Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, AND9569-26-6701 BY CHANGING THE ZONING DESIGNATION R-10 (MEDIUM DENSITY RESIDENTIAL) TO PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT)

IN RE: Parcel Numbers: PINs: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, and 9569-26-6701
Addresses: 14 Cornerstone Way
Cornerstone: (File # 26-63-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from the property owner J&L Capital Solutions LLC and applicant Jonathon Zetterholm, 2020 Builders LLC, for the existing 5.01 acre development containing 10 existing duplexes and

WHEREAS, the Planning Board took up this application at a regular meeting on November 11th, 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 December 7th, 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 Numbers: 9569-26-4527, 9569-26-4581, 9569-26-5435, 9569-26-5378, 9569-26-6323, 9569-26-7374, 9569-26-7203, 9569-26-8404, 9569-26-8507, 9569-26-7640, 9569-26-6676, and 9569-26-6701, changing the zoning designation R-10 (Medium Density Residential) to PRD-CZD (Planned Residential Development – 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 September 25th, 2026, 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:
      a) Adult care centers registered with the NC Department of Health and Human Services
      b) Accessory uses & structures
      c) Dance, health & fitness facilities
      d) Neighborhood community centers
      e) Offices, business, professional and public
      f) Personal services
      g) Restaurant
      h) Residential dwellings, single/two/multi-family

   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 7th day of December 2026.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____

Jill Murray, 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 all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200
Addresses: 600 Carolina Village Road
Carolina Village: (File # 26-25-CZD)

Property Owner/Application: Carolina Village [
Kevin Parries]

Signature:_____

Printed Name:_____

Title:_____

Date:_____