

**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: 8/31/23 Time: 2:00 PM
3. Water and Sewer Availability Request *Request to connect to city sewer.*
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: 8/18/23

By: AMH

Fee Received? Y/N

**A. Applicant Contact Information**

FIONA MCCOLLEY

\* Printed Applicant Name

BL CORP OF NC

Printed Company Name (if applicable)

Corporation     Limited Liability Company     Trust     Partnership

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

*Fiona McColley*

Applicant Signature

Applicant Title (if applicable)

159 OSCEOLA ROAD

Address of Applicant

HENDERSONVILLE NC 28739

City, State, and Zip Code

828 423142

Telephone

bikingx@gmail.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)**

\_\_\_\_\_  
\*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: \_\_\_\_\_

\_\_\_\_\_  
Property Owner/Authorized Representative Signature

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

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
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: 159 OSCEOLA ROAD

PIN(s): \_\_\_\_\_

Address(es) / Location of Property: 159 Osceola Road  
Hendersonville NC 28739

Type of Development:  Residential  Commercial  Other

Current Zoning: R15

Total Acreage: 3.75

Proposed Zoning: \_\_\_\_\_

Proposed Building Square Footage: existing ~ 37,400 sq ft

Number of Dwelling Units: Up to 26

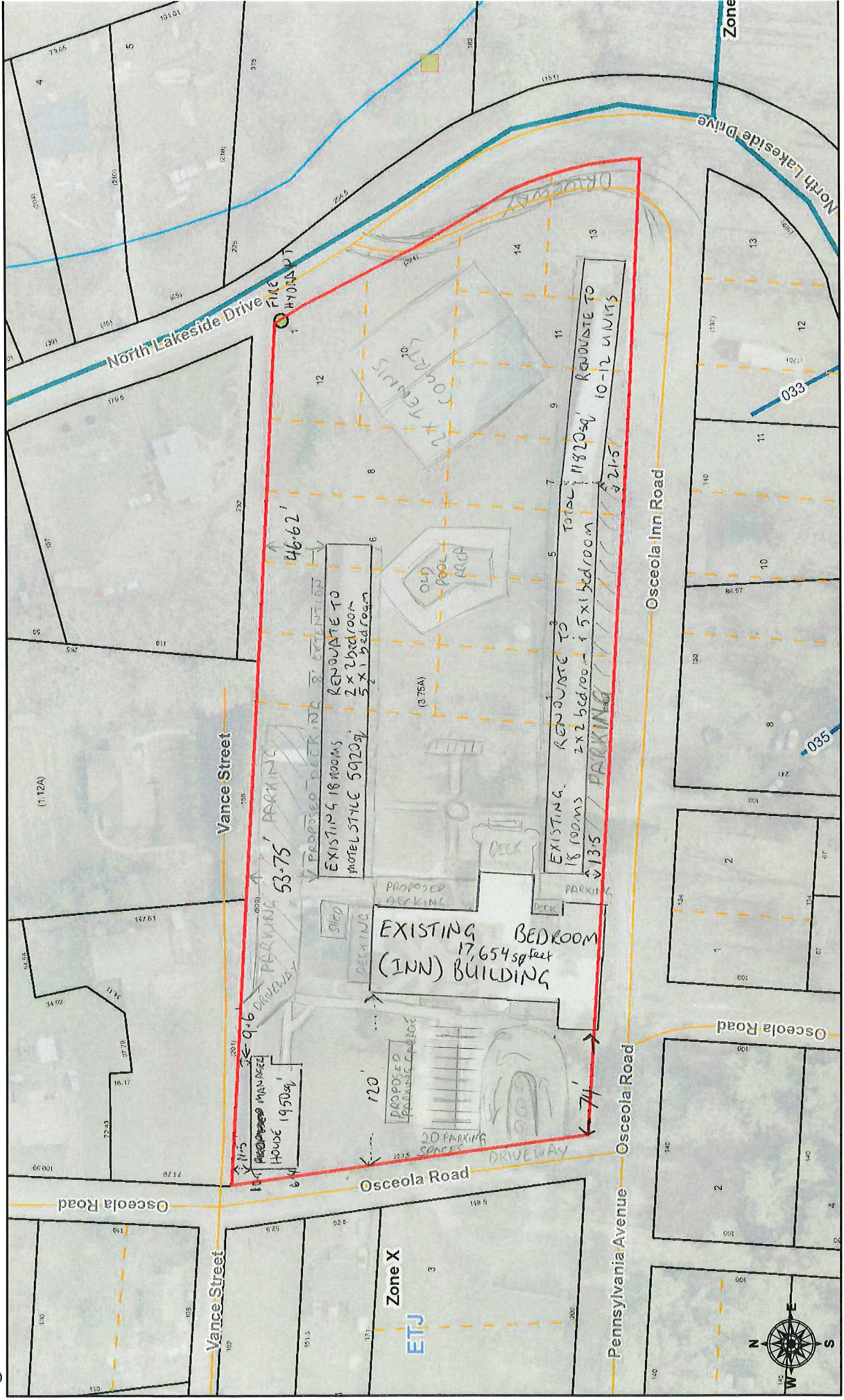
List of Requested Uses:  
20 bedroom Inn, conference center, events center, cafe  
Up to 26 residential 1 1/2 bedroom units

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

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

3b. EXISTING BUILDINGS

CONCEPT PLAN 159  
(Overlay) Osceola Road, HENDERSONVILLE NC 28739

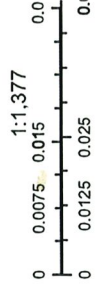


August 16, 2023

- Streets and Highways**
- THOROUGHFARE
  - FREEWAY
  - INTERSTATE
  - BOULEVARD
  - COLLECTOR
  - Local Roads
  - Parcels

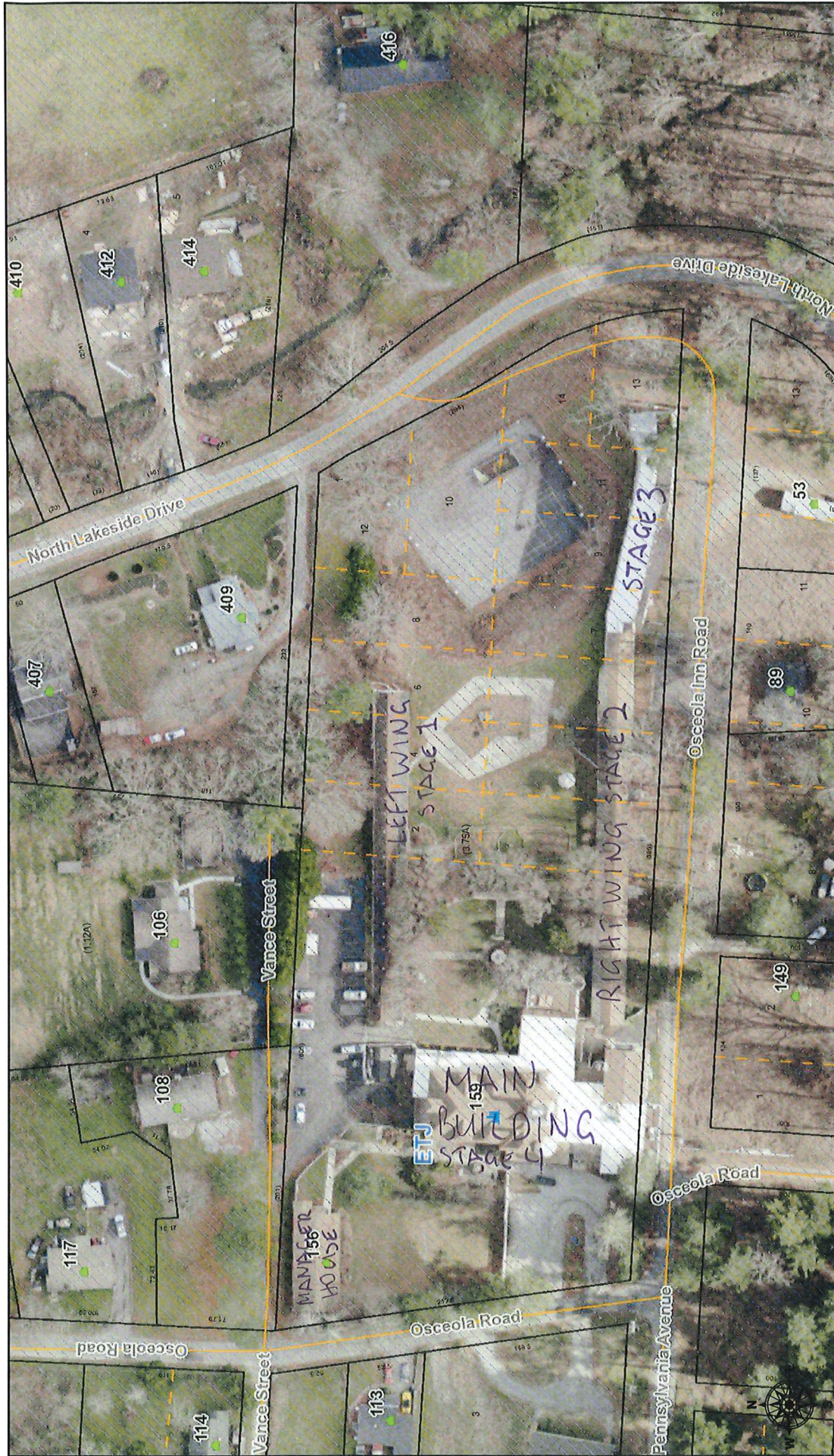
**THIS IS NOT A SURVEY.**

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).



3a. Location & boundaries of the property.

### 159 Osceola Inn 1920



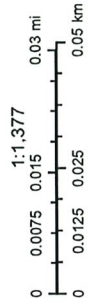
August 16, 2023

- Streets and Highways**
- FREEWAY
  - INTERSTATE
  - BOULEVARD

- THOROUGHFARE**
- COLLECTOR
  - Local Roads
  - Parcels

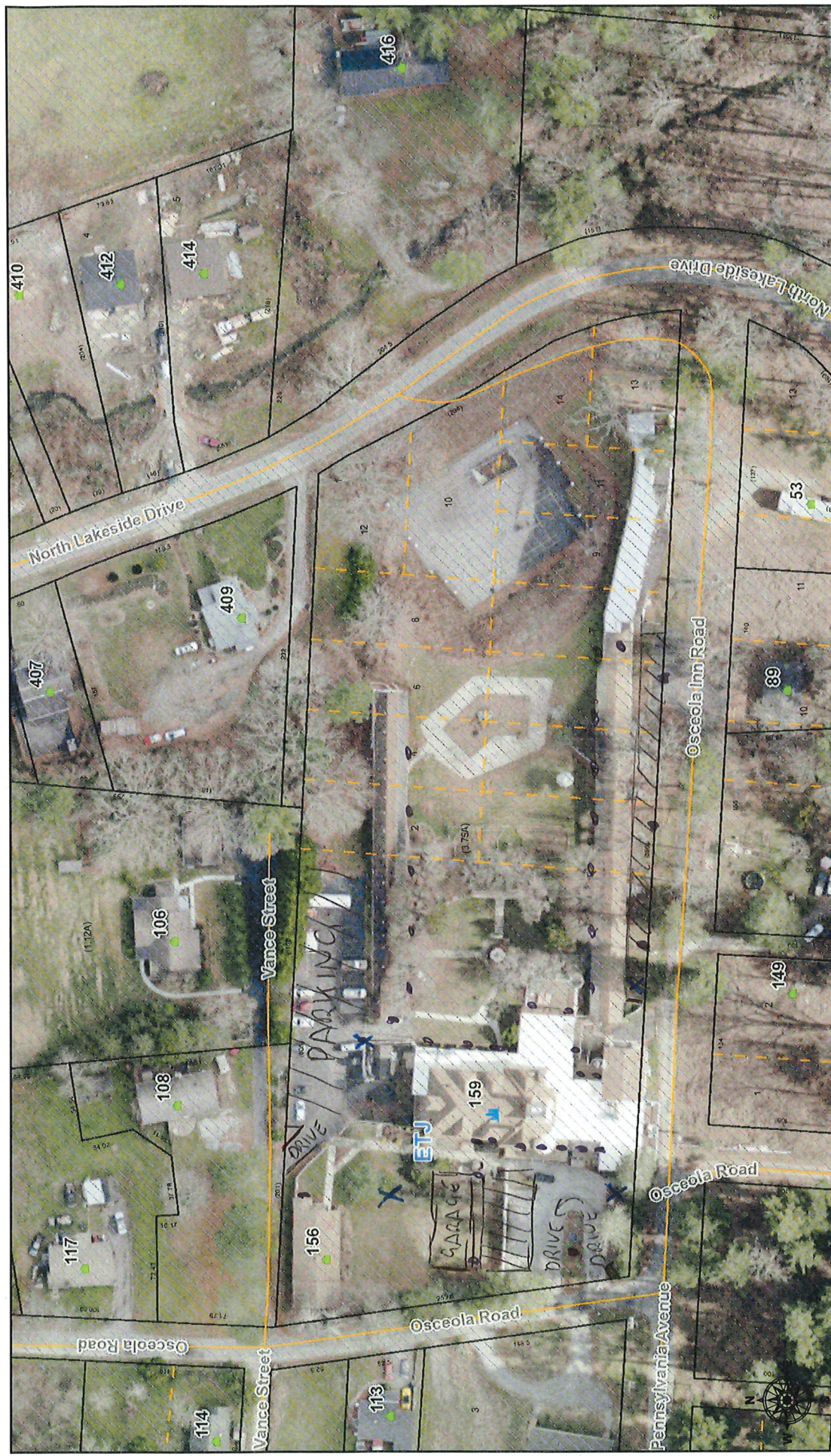
**THIS IS NOT A SURVEY.**

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).



3c. Proposed drives & parking

159 Osceola Inn 1920



August 16, 2023

- Streets and Highways
  - FREEWAY
  - INTERSTATE
  - BOULEVARD
- THOROUGHFARE
- COLLECTOR
- Local Roads
- Parcels
- 3d. outdoor lighting sign
- ASR & IBC
- X security lighting (existing)

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).

