

# CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

**SUBMITTER:** Tyler Morrow **MEETING DATE:** January 9<sup>th</sup> 2025

AGENDA SECTION: New Business DEPARTMENT: Community

Development

**TITLE OF ITEM:** Administrative Review: Preliminary Site Plan– Chabb Wood Acres Lane (A24-

80-SPR)– Tyler Morrow – Current Planning 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 5-14 Planned Residential Development and 7-3-3 Review of Preliminary Site Plans) for the Chabb Wood Acres project.

[DISCUSS & VOTE]

# For Denial:

I move that the Planning Board deny the application for preliminary site plan approval for the Chabb Wood Acres project 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 Scott Street (applicant) and Larry Eugene Miller (property owner). The applicant is proposing to construct 29 detached single-family units on the subject property at 89 Chabb Wood Acres Lane (PIN 9579-67-4170).

The proposed site plan shows that the proposed lots sizes of the development will vary between 0.11 acres to 0.28 acres

The proposed density of the development is approximately 3.09 units per acre. An R-15 Minor Planned Residential Development allows a max density of 3.75 units an acre or 35 units

PROJECT/PETITIONER NUMBER:	(A24-80-SPR)
	- Scott Street [Applicant]
PETITIONER NAME:	- 11 -

	- Larry Eugene Miller [Owner]
ATTACHMENTS:	<ol> <li>Staff Report</li> <li>Preliminary Site Plan Packet</li> <li>Application / Owner Signature Addendum</li> </ol>