



**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

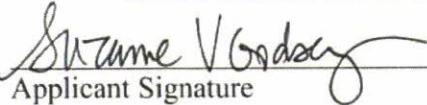
A. Applicant Contact Information

SUZANNE GODSEY
* Printed Applicant Name

SITework STUDIOS
Printed Company Name (if applicable)

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____


Applicant Signature

Applicant Title (if applicable)

82 PATTON AVE. SUITE 200
Address of Applicant

ASHEVILLE, NC 28801
City, State, and Zip Code

828-713-8065 (c)
Telephone

sgodsey@siteworkstudios.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)

David W. Royster III

*Printed Owner Name

CAPITOL FUNDS, INC.

Printed Company Name (if applicable)

☒ Corporation

☐ Limited Liability Company

☐ Trust

☐ Partnership

☐ Other: _____

David W. Royster III

Property Owner Signature

Pres.

Property Owner Title (if applicable)

P.O. Box 144 SHALBY, NC 28151

City, State, and Zip Code

704 - 487 - 8547

Telephone

droysteriii @ capitol funds inc. 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: SOUTHGATE APARTMENTS

PIN(s): 9568-75-5382

Address(es) / Location of Property: NO ADDRESS ASSIGNED

176/25 INTERSECTION BEHIND

Type of Development: ☒ Residential ☐ Commercial ☐ Other

Current Zoning: C-2 SECONDARY BUSINESS

Total Acreage: 3.63 AC.

Proposed Zoning: CMUCZD CENTRAL MIXED USE CONDITIONAL ZONING

Proposed Building Square Footage: 110,000 SF GFA (+/-)

Number of Dwelling Units: 84 UNITS

List of Requested Uses: PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT.

D. Proposed Development Conditions for the Site

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

OUR PROPOSED PLAN IS AN 84 UNIT APARTMENT BUILDING
WITH ACCESS FROM CHURCH AND ISRAEL STREETS.

ADEQUATE PARKING, APPROPRIATE STORMWATER, AMENITY
FEATURES AND CONNECTIVITY TO THE ECUSTA TRAIL ARE
INCLUDED IN OUR PROPOSED PLAN.