

**AN ORDINANCE DESIGNATING PROPERTY KNOWN AS
GREY HOSIERY MILL PARKING LOT & COMMON AREA (PIN 9568-88-9541)
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9568-88-7494 and #9568-88-9541, located at 301 4th Avenue East and known as Grey Hosiery Mill, lists Grey Mill Ventures, LLC as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at/adjacent to 301 4th Avenue East; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the Hendersonville Historic Preservation Commission on September 18, 2019, and the following findings were made:

- a. First constructed in 1915, the Grey Hosiery Mill is the only remaining early twentieth century industrial structure in Hendersonville.
- b. The Grey Hosiery Mill is significant for its association with Hendersonville's industrial and social history.
- c. The Grey Hosiery mill is significant in the area of architecture for being representative of early twentieth century mill design in the area: one-to-two story brick buildings with minimalist, unadorned facades characteristic of International Modernism architecture.

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the City of Hendersonville City Council on November 7, 2019 and approved an ordinance designating the 1.09 Acre site of the Grey Mill as a Local Landmark.

WHEREAS, the initial Local Landmark Designation for Grey Mill did not include the Parking Lot & Common Area (PIN 9568-88-9541).

WHEREAS, a public hearing on the designation of Grey Mill as a local historic landmark was held by the Hendersonville Historic Preservation Commission on May 19, 2021, and the following findings were made:

- a.

- b.
- c.

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on June 3, 2021, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on May 19, 2021, on the question of designating the property known as Grey Hosiery Mill Parking Lot & Common Area (PIN 9568-88-9541) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as Grey Hosiery Mill and its associated properties including Parking Lot and Common Area and located at and adjacent to 301 4th Avenue East, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The interior and exterior of the mill building, all of the historic acreage currently associated with the parcel (2.26 acres), and all contributing outbuildings or additions shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of the mill building or its additions shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the sixth day of June 3, 2021.

Barbara G. Volk, Mayor

ATTEST:

Angela Reece, City Clerk

(Seal)

Exhibit A

INSERT UPDATED MAP – AMENDED LOCAL LANDMARK DESIGNATION

