



CITY OF HENDERSONVILLE  
**AGENDA ITEM SUMMARY**  
PLANNING DIVISION

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**SUBMITTER:** Tyler Morrow

**MEETING DATE:** February 8th, 2024

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Administrative Review: Preliminary Site Plan– Estrada and Sons Expansion (A23-32-SPR) – *Tyler Morrow – Planner II*

**SUGGESTED MOTION(S):**

<b><u>For Approval:</u></b>	<b><u>For Denial:</u></b>
<p>I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-8 C-3 Highway Business and 7-3-3 Review of Preliminary Site Plans) finding that the Estrada and Sons Expansion project is compliant with all applicable requirements.</p>	<p>I move that the Planning Board deny the application for preliminary site plan approval for the Estrada and Sons Expansion project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:</p>
<p>1.</p>	
<p>[DISCUSS &amp; VOTE]</p>	<p>[DISCUSS &amp; VOTE]</p>

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***SUMMARY:***

*The City of Hendersonville is in receipt of an application for preliminary site plan review from Salvador Estrada of Estrada & Sons LLC. The applicant is proposing to construct a 4,000 square foot addition onto the existing 20,473 square foot business.*

*The proposed site plan shows an 80’ by 50’ addition onto the rear of the existing structure at 620 Duncan Hill Road. The proposed addition is proposed to be 18’ in height.*

*Due to this development exceeding the threshold of 20,000 square feet, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.*

<b>PROJECT/PETITIONER NUMBER:</b>	(A23-32-SPR)
<b>PETITIONER NAME:</b>	Estrada & Sons, LLC [Applicant and Owner] [Applicant/Owner]
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Preliminary Site Plan</li><li>3. Application / Owner Signature Addendum</li></ol>