EXHIBIT E - PROJECT CONDITIONS (Draft)
Princess Anne Hotel

1. The property included in the conditional zoning is shown on the site plan and is identified on the Buncombe County tax map as PIN 9649-63-6041 and is 0.59 acres.

2. Pursuant to this ordinance, the entire subject property is to remain zoned Institutional - Conditional Zone (INST - CZ), limited to the following conditions.

3. The existing 3-story, historic structure shall be maintained in its current form - no additional building or site work is proposed. Future site or building work must first obtain approval. Changes that are minor in nature and consistent with this approval will not require an amendment to this Ordinance.

4. There shall be a 15-space parking lot on the property. Accessible parking for the restaurant use shall be accommodated.

5. The existing 6'-wide sidewalks shall be maintained in their current, or substantially similar, condition.

6. Changes to landscaping may be permitted provided minimum compliance as demonstrated on Exhibit D - Zoning Compliance and Landscape Plan is maintained. All landscaping shall be kept in good condition and meet the City's compliance and maintenance standards [UDO Sec. 7-11-3(f)].

7. The permitted uses on the property shall be limited to the following:
    a. A 16-guestroom hotel
    b. A 44-seat restaurant
    c. Three apartments for hotel or restaurant staff
    d. Retail sales
    e. Eating/drinking establishments
    f. Barber shops & beauty salons
    g. Special functions or events. Special functions or events that exceed 75 persons shall be restricted to no more than four such large events per month and in those circumstances, special off-street remote parking arrangements shall be required. There shall be no limit on the number of special events involving fewer persons.

8. All proposed site and exterior building lighting must meet the outdoor lighting requirements found in UDO Sec. 7-11-10.

9. The building design, site design and orientation on site must substantially comply with the approved site plan and elevations which are incorporated herein by reference.

10. The conditional zoning will be valid for five years from the date of approval by City Council with building permits obtained within this 60-month period. Failure to obtain building permits within this time frame shall render the approval null and void.

Agreed to and Accepted this the [day]th day of [month], [year], by the Property Owner/Applicant:

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Owner/Applicant Signature