

IN RE: Duncan Terrace Conditional Zoning District (File # P20-48-CZD)

List of Uses & Conditions

I. Stipulated Uses:

Only the following uses are authorized for the referenced development:

- Residential dwellings, multi-family
- Accessory structures
- Parks
- Home Occupations
- Customary accessory uses

II. Conditions:

1. Shall Be Attached to the Conditional Rezoning and Satisfied Prior to Issuance of Final Site Plan Approval:

1. The Duncan Hill Road entrance/exit will be realigned to match Baldwin Hill Ave.
2. Consideration of making the lighting on site Dark Sky Complaint
3. To save the three large trees along Duncan Hill Road that are adjacent to the brick residential home.
4. Require the developer to replace each tree over 12 inches in diameter that is removed from the property; and that replacement trees be the same or their equivalent to existing trees in accordance with Article XV of the Zoning Ordinance. In addition, all replacement Broadleaf Canopy Trees shall be 2 ½ inch diameter at breast height (DBH) and all Ornamental Trees shall be 1 ½ inch diameter at breast height (DBH)

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to the imposition of all conditions stated.

Bobby Funk

Signature:_____

Printed Name:_____

Date:_____

GREEN HOLDINGS, LLC

Signature:_____

Printed Named:_____

Date:_____

Title within LLC:_____

**NORTH MAIN STREET PROPERTIES
OF HENDERSONVILLE, LLC**

Signature:_____

Printed Named:_____

Date:_____

Title within LLC:_____