

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND  
THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL  
9578-24-9710 BY CHANGING THE ZONING DESIGNATION FROM C-2 CZD  
SECONDARY BUSINESS, CONDITIONAL ZONING DISTRICT TO C-2 CZD SECONDARY  
BUSINESS CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Numbers: 9578-24-9710 – 137 & 137 E. Central St.  
(File # P21-72-CZD)

**WHEREAS**, the City Council adopted Ordinance #18-070749, An Ordinance Amending the Official Zoning Map of the City of Hendersonville which rezoned Parcel Number 9578-24-9710 (previously, 9578-24-8681) from City of Hendersonville R-15 Medium Density Residential to C-3 CZD, Highway Business Conditional Zoning District; and

**WHEREAS**, the City adopted Ordinance #20-0427, An Ordinance Amending the Official Zoning Map of the City of Hendersonville which rezoned Parcel Number 9578-24-9710 9710 (previously, 9578-24-8681) from City of Hendersonville C-3 CZD Highway Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District; and

**WHEREAS**, the City is in receipt of a Conditional Rezoning Application from William A. Pace, Jr. (Applicant) and William A. Pace Jr. LLC (Property Owner) for the subject parcel, consisting of the addition of Automotive Paint & Body and certain permitted uses in the C-2 Secondary Business Zoning District to the approved list of uses for the Conditional Zoning District at the subject property, 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 9578-24-9410 from C-2 CZD Secondary Business, Conditional Zoning District to C-2 CZD Secondary Business 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. Accessory uses & structures
    - ii. Animal hospitals & clinics so long as the use contains no outdoor kennels
    - iii. Automobile car washes
    - iv. Automobile sales & service establishments
    - v. Banks and other financial institutions
    - vi. Bed & breakfast facilities
    - vii. Cultural arts buildings
    - viii. Dance and fitness facilities
    - ix. Dry cleaning and laundry establishments containing less than 6,000 ft<sup>2</sup> square feet of floor area
    - x. Farm equipment sales & service
    - xi. Funeral homes
    - xii. Laundries, coin-operated
    - xiii. Microbreweries, subject to special requirements Supplementary Standards contained in Section 16-4, below
    - xiv. Mobile food vendors, subject to special requirements Supplementary Standards contained in Section 16-4, below
    - xv. Music and art studios
    - xvi. Neighborhood community centers
    - xvii. Newspaper offices and printing establishments
    - xviii. Offices, business, professional and public

- xix.     Parking lots and parking garages
- xx.     Parks
- xxi.    Progressive care facilities subject to special requirements Supplementary Standards contained in Section 16-4, below
- xxii.   Restaurants
- xxiii.   Retail stores
- xxiv.    Schools, post-secondary, business, technical and vocational
- xxv.     Schools, primary & secondary
- xxvi.    Signs, subject to the provisions of Article XIII
- xxvii.   Theaters, indoor

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: William A. Pace Jr.

Property Owner: William A. Pace Jr LLC

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

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

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

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

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

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

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

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

