



## Planning application

### For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit

US-NC30720-P-2025-146

PIN / Número de rollo

3821

Application submitted to / Solicitud presentada a

Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

### Description of Subject Property

Address / Dirección

0 NO ADDRESS ASSIGNED

Municipality / Municipio

Hendersonville, NC, North Carolina /  
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo

3821

### Purpose of Application

Application type / Tipo de solicitud

Text Amendment — Zoning Text Amendment

### Applicant

Last name / Apellido

Schafer

First name / Nombre de pila

Sarah

Corporation or partnership /

Corporación o sociedad

Watermark Landscape Architecture

PLLC

Street address / Dirección de la calle

513 N Justice Street

Unit number / Número de unidad

Suite C

Lot / Con.

Municipality / Municipio

Hendersonville

State / Provincia

North Carolina

ZIP code / Código postal

28739

Other phone / Otro teléfono

Mobile phone / Teléfono móvil

+1 4074034198

Fax

Email / Correo electrónico

[REDACTED]

Property owner		
Last name / Apellido Mellert	First name / Nombre de pila Richard	Corporation or partnership / Corporación o sociedad Trellem Holdings LLC
Street address / Dirección de la calle 42 Trellem Trail	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono		Mobile phone / Teléfono móvil +1 8284557780
Fax		Email / Correo electrónico

Applicant-Company Information		
Applicant Name: Sarah Schafer	Company Name: Watermark Landscape Architecture	Authorized Representative Title (if applicable) Project Manager


Property Owner-Company Information		
Property Owner Name: Richard Mellert	Company Name (if applicable, check corresponding box below) Trellem Holdings LLC	Authorized Representative Title (if applicable)

## Declaration and Signatures

### Applicant

I, Sarah Schafer (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant 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.


 Digitally signed on 07/31/2025, 9:16:25 AM EDT by Sarah Schafer. / Firmado digitalmente el 31/7/25 9:16:25 EDT por Sarah Schafer.

### Property owner

I, Richard Mellert (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

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.

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.

 Digitally signed on 07/31/2025, 9:17:30 AM EDT by Sarah Schafer with an authorization letter from Richard Mellert. / Firmado digitalmente el 31/7/25 9:17:30 EDT por Sarah Schafer con una carta de autorización de Richard Mellert.

Information		
<p>Applicable Sections of Zoning Code to be changed:</p> <p>CMU</p>	<p>Description of Proposal:</p> <p>We are requesting that the minimum lot size for CMU be reduced to zero, and that on-street parking count toward required parking</p>	<p>Reason for change</p> <p>There is a lack of diverse housing options that are proximal to downtown and the central business district. There are also far too many valuable pieces of land dedicated to parking deserts. There is ample street parking along main street and it's subsequent streets that should be utilized for proposed housing developments.</p>

## Section 11-1 Standards

The advisability of amending the text of the Zoning Ordinance is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of the Ordinance, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

Complete

Minimum lot sizes in the CMU zoning district inhibit density on parcels that are labeled by the comprehensive plan as underdeveloped and most suitable for residential and commercial development (Gen H Hendersonville Comprehensive Plan, 79, 83, 84). A text amendment eliminating the minimum lot size requirement would be consistent with the adopted comprehensive plan's adoption of character districts. Some applicable goals of these districts are, initiate streetscape improvements, fee in lieu of parking requirements, increase density in designated areas, create flexible land uses for diverse needs, increase residential options near downtown and incorporate mixed-use residential (Gen H Hendersonville Comprehensive Plan, 178). This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284). Current parking requirements in the CMU district support urban sprawl and limit the amount of commercial and residential infill development in downtown. Amending the CMU zoning to allow on-street parking to count toward required parking will help create an overall more unified pedestrian experience, as parking lots shrink building footprints and dedicate valuable land to a valueless function. This amendment would directly work towards these outlined "Implementation Projects" (Gen H Hendersonville Comprehensive Plan, 284).

b) Compatibility with surrounding uses – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property

Complete

Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating "quality and marketable developments" that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including "missing middle" housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city's potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city's streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won't require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.

<p>c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment.</p>	<p>Complete</p> <p>Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city’s potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city’s streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won’t require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</p>
<p>d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.</p>	<p>Complete</p> <p>Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city’s potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city’s streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won’t require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</p>

e) Public Facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.	<p>Complete</p> <p>Eliminating the minimum lot size within the CMU zoning district will give private developers more flexibility in creating “quality and marketable developments” that are more likely to retain long term residents and bolster the local economy (Gen H Hendersonville Comprehensive Plan, 94). For example, places that contain diverse housing options, including “missing middle” housing, multi-generational living, mixed-use and common open space, will help make the city more adaptable, resilient, affordable, and appealing. More diverse development opportunities in the CMU zone increase the city’s potential to place more people next to the services and amenities they want and need. Such as access to food, education, recreation, and health care. Ultimately leading to a healthier, happier and more resilient community. As an added benefit, new development in the CMU zone will expedite the improvement of the city’s streetscape, making it more walkable and safer. Concurrently, allowing on-street parking to count towards development parking requirements will lift a burden off the developer, which further incentivizes development. The CMU zoning district is an ideal place for allowing this amendment as on-street parking already exists and therefore won’t require new infrastructure. This amendment would also reduce the need for new impervious surfaces which in return will protect our water quality and allow for more integration of open space within the downtown area.</p>
f) Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife	<p>Complete</p> <p>These two text amendments for the CMU zoning district will incentivize developers to infill areas around Main Street Hendersonville with diverse housing types and mixed-use. This will help reduce the need for development, or desire to develop, in other locations that are more likely to contain critical watersheds, floodways, wildlife, and agriculture. Additionally, enabling developers to count on-street parking towards their parking requirements will reduce impervious area and further protect our water quality and improve our resilience to storms.</p>

Applicant (Developer) Company Information		
Authorized Representative Name: Sarah Schafer	Company Name (if applicable, check corresponding box below) Watermark Landscape Architecture	
Company Type:		If other:
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company:	
<input type="checkbox"/> Partnership:	<input type="checkbox"/> Trust:	
<input type="checkbox"/> Other:		
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Project Manager		

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Richard Mellert	Company Name (if applicable, check corresponding box below) Trellem Holdings LLC
Company Type:  <input type="checkbox"/> Corporation:  <input type="checkbox"/> Partnership:	<div><input type="checkbox"/> Limited Liability Company:  <input type="checkbox"/> Other:</div> <div><input type="checkbox"/> Trust:</div> <div>If other:</div>
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	