List of Uses and Conditions- Beacon Commons

I. Stipulated Uses:
Only the following uses are authorized for the referenced development:

- Offices, business, professional and public
- Retail
- Residential dwellings, multi-family

II. Conditions:

(1) **The following conditions are imposed in order to ensure compliance of the development with the standards (both general and specific) of the City of Hendersonville Zoning Ordinance. These conditions shall be attached to the amended special use permit and must be satisfied prior to issuance of final site plan approval:**

1. No development activities shall take place on the site prior to approval of final plans for the project which shall comply with approved preliminary plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Zoning Ordinance.

2. Final plans for the project must include the following:

    (A) A lighting plan for the project demonstrating that lighting will be installed in accordance with Section 6-17-4 of the Zoning Ordinance.

    (B) A stormwater management plan meeting the requirements of Section 6-21 of the Zoning Ordinance [the applicant is advised that failure to meet stormwater requirements will mean that the project cannot be developed pursuant to the preliminary site plan approval];

    (C) A landscape plan indicating compliance with Article XV, Buffering, Screening, and Landscaping.

    (D) A letter from the State Erosion and Sedimentation Control Office indicating plans have been filed and approved.

    (E) A site plan meeting the development standards requirement for CMU District as contained in Section 5-20 of the Zoning ordinance.

    (F) The dedication of a greenway easement along Wash Creek, at which time the easement segment is needed to connect to an adjoining segment either to the north or south of the development parcel.

3. The applicant shall comply with all relevant provisions of the Flood

Damage Prevention Ordinance including obtaining a no-rise certificate