



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

SUBMITTER: Matthew Manley

MEETING DATE: April 11, 2024

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Administrative Review: Preliminary Site Plan– Fakhoury Academy of Taekwondo (A24-15-SPR) – *Matthew Manley, AICP /Strategic Projects Manager*

SUGGESTED MOTION(S):

<p><u>For Approval:</u></p> <p>I move that the Planning Board grant preliminary site plan and building design approval, based on the requirements of the City of Hendersonville Zoning Ordinance finding that the Fakhoury Academy of Taekwondo project is compliant with all applicable requirements.</p> <p style="text-align: center; margin-top: 20px;">[DISCUSS & VOTE]</p>	<p><u>For Denial:</u></p> <p>I move that the Planning Board deny the application for preliminary site plan and building design approval for the Fakhoury Academy of Taekwondo project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:</p> <p style="margin-left: 40px;">1.</p> <p style="text-align: center; margin-top: 20px;">[DISCUSS & VOTE]</p>
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Kevin Fakhoury of the Fakhoury Academy of Taekwondo and engineer, Wyatt Edsel of Edsel Engineering. The applicant is proposing to construct a 10,000 square foot building with 50 parking spaces on the subject property.

The proposed site plan shows a 100'x100' 1-story structure along with the associated parking spaces and required grading. The site, which is located at the corner of Asheville Hwy and Berkeley Rd, is slated to have a single driveway access off Berkeley Rd (NCDOT).

Due to this development adding more than 30 parking spaces, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying C-3 zoning.

City Council at their December 7th 2023 meeting annexed PIN 9569-48-5695 into the City. The two parcels are zoned C-3 and will be recombined as part of the development. City Council at their December 7th, 2023, meeting zoned the subject property from Henderson County CC (Community Commercial) to City CHMU (Commercial Highway Mixed Use).

PROJECT/PETITIONER NUMBER:	(A24-15-SPR)
PETITIONER NAME:	Kevin Fakhoury [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan3. Preliminary Building Design4. Application and Signature Addendums