



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



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**SUBMITTER:** Sam Hayes, Planner II      **MEETING DATE:** September 18, 2024

**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** 1420 Ridgecrest Drive – Driveway  
(H24-064-COA) – *Sam Hayes / Planner II*

**SUGGESTED MOTION(S):**

**1. For Recommending Approval:**

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-064-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **not incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The driveway is completely missing from the subject property, and therefore, is being replaced with a new feature based on accurate documentation of the original design. **(Sec. 2.4.4)**
2. A new design is proposed that is compatible in location, configuration, dimension, scale, and materials with the historic building site, streetscape, and district. **(Sec. 2.4.5)**
3. The location of the new driveway allows for the retention of the topography of the building site and significant site features, including mature trees. **(Sec. 2.4.6)**

**[DISCUSS & VOTE]**

**1. For Recommending Denial:**

I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-064-COA and located within the Hyman Heights Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is **incongruous** with the character of the Hendersonville Historic Preservation Commission Design Standards (Residential) for the following reasons:

1. The replacement driveway does not follow the original design according to historic documentation. **(Sec. 2.4.4)**
2. The new design is incompatible in location, configuration, dimension, scale, and material with the historic building site, streetscape, and district. **(Sec. 2.4.5)**
3. The new driveway negatively impacts the topography of the building site and significant site features. **(Sec. 2.4.6)**
4. The new driveway will negatively impact mature tree(s) on the site. **(Sec. 2.4.6)**
5. The new driveway will significantly alter the proportion of built area to green area on the individual site. **(Sec. 2.4.7)**

**[DISCUSS & VOTE]**

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<b>PROJECT/PETITIONER NUMBER:</b>	H24-064-COA
<b>PETITIONER NAME:</b>	Patsy Stewart (Applicant and Property Owner)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. Warranty Deed