



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Sarah McLaurin	MEETING DATE:	August 13, 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Site Plan– 1910 Haywood Rd (26-46-SPR) – Sarah McLaurin, Planner II		

SUGGESTED MOTION(S):

<u>For Approval:</u> 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 5-14-4. Development Standards for PRD Planned Residential Development and 7-3-3. Review of Preliminary Site Plans) for the 1910 Haywood Rd. Minor Planned Residential Development with the following Conditions: <u>Condition(s):</u> 1) Update Preliminary Landscaping Plan to indicate either new planting areas or areas for preservation/tree credits. [DISCUSS & VOTE]	<u>For Denial:</u> I move that the Planning Board deny the application for preliminary site plan approval for the 1910 Haywood Rd. Minor Planned Residential Development because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance • Please list noncompliant sections: • [DISCUSS & VOTE]
--	---

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Pisgah Surveying, PLLC (applicant) and Haywood Ventures, LLC (property owner). The applicant is proposing to construct two residential structures within a Minor Planned Residential Development along Haywood Road (PIN 9569-23-4829). The property is currently zoned R-15 Medium Density Residential.

The proposal includes the addition of two 1800 square-foot residential structures on lots of approximately 0.28 acres. The existing site contains five buildings, consisting of two single-family homes and three duplexes. The duplex units are under 1200 square feet. The resulting density on this site would be 4 full and 6 half-units, for a total of 7 dwelling units on the 2.28-acre site. An R-15 Minor Planned Residential Development allows a max density of 4 units an acre, or 9 units for this site.

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, the proposed subdivision is categorized as an Expedited Subdivision and will be administratively reviewed by Staff. Upon issuance of a Final Site Plan and Expedited Subdivision Plan approvals, construction of the proposed development may commence.

PROJECT/PETITIONER NUMBER:	26-46-SPR
PETITIONER NAME:	• Alex Ward of Pisgah Surveying, PLLC [Applicant] • Ryan Howell of Haywood Ventures, LLC. [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan Packet 3. Application / Owner Signature Addendum