

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBER: 9568-31-5964 BY CHANGING THE ZONING DESIGNATION R-15 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT) TO R-10 CZD (MEDIUM DENSITY RESIDENTIAL - CONDITIONAL ZONING DISTRICT)**

IN RE: Parcel Numbers: 9568-31-5964  
Addresses: 159 Osceola Road  
Osceola Lake Inn Redevelopment: (File # 25-102-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Green Horizons Property Group, LLC and Joey Burnett and Fiona McColley, for the redevelopment of the Osceola Lake Inn at 159 Osceola Road; and

**WHEREAS**, the Planning Board took up this application at a regular meeting on March 12<sup>th</sup>, 2026; voting **X-X** 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 **April 2<sup>nd</sup>, 2026**, 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: 9568-31-5964, changing the zoning designation from R-15 CZD (Medium Density Residential – Conditional Zoning District) 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 site plan submitted by the applicant dated **Month Date, 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. Adaptive Reuse
      1. Hotel, café, bar, retail, offices, wellness, artist studios
    - ii. Minor Planned Residential Development
      1. 14 residential units and an accessory community building
  - 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 **14<sup>th</sup> day of April 2026**.

Attest:

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Barbara G. Volk, Mayor, City of Hendersonville

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Jill Murray, City Clerk

Approved as to form:

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Angela S. Becker, 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: 9568-31-5964  
Addresses: 159 Osceola Road  
Osceola Lake Inn Redevelopment: (File # 25-102-CZD)

Property Owner/Application: Green Horizons  
Property Group, LLC

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

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

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

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