



**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

Moe Marks

* Printed Applicant Name

Peacock Company Architects

Printed Company Name (if applicable)

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

Moe Marks

Digitally signed by Moe Marks
Date: 2022.06.22 11:57:41 -04'00'

Applicant Signature

Architectural Designer

Applicant Title (if applicable)

Address of Applicant

104 First Avenue East, Suite A

City, State, and Zip Code

Hendersonville, NC 28792

Telephone

828.696.4000

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)

CHARLES C. MORRIS

*Printed Owner Name

GRACE BLVERIDGE P.C.A. INC.

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership

☒ Other: 501(c)3

Charles C. Morris

Property Owner Signature

SENIOR PASTOR

Property Owner Title (if applicable)

HENDERSONVILLE, NC. 28792

City, State, and Zip Code

828-393-5147

Telephone

CHAS@GRACEBLVERIDGE.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.

C. Property Information

Name of Project: Henderson Connections

PIN(s): 9578215868

Address(es) / Location of Property: 109 Florence Street
Hendersonville NC 28792

Type of Development: ☐ Residential ☒ Commercial ☐ Other

Current Zoning: CZD

Total Acreage: 1.72

Proposed Zoning: CZD

Proposed Building Square Footage: 9,975 sqft converted existing covered pavilion

Number of Dwelling Units: 0

List of Requested Uses:

Religious Institution (existing)

Day Center; office spaces, conference rooms, staff break room, seasonal storage space, intake rooms, restrooms, exterior pet area, server closet, kitchen/pantry/ laundry room, multi-purpose space(kids play area/ computer area), chapel/meditative space, communal living area.

D. Proposed Development Conditions for the Site

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

Renovation and Addition for a new non-profit hub for Hendersonville. The project will be built out from an existing metal building bay at the rear of Grace Blue Ridge. The addition will be off the rear western façade. The project will house the programming ad defined by Riseroot Architecture in the programming meeting dated 9/9/21. Generally, the program is defined as a day center with administrative functions and support functions such as storage and utilities. Tamara Peacock Architects will provide schematic design services through construction administration, including the Conditional Use permitting process through the City of Hendersonville.