



**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: 2/1/2024 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**

Stephen Drake

\* Printed Applicant Name

BroadCraft Construction & Development, Inc.

Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

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

*Stephen Drake*

Applicant Signature

president

Applicant Title (if applicable)

195 Rockbridge Road

Address of Applicant

Mills River, NC 28759

City, State, and Zip Code

828-551-6970

Telephone

stephen@BroadCraftConstruction.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)**

Brett Barry

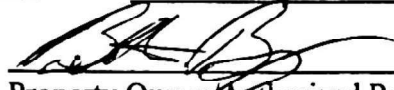
**\*Printed Owner Name (Authorized Representative for entities other than individuals)**

Gordon Dooley Holdings, LLC

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

Corporation     Limited Liability Company     Trust     Partnership

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



**Property Owner/Authorized Representative Signature**

Member / Manager

*Brett Barry*

02/27/24

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

1638 Canty Ln., Charleston, SC 29407

**City, State, and Zip Code**

562-522-7427

**Telephone**

bgb126@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.

02/27/24

\* 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:** The Lofts at Chadwick \_\_\_\_\_

**PIN(s):** NC PIN 9568921924, Henderson County REID 106592 \_\_\_\_\_

**Address(es) / Location of Property:** \_\_\_\_\_

904 Greenville Highway, Hendersonville, Henderson County, North Carolina

**Type of Development:**  Residential  Commercial  Other

**Current Zoning:** GMHU-CZD \_\_\_\_\_

**Total Acreage:** 2.19 \_\_\_\_\_

**Proposed Zoning:** GMHU-CZD \_\_\_\_\_

**Proposed Building Square Footage:** 72,214 Gross SqFt \_\_\_\_\_

**Number of Dwelling Units:** 60 \_\_\_\_\_

**List of Requested Uses:**

Residential for the (60) apartment units to include all common area & office areas for support staff.

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

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

(60) Apartment units to be included within one building to be used to provide housing for seniors aged 55 and over. The apartments shall be developed using tax credit funding and will be income-restricted by the guidelines and requirements set forth by the state and federal government. The site will have (71) parking spaces, and we will attempt to save any existing trees we are able to and incorporate them into a lush landscaping to be provided using planting native to the area, along with additional flowering type trees. Storm water system (underground detention system) shall be designed to meet all requirements by the state. The building will include common area amenities for the seniors living at the property which will likely include a community room with kitchenette, exercise room, computer room, sitting areas-sun rooms, on-site laundry facilities, janitorial and maintenance rooms, and office areas for support staff.