



**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: 7/19/23 Time: 2:00 PM
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: \_\_\_\_\_ By: \_\_\_\_\_ Fee Received? Y/N

**A. Applicant Contact Information**

Matthew Benak

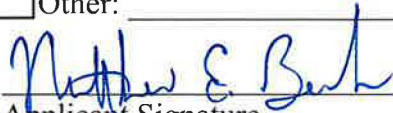
\* Printed Applicant Name

Crest Residential, LLC

Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

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

  
Applicant Signature

Manager

Applicant Title (if applicable)

500 Office Park Drive Ste. 215

Address of Applicant

Birmingham, AL 35223

City, State, and Zip Code

205-567-1467

Telephone

bentley@crestres.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)**

South Market, LLC Richard 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 Herman  
Property Owner/Authorized Representative Signature

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

P.O. Box 1700 Hendersonville NC 28791  
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.

**C. Property Information**

Name of Project: 715 Greenville Hwy Multi-family

PIN(s): 9568-83-4302, 9568-83-2082, 9568-83-2474

Address(es) / Location of Property: 715 Greenville Hwy, Hendersonville, NC

Type of Development:  Residential  Commercial  Other

Current Zoning: PCD

Total Acreage: 9.01 AC

Proposed Zoning: Urban Res - CZD

Proposed Building Square Footage: 231,037 SF

Number of Dwelling Units: 185

**List of Requested Uses:**

Multi-family Residential

**D. Proposed Development Conditions for the Site**

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

185 multi-family units and associated amenities