



**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: \_\_\_\_\_ Time: \_\_\_\_\_ *ASAP*
- 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**

Tricia Chassen

\* Printed Applicant Name

Forestar (USA) Real Estate Group, Inc.

Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

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

*Patricia Chassen*

Patricia Chassen (Mar 5, 2024 12:05 EST)

Applicant Signature

Director of Entitlements

Applicant Title (if applicable)

750 Executive Center Dr. Suite 10

Address of Applicant

Greenville, SC 29615

City, State, and Zip Code

864-940-6784

Telephone

triciachassen@forestar.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]**

**C. Additional Property Owner Contact Information**

Julianne D. Albea

Gregory Martin Albea

\* Printed Applicant Name \_\_\_\_\_ Date \_\_\_\_\_

Represented by (Hayes Albea, Broker/Seller Representative)

Printed Company Name (if applicable)

Corporation       Limited Liability Company       Trust       Partnership

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

*Gregory M. Albea*  
dotloop verified  
07/19/24 9:07 PM EDT  
UXV1-PBYK-W2UZ-BJ60

*Julianne D. Albea*  
dotloop verified  
08/07/24 9:24 AM EDT  
FKXP-8ESY-2QEK-1OUI

Property Owner Signature

Owner

Property Owner Title (if applicable)

430 S. Mills River Rd

Address of Property Owner

Mills River, NC 28759

City, State, and Zip Code

(828) 606-8007

Telephone

hayesalbea@kw.com

Email

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

Joseph Harley Taylor                      Laura Taylor

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

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

Corporation                       Limited Liability Company                       Trust                       Partnership

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

*Joseph H. Taylor*                      *Laura S Taylor*  
\_\_\_\_\_  
Property Owner/Authorized Representative Signature

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

84 Nettie Way, Hendersonville, NC 28792

City, State, and Zip Code

*828 - 674 - 0551*  
\_\_\_\_\_

Telephone

*taylorjh66@gmail.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: Old Sunset Hill Subdivision

PIN(s): 9579-98-0375, 9579-98-3527, 9579-99-4115

Address(es) / Location of Property: 205 Old Sunset Hill Rd  
Hendersonville, NC 28792

Type of Development:  Residential  Commercial  Other

Current Zoning: Henderson County - R2R

Total Acreage: 20.81

Proposed Zoning: PRDCZD

Proposed Building Square Footage: Varies

Number of Dwelling Units: 58

**List of Requested Uses:**

Planned Residential Development (PRD) - Single Family Homes

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

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

The proposed site will have two entry points (Old Sunset Hill Rd) and the Half Moon subdivision. The site will be single family residential community and will be a total of 58 lots. In addition to providing public utilities (water and sewer), the roads will be paved and walkable sidewalk throughout the community. Open space requirements will be maintained and all subdivision requirements for the PRD district will be adhered to. Annexation into the City of Hendersonville will be a requirement.

**C. Property Information**

**Name of Project:** Old Sunset Hill Subdivision

**PIN(s):** 9579-99-8724

**Address(es) / Location of Property:** Adjacent to: 395 Old Sunset Hill Rd  
Hendersonville, NC 28792

**Type of Development:**  Residential  Commercial  Other

**Current Zoning:** Henderson County - R2R / Hendersonville - PRD-CZD

**Total Acreage:** 0.5

**Proposed Zoning:** PRDCZD

**Proposed Building Square Footage:** Varies

**Number of Dwelling Units:** 58 (Part of a Larger Common Plan)

**List of Requested Uses:**

Planned Residential Development (PRD) - Single Family Homes

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

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

This portion of the site will be used as a connection between the existing Half Moon subdivision and the proposed subject subdivision. The proposed subject subdivision will be a single family residential community and will be a total of 58 lots. In addition to providing public utilities (water and sewer), the roads will be paved and walkable sidewalk throughout the community. Open space requirements will be maintained and all subdivision requirements for the PRD district will be adhered to. Annexation into the City of Hendersonville will be a requirement.