



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley **MEETING DATE:** September 10, 2026

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

TITLE OF ITEM: Administrative Review: Preliminary Site Plan + Preliminary Plat – Drakewood Minor PRD + Subdivision (26-51-SPR + 26-54-SUB) – *Matthew Manley, AICP*
| *Long-Range Planning Manager*

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 for the Drakewood Minor Planned Residential Development [with the following conditions]: <u>Condition(s):</u> 1) [list any conditions] [DISCUSS & VOTE] ----- I move that the Planning Board grant preliminary plat approval, based on the requirements of the City of Hendersonville Subdivision Ordinance for the Drakewood Major Subdivision [with the following conditions]: <u>Condition(s):</u> 1) [list any conditions] [DISCUSS & VOTE]	<u>For Denial:</u> I move that the Planning Board deny the application for preliminary site plan approval for the Drakewood 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] ----- I move that the Planning Board deny the application for preliminary plat approval for the Drakewood Major Subdivision because the applicant has failed to demonstrate compliance with the following provisions of the Subdivision Ordinance • Please list noncompliant sections [DISCUSS & VOTE]
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan and preliminary plat review from Drake Bruner Elder of Watermark Landscape Architecture (applicant) and Mike

Murphy of Hendo Homes, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and Major Subdivision to create a twenty-lot development off of Stanwood Ln and Drake St (PIN 9568-51-8549). The 1.88-acre property is currently zoned R-10 Medium Density Residential (rezoned 6/1/2023).

The proposal includes the creation of a public street and the utilization of Drake St, which bisects the property, to serve as frontage for the new lots. A Minor PRD in R-10 permits 5.5 units per acre. Each unit will be 1,200 Sq Ft or smaller and thus will take advantage of the “½ -Unit” or “Double Density” provision under Sec. 6-1-2 of the Zoning Ordinance. The resulting allowed density on this site would be 11 units per acre. With 20 units proposed on 1.88 acres, the proposed density comes out to 10.6 units per acre. A portion of the Shepherd Creek Floodplain is on the site.

Once Preliminary Site Plan and Preliminary Plat approval are granted, the applicant will be responsible for submitting a Final Site Plan for review. Upon approval of annexation and issuance of an approved Final Site Plan, horizontal construction on the site may commence. Once all public infrastructure has been built or bonded, the final plat can be recorded, zoning permits can be issued and vertical construction may begin.

PROJECT/PETITIONER NUMBER:	26-51-SPR + 26-54-SUB
PETITIONER NAME:	• Drake Bruner Elder of Watermark Landscape Architecture [Applicant] • Mike Murphy of Hendo Homes, LLC [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan 3. Preliminary Plat 4. Applications