

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND  
THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR THE  
PARCEL POSSESSING PIN NUMBER: 9569-44-7296 BY CHANGING THE ZONING  
DESIGNATION FROM R-10 MEDIUM DENSITY RESIDENTIAL TO R-10 CZD, MEDIUM  
DENSITY RESIDENTIAL CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Number: 9569-44-7296  
Address: 1744 Meadowbrook Terrace

Felicia Reeves Home: (File # P24-24-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from applicant and owner, Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets for the adaptive reuse of an existing structure for the use of a residential care facility on approximately 0.69 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on June 13<sup>th</sup>, 2024; voting 5-3 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 August 1<sup>st</sup>, 2024, 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 Number: 9569-44-7296, changing the zoning designation from R-10, Medium Density Residential to R-10 CZD, Medium Density Residential Conditional Zoning District.
2. Development of the parcel pursuant to this Ordinance is subject to the following.
  - a. Development shall comply with the master site plan submitted by the applicant revision dated June 3<sup>rd</sup> 2024, 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. Adaptive Reuse
    - i. Residential Care Facility
  - 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 1<sup>st</sup> day of August 2024.

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:                    9569-44-7296  
             Address:                            1744 Meadowbrook Terrace  
             Felicia Reeves Home: (File # P24-24-CZD)

Applicant/Owner: Alyce Knafllich (Founding Director and Board Chair) Aura Home Women Vets

Signature:\_\_\_\_\_

Printed Name:\_\_\_\_\_

Title: \_\_\_\_\_

Date:\_\_\_\_\_