

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR 201 SUGARLOAF RD (PARCEL POSSESSING PIN NUMBER: 9579-56-1085) BY CHANGING THE ZONING DESIGNATION FROM C-3 (HIGHWAY BUSINESS ZONING DISTRICT) & CHMU (COMMERCIAL HIGHWAY MIXED USE) TO UR (URBAN RESIDENTIAL - CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: 9579-56-1085
Address: 201 Sugarloaf Rd
Brooklyn Townhomes: (File # 25-11-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant Jacob Glover of Pace Living, LLC and Hendersonville Hospitality, LLC., for the conversion of a hotel to 120 multi-family apartment units; and

WHEREAS, the Planning Board took up this application at its regular meeting on May 8, 2025; voting 0-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on June 5, 2025, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-56-1085, changing the zoning designation from C-3 (Highway Business Zoning District) & CHMU (Commercial Highway Mixed Use) To UR (Urban Residential - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated April 29, 2025, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].
 - b. Permitted uses shall include:
 - i. Residential, Multi-Family - 12 Units
 - ii. Accessory Uses & Amenities
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 5th day of June 2025.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9579-56-1085
 Address: 201 Sugarloaf Rd
 Brooklyn Townhomes: (File # 25-11-CZD)

Property Owner: Jasmine Budhwani

Signature:_____

Printed Name:_____

Title:_____

Date:_____

Applicant/Developer: Jacob Glover

Signature:_____

Printed Name:_____

Title: _____

Date:_____