

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL 9579-26-7956 BY CHANGING THE ZONING DESIGNATION FROM PCD, PLANNED COMMERCIAL DEVELOPMENT TO PCD CZD PLANNED COMMERCIAL DEVELOPMENT, CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Number(s): 9579-56-7956 – Hendersonville Home 2.  
(File # P21-73-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from Sanjay Patel (applicant) and Sugarloaf Hospitality LLC (owner) for the development of a four-story hotel and meeting room on approximately 2.3 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on December 13th, 2021; voting unanimously to recommend City Council adopt 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 January 6<sup>th</sup>, 2022, 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 9579-56-7956 from PCD Planned Commercial Development, to PCD CZD Planned Commercial Development, Conditional Zoning District
2. Development of the parcel shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina, and shall be based on the site plan submitted by the applicant and subject to the following:
  - a. Permitted Uses shall include:
    - i. Hotels & motels
3. This ordinance shall be not be effective until the stipulated list of conditions 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 sixth day of January 2022.

Attest:

\_\_\_\_\_  
Barbara G. Volk, Mayor, City of Hendersonville

\_\_\_\_\_  
Angela L. Reece, City Clerk

Approved as to form:

\_\_\_\_\_  
Angela S. Beeker, City Attorney

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

Applicant: Sanjay Patel

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

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

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

Title Within LLC:\_\_\_\_\_

Property Owner: Sugarloaf Hospitality LLC

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

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

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

Title Within LLC:\_\_\_\_\_