



**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. Completed Pre-Application meeting with Planning Staff
- 2. Scheduled Neighborhood Compatibility Meeting
NCM Date: _____ Time: _____
- 3. Water and Sewer Availability Request
- 4. Completed Application Form
- 5. Completed Signature Page (completed Owner's Affidavit if different from applicant)
- 6. Completed Site Plan as described in Section 7-4.3-1 of the City Zoning Ordinance
- 7. Detailed explanation of any Proposed Development Description
- 8. Application Fee
- 9. Transportation Impact Analysis - Required for complete application but not due until 24 calendar days prior to Planning Board Meeting (if required)

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: _____

6/21/2024
1:45 PM.

By: _____

KATY BRAGG

Fee Received? Y/N

PA CK# 6755 \$ 850.00

A. Applicant Contact Information

Travis A Fowler

* Printed Applicant Name

First Victory INC

Printed Company Name (if applicable)

Corporation Limited Liability Company Trust Partnership

Other: _____

Applicant Signature
president



Applicant Title (if applicable)

542 South Caldwell street

Address of Applicant

Brevard, NC 28712

City, State, and Zip Code

828-884-7934

Telephone

Travis@firstvictory.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]



BUSINESS CORPORATION ANNUAL REPORT

1/6/2022

NAME OF BUSINESS CORPORATION: First Victory, Inc.

SECRETARY OF STATE ID NUMBER: 1313733 STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: 12/31/2023

Filing Office Use Only
E - Filed Annual Report
1313733
CA202415703136
6/5/2024 03:15
<input checked="" type="checkbox"/> Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Fowler, Travis A.

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY	4. REGISTERED AGENT OFFICE MAILING ADDRESS
<u>542 S Caldwell St</u>	<u>542 S Caldwell St</u>
<u>Brevard, NC 28712-5643 Transylvania County</u>	<u>Brevard, NC 28712-5643</u>

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Construction & Development

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 884-7934 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS	5. PRINCIPAL OFFICE MAILING ADDRESS
<u>542 S Caldwell St</u>	<u>542 S Caldwell St</u>
<u>Brevard, NC 28712-5643</u>	<u>Brevard, NC 28712-5643</u>

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: <u>Travis A. Fowler</u>	NAME: <u>Mary Fowler</u>	NAME: _____
TITLE: <u>Chief Executive Officer</u>	TITLE: <u>Corporate Secretary</u>	TITLE: _____
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>920 Island Cove Rd</u>	<u>920 Island Cove Rd</u>	_____
<u>Penrose, NC 28766</u>	<u>Penrose, NC 28766</u>	_____

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

<u>Mary Fowler, by Mary Elizabeth Fowler Secretary & CFO</u>	<u>6/5/2024</u>
SIGNATURE	DATE

Form must be signed by an officer listed under Section C of this form.

<u>Mary Fowler, by Mary Elizabeth Fowler Secretary & CFO</u>	<u>Corporate Secretary</u>
Print or Type Name of Officer	Print or Type Title of Officer

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

Richard J. Herman

*Printed Owner Name (Authorized Representative for entities other than individuals)

South Market LLC

Printed Company Name (if applicable, check corresponding box below)

Corporation Limited Liability Company Trust Partnership

Other: _____

Richard J. Herman

Property Owner/Authorized Representative Signature

President

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

Hendersonville, NC

City, State, and Zip Code

828 243-3425

Telephone

Richard.herman@rjherman.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.



1/6/2022

LIMITED LIABILITY COMPANY ANNUAL REPORT

SOSID: 0856509
 Date Filed: 3/31/2023
 Elaine F. Marshall
 North Carolina Secretary of State
 CA2023 090 06476

NAME OF LIMITED LIABILITY COMPANY: South Market, LLCSECRETARY OF STATE ID NUMBER: 0856509 STATE OF FORMATION: NCREPORT FOR THE CALENDAR YEAR: 2023

Filing Office Use Only

 Changes
SECTION A: REGISTERED AGENT'S INFORMATION1. NAME OF REGISTERED AGENT: Richard Herman

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

2809 Hampton DrivePO Box 1700Hendersonville, NC 28792 HendersonHendersonville, NC 28792 Henderson**SECTION B: PRINCIPAL OFFICE INFORMATION**1. DESCRIPTION OF NATURE OF BUSINESS: Commercial Real Estate2. PRINCIPAL OFFICE PHONE NUMBER: (828) 243-3425

3. PRINCIPAL OFFICE EMAIL

Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

2809 Hampton DrivePO Box 1700Hendersonville, NC 28792 HendersonHendersonville, NC 28792 Henderson

6. Select one of the following if applicable. (Optional see instructions)

The company is a veteran-owned small business

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)NAME: Richard Herman

NAME: _____

NAME: _____

TITLE: Manager

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

2809 Hampton DriveHendersonville, NC 28792 Henderson**SECTION D: CERTIFICATION OF ANNUAL REPORT.** Section D must be completed in its entirety by a person/business entity.

SIGNATURE

3-13-23

DATE

Form must be signed by a Company Official listed under Section C of This form.

RICHARD HERMANMANAGER

Print or Type Name of Company Official

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

C. Property Information

715 Greenville Hwy Apartments

Name of Project:

9568832082, 9568834302, 9568832474

PIN(s):

715 Greenville hwy

Address(es) / Location of Property:

Type of Development:

CZD



Residential



Commercial



Other

Current Zoning:

8.8 acres

Total Acreage:

Urban res-CZD

Proposed Zoning:

151,550

Proposed Building Square Footage:

185

Number of Dwelling Units:

List of Requested Uses:

185 apartments

D. Proposed Development Conditions for the Site

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

re-developement of the site located at 715 grenville hwy, 185 apartments; 300 parking spaces that is a 1.45 parking ratio. appropriate open space for the zoning and landscaping. we ahve worked with the Storm Water/flood plain department to allow the City project behind our project to the Mud Creek basin to be facilitated with access. NCDOT TIA scope has been approved and is avialble for the rezoning.