



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

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**SUBMITTER:** Matthew Manley

**MEETING DATE:** June 8, 2023

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community  
Development

**TITLE OF ITEM:** Administrative Review: Preliminary Site Plan– Asheville US Army Reserve Center (A22-56-SPR) – *Matthew Manley, AICP – Strategic Projects Manager*

**SUGGESTED MOTION(S):**

**For Approval:**

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 5-12 Industrial Zoning and 7-3-3 Review of Preliminary Site Plans) for the Asheville US Army Reserve Center project.

**[DISCUSS & VOTE]**

**For Denial:**

I move that the Planning Board deny the application for preliminary site plan approval for the Asheville US Army Reserve Center project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning 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 review from the US Army Corp of Engineers for the construction of a 45,122 Sq Ft Army Reserve Center to serve the Asheville Region.*

*As proposed, the currently vacant site would be developed to include a principal Army Reserve Center, an accessory Vehicle Maintenance Structure and 157 Parking Spaces. The site would have a single point of access off of Crest Rd. The perimeter of the site requires*

*a Type B buffer.*

*Given that this is a Federal project, it is not subject to local zoning. However, the applicant is voluntarily complying with the City's process for development approval.*

*Since this project is greater than 20,000 Sq Ft (but less than 50,000 Sq Ft), it is subject to a Preliminary Site Plan approval from the Planning Board. This is an administrative review, as opposed to a legislative decision, whereby the Planning Board acts as an extension of staff in reviewing the submission to determine if compliance has been demonstrated. If found to be compliant, an approval shall be issued. In typical circumstances, the Planning Board may impose such reasonable conditions on an approval as will ensure such compliance with the ordinance. The proposed density of the development is approximately 1.96 units per acre.*

<b>PROJECT/PETITIONER NUMBER:</b>	(A22-56-SPR)
<b>PETITIONER NAME:</b>	- Stephen Curry, PE - Mason & Hanger [Applicant] - US Army Corp of Engineers, Army Reserve Section [Owner]
<b>ATTACHMENTS:</b>	1. Staff Report 2. Preliminary Site Plan 3. Application / Owner Signature Addendum