



Transmittal

Date: May 20, 2022

Project Name: Mastermind

CDC Project: 12211

Permit #:

To: Tyler Morrow, Planner II
Community Development Department
Planning Division
100 N. King Street
Hendersonville, NC 28972

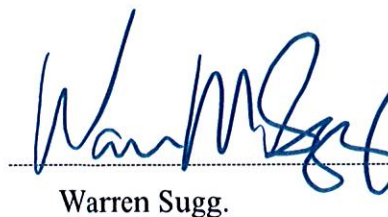
Via: ☐ Mail ☐ Overnight ☐ Hand Delivered ☐ Pick up @ CDC Office ☒ Digital

Copies	Date	Description
1	05/20/2022	Application Fee
1	05/20/2022	Conditional Zoning District Checklist
1	05/20/2022	Conditional Zoning District Application
3	05/20/2022	24"x36" Concept Plan
3	05/20/2022	11x17 concept plans

Remarks:

Attached is the Conditional Zoning District Concept Plan submittal to request a Neighborhood Compatibility Meeting for the proposed residential project. Please let us know if you have any questions or comments.

Thank you,



Warren Sugg.

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Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street – Suite 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455



**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

Tom Martinson

* Printed Applicant Name

DHI Communities

Printed Company Name (if applicable)

☐ Corporation



Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: _____

Tom Martinson

Applicant Signature

Development Manager

Applicant Title (if applicable)

2000 Aerial Center Parkway

Address of Applicant

Morrisville, NC 27560

City, State, and Zip Code

240-997-4816

Telephone

tmartinson@drhorton.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]

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

The Hammond Family Trust; John Hammond Trustee

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☒ Trust

☐ Partnership

☐ Other: _____

John Hammond
Property Owner Signature

Trustee
Property Owner Title (if applicable)

Hendersonville, NC 28792
City, State, and Zip Code

828 699 3117 (c)
Telephone

johnhammond@hotmail.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.

Note: Additional Owner Signature pages attached.

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

John Hammond; Betty Hammond

*Printed Owner Name

Printed Company Name (if applicable)

☐ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other:

John Hammond
Property Owner Signature

Betty Hammond

Trustee
Property Owner Title (if applicable)

Hendersonville, NC 28792
City, State, and Zip Code

828 699 3117
Telephone

john.hammond@hotmail.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.

Note: Additional Owner Signature pages attached.

C. Property Information

Name of Project: Mastermind

PIN(s): 9579-48-6832; 9579-48-2415

Address(es) / Location of Property: 102 Francis Road; 228 Mastermind Lane

Type of Development: ☒ Residential ☐ Commercial ☐ Other

Current Zoning: R-40 (6832) /C-2 (2415)

Total Acreage: 12.76

Proposed Zoning: PRD-CZD

Proposed Building Square Footage: 1,598

Number of Dwelling Units: 99

List of Requested Uses: _____

D. Proposed Development Conditions for the Site

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