of Property: 629 Fifth Ave W.  
Hendersonville, NC 28739

Type of Development:  Residential  Commercial  Other

Current Zoning: MIC

Total Acreage: .26

List of Requested Special Uses:  
Restaurant

[APPLICATION CONTINUED ON NEXT PAGE]

**C. Special Use Findings of Fact**

Section 10-8-4 states that after the Evidentiary Hearing, and on consideration of the record, the Board of Adjustment shall take action on the application, either (1) denying it, (2) approving it, or (3) approving it subject to one or more reasonable and appropriate conditions. The Board of Adjustment shall not approve an application for a Special Use Permit, with or without conditions, unless it makes each of the following findings of fact:

- a) The proposed use complies with the standards for such use contained in Article XVI
- b) The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use; and
- c) The proposed use will be detrimental or injurious to property or public improvements in the neighborhood of such proposed use.

**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 Special Use Permit as provided in Section 10-8-4 of the City of Hendersonville Zoning Ordinance. (If additional space is required, please provide the information on a separate sheet of paper).*

A. Indicate how proposed use complies with the standards for such use contained in Article XVI (Please see Article XVI Supplementary Standards if applicable)

Seperate Sheet Attached

B. Indicate how the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use.

Seperate Sheet Attached

C. Indicate how the proposed use will be detrimental or injurious to property or public improvements in the neighborhood of such proposed use.

Seperate Sheet Attached

**[APPLICATION CONTINUED ON NEXT PAGE]**

**D. Applicant Contact Information and Signature**

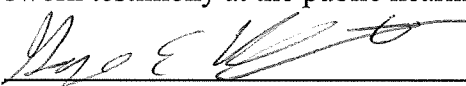
GEORGE WORKMAN / JESSICA BAYER  
**Printed Applicant Name**

G+J Coffee House  
**Printed Company Name (if applicable)**

Corporation       Limited Liability Company       Trust       Partnership

Other: \_\_\_\_\_

By signature below, I hereby acknowledge, as/on behalf of (circle one) the Applicant named above my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Adjustment except through sworn testimony at the public hearing. (Applicable if box is checked.)

  
**Applicant Signature**

PARTNER  
**Applicant Title (if applicable)**

451 Hill Branch Rd #204  
**Address of Applicant**

FLAT ROCK, NC, 28731  
**City, State, and Zip Code**

310-923-5462  
**Telephone**

George@GJCOFFEEHOUSE.COM  
**Email**

[SIGNATURE CONTINUED ON NEXT PAGE]

**E. Property Owner Contact Information and Signature (If different from Applicant)**

FONDA HASKINS

\*Printed Owner Name

\*Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

Other: PRIVATE OWNERS

By signature below, I hereby acknowledge, as/on behalf of (circle one) the Applicant named above my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Adjustment except through sworn testimony at the public hearing. (Applicable if box is checked.)

Fonda Haskins

\*Property Owner Signature

OWNER

Property Owner Title (if applicable)

120 RESORT ST.

City, State, and Zip Code

828-692-5455

Telephone

G-HASKIN@Bellsouth.net

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.

### **Response to Special Use Permit Application Question A:**

In compliance with Article XVI Supplementary standards

1. Our primary access is located directly on Fifth Ave. W.
2. There will be no exterior storage. Dumpster will remain located in the rear and will be enclosed upon issuance of Special Use Permit
3. Seating will not exceed 40 seats at max.
4. Hours of operation to be no earlier than 7:00AM and no later than 11:00PM- Actual hours of operation to be M-F 7:00AM-3:00PM and Saturday/Sunday 9:00AM-3:00PM

### **Response to Special Use Permit Application Question B:**

The proposed coffee shop is designed to enhance the local community while ensuring the health and safety of residents and workers in the neighborhood. Here are several key points to demonstrate how our coffee shop will not adversely affect the health or safety of the area:

1. **Compliance with Health Regulations:** We will adhere to all local health codes and regulations, including food safety standards, ensuring that our operations are safe for all patrons and employees.
2. **Noise Control:** The coffee shop will maintain reasonable operating hours and implement sound-proofing measures to minimize noise, ensuring a peaceful environment for neighboring residents and businesses.
3. **Traffic Management:** We plan to encourage walk-in customers, reducing vehicle traffic and promoting a safe environment for pedestrians. **Sanitation and Waste Management:** We will implement a comprehensive waste management plan, including regular trash pickups and recycling options, to keep the surrounding area clean and prevent any health hazards.
4. **Community Engagement:** We intend to engage with local residents and businesses to address any concerns they may have, fostering a cooperative relationship and ensuring that our coffee shop contributes positively to the neighborhood.

By prioritizing these aspects, we believe our coffee shop will not only coexist harmoniously within the community but also enhance its overall vitality.

### **Response to Special Use Permit Application Question C:**

We believe the proposed coffee shop will not be detrimental or injurious to property or public improvements in the neighborhood for the following reasons:

1. **Complementary Use:** A coffee shop is a complementary addition to the neighborhood, providing a community gathering space that encourages foot traffic and supports local businesses. This will enhance the area's appeal rather than detract from it.

2. **Property Values:** Our establishment aims to elevate the neighborhood's aesthetic and social environment. By creating a welcoming space, we anticipate that property values in the vicinity will be positively impacted over time.
3. **Investment in Infrastructure:** We plan to invest in improvements that align with community standards, including landscaping and signage, which will enhance the overall appearance of the area and contribute to public improvements.
4. **Minimal Environmental Impact:** We will implement sustainable practices, such as energy-efficient appliances and responsible waste management, to minimize our environmental footprint and ensure the well-being of the neighborhood.
5. **Mitigation Measures:** We are committed to addressing any potential concerns proactively, such as monitoring noise levels and traffic patterns, to ensure that our operations do not disrupt the neighborhood's quality of life.

By focusing on these factors, we are confident that our coffee shop will be a positive addition to the community, promoting both property and public improvements rather than causing detriment.

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