

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCEL POSSESSING PARCEL IDENTIFICATION NUMBER 9579-45-0902 BY CHANGING THE ZONING DESIGNATION FROM C-3 HIGHWAY BUSINESS TO C-3 CZD HIGHWAY BUSINESS– CONDITIONAL ZONING DISTRICT)**

IN RE: Parcel Number: 9579-45-0902– 220 Mitchelle Drive (Schroader Honda Expansion) - (File # P21-70-CZD)

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from Casey Schroader (Applicant) and Leonard and Catherine Schroader (Owner) for the development of a two story 32,985 square foot expansion of the Schroader Honda business while retaining a 20,089 square feet of existing buildings on 4.007 acres, and

**WHEREAS**, the Planning Board took up this application at its regular meeting on March 14<sup>th</sup>, 2022; voting 0-0 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 April 7<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: 9579-45-0902 by changing the Zoning designation from C-3 Highway Business to C-3 CZD Highway 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. Automobile sales & service establishments
    - ii. Offices, business, professional and public
    - iii. Retail stores
  - b. Conditions that shall be satisfied prior to final site plan approval include:
    - i. Require natural vegetation be retained on slope outside the disturbance and appropriate native grasses and herbaceous plants be planted beyond the impermeable parking surface, and down to and around the retaining pond.
    - ii. Require replanting of trees, shrubs, grasses, and herbaceous plants in the slope area, to be disturbed, just north of retaining pond. This will provide a buffer and filter as well as decrease erosion and water runoff. It can provide a transition to abutting property as well as additional future cover.
    - iii. Require no turf grasses to be used.
    - iv. Reduce the required off street parking from 118 parking spaces to 30 parking spaces.
3. This ordinance shall be not be effective until the stipulated 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 April 2022.

Attest:

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

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Angela L. Reece, City Clerk

Approved as to form:

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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/Developer: Casey Schroader

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

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

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

Property Owner: Leonard Schroader

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

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

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

Property Owner: Catherine Schroader

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

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

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