



**CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION**

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: March 12th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Osceola Lake Inn Redevelopment (25-102-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning - designation of the subject property (PIN: 9568-31-5964) from R-15-CZD (Medium-Density Residential – Conditional Zoning District) to R-10-CZD (Medium Density Residential - Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 2/12/26], and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

- a) Adaptive Reuse
 - Hotel with accessory uses of café, bar, retail, offices, wellness
 - Artist studios
- b) 14 residential units

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed.]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include:

- 1. The project must be compliant with all applicable fire, utility, NCDOT, and stormwater standards upon final site plan approval.

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9568-31-5964) from R-15 CZD (Medium Density Residential – Conditional Zoning District) to R-10 CZD (Medium Density Residential - Conditional Zoning District) based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

- 1. The petitions proposed density is greater than what the area can accommodate.
- 2. The petition would generate excessive traffic and noise in an existing residential neighborhood.
- 3. The petition would have a negative impact on the surrounding properties due to the intensity of the use.

[DISCUSS & VOTE]

2. The renovation of the historic structure should be done in the spirit of the Secretary of Interior Standards for Rehabilitation.

3(2). The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Family/Neighborhood Living as defined in Chapter IV of the Gen H Comprehensive Plan.

4(3). We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The petition proposes to adaptively reuse an important historic structure.
2. The petition provides needed additional housing on a portion of the property.
3. The petition provides a number of sustainability features that align with the goals identified in the comprehensive plan.
4. The petition seeks to revitalize an outdated commercial area.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from Joey Burnett and Fiona McColley for the property located at 159 Osceola Road (PIN: 9568-31-5964). The property is currently zoned as Medium Density Residential Conditional Zoning District (R-15 CZD), and the applicant is requesting a rezoning to R-10 CZD.

The project is planned in three phases, with the first phase being an adaptive reuse of the historic inn, which dates to the early 20th century. The second phase is to construct the accessory structures associated with the adaptive reuse use in the historic inn. Phase III would be to construct 14 housing units and a clubhouse on the eastern portion of the site.

The applicant is proposing several uses, including hotel, restaurant, wellness center, and 14 housing units.

PROJECT/PETITIONER NUMBER:	25-102-CZD
PETITIONER NAME:	Green Horizons Property Group, LLC [Owner] Joey Burnett and Fiona McColley [Applicants]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Comprehensive Plan & FLUM Consistency Worksheet3. Goals & Guiding Principles Evaluation Worksheet4. Proposed Site Plan5. Neighborhood Compatibility Summary6. Draft Ordinance7. Application / Owner Signature Addendum / LLC Record