

PRELIMINARY PLAT REVIEW- SIGNAL HILL TOWNHOMES (25-57-SUB)
CITY OF HENDERSONVILLE - PLANNING STAFF REPORT

PROJECT SUMMARY 2

PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES 3

SITE IMAGES..... 5

SITE IMAGES..... 6

REZONING REQUEST.....**Error! Bookmark not defined.**

PROPOSED DEVELOPMENT DETAILS 7

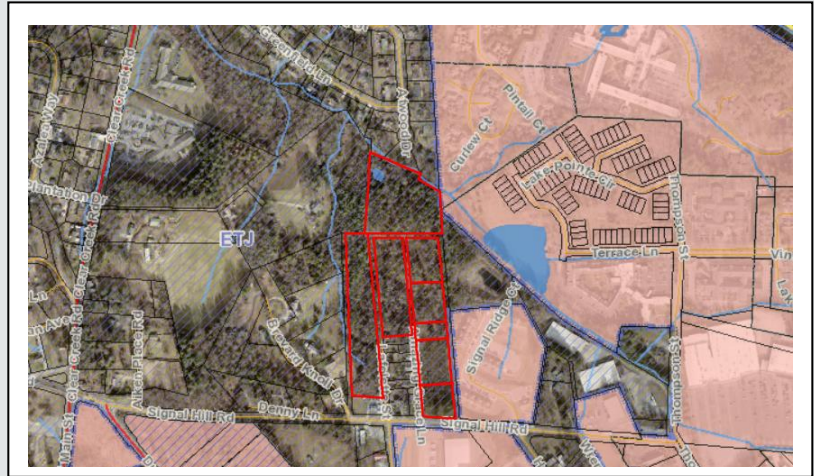
OUTSTANDING PRELIMINARY PLAT COMMENTS 7

STAFF ANALYSIS..... 7



PROJECT SUMMARY

- Project Name:
 - Signal Hill Townhomes
- Applicant & Property Owner:
 - First Victory Construction and Development [Applicant]
 - Herta G Suess Trustees [Owners]
- Property Address:
 - 0 Signal Hill Road
- Project Acreage:
 - 13.73 acres
- Parcel Identification (PIN):
 - 9579-07-6259
 - 9579-06-7975
 - 9579-06-5791
 - 9579-06-8507
 - 9579-06-8308
 - 9579-06-8117
- Parcel Zoning:
 - R-15, Medium Density Residential
- Requested Uses:
 - Planned Residential Development (minor)
- Type of Review:
 - **Administrative-** Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for a Major Subdivision [preliminary plat] approval from Travis Fowler with First Victory Construction and Development (applicant).

The applicant is proposing to plat 50 single-family attached home lots on the subject property at 0 Signal Hill Road. (PINs 9579-07-6259, -06-7975, -06-5791, -06-8507, -06-8308, -06-8117). The rezoning for this property to R-15 was approved in 2023.

The preliminary plat consists of residential home lots, parkland dedication area, common spaces, and rights-of-way. Staff finds that the plat is compliant with the Subdivision Ordinance.

Since this development is proposed for fee simple single-family dwellings, the land must be subdivided in order to be built and sold in its current configuration. Due to this, the project must also go through the City's subdivision process. Projects involving the division of land into 8 or more lots and the dedication of a new street meet the criteria of a 'major subdivision' and therefore will be reviewed according to the standards of the Subdivision Ordinance. If approved, final site plans can be approved and the construction of public infrastructure may begin. Once infrastructure is installed, the Final Plat can be recorded.

PRELIMINARY PLAT AND MAJOR SUBDIVISION GUIDELINES

Preliminary Plat Standards of Review

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting,

though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

The Planning Board's decision shall be one of the following. All the following decisions are administrative in nature:

- Approval of the Major Subdivision as proposed.
- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

SITE IMAGES



View of Lafolette Street from entrance near Signal Hill Road.



View of portion of road that developer received variance for to only have a 30' ROW instead of 45'.

SITE IMAGES



View of Amazing Grace Lane taken from near entrance from Signal Hill Road.



View of storage unit facility located south of the subject property across Signal Hill Road.

PROPOSED DEVELOPMENT DETAILS

- **Units**
 - 50 Single-Family Attached Homes (Townhomes)
- **Proposed Use:**
 - R-15, Medium Density Residential Minor Planned Residential Development (R-15, Minor PRD)
- **Acres/Density**
 - 13.73 acres
 - Proposed density-3.64 units per acre or 50 units.
 - Allowed density (Previous zoning) - 3.75 units an acre or 51 units.
 - Allowed density (New zoning – if passed by City Council on 6/5/25) – 4 units an acre or 54 units.
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slop requirements.
 - The site has one stream that runs along the northern boundary of the property.
 - The site does not have any associated floodplains.
- **Streets**
 - All internal streets to the site will be built to public street standards and dedicated to the City for maintenance.
 - The applicant received a variance in 2023 to reduce a portion of the entrance road from the required 45' right of way to 30'.
- **Parking**
 - PRD requires -1 parking space per unit for 1–2-bedroom units and 1.5 parking spaces for 3+ bedroom units. The proposed development will be providing 2 parking spaces for all units (1 in garage, 1 in driveway).
- **Sidewalks**
 - The development shows sidewalks along all internal streets and provides sidewalks on the Signal Hill Road property frontage.
 - Sidewalks are not currently being extended to Signal Hill Drive on the eastern curve of the road. Staff has included a condition to have this issue resolved by final site plan approval.
- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.
 - Provision of City Utilities requires that the property owner petition to annex.
- **Tree Canopy and Landscaping**
 - The site currently has approximately 531,923 square feet of tree canopy.

- The development is proposing to save 106,385 square feet of that canopy (20%)
- The development is also proposing the preservation of an additional 11.1% of the trees to satisfy the tier two requirements.
- The development is also providing the following landscaping:
 - Common Open Space
 - Open Space
 - Street Trees

OUTSTANDING PRELIMINARY PLAT COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary plat accompanying this petition meets the standards established by the Subdivision Ordinances with the following exceptions:

- Staff is waiting on the fee-in-lieu request to be submitted before determining if this fully meets the requirements of the subdivision ordinance.

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- None

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None.

STAFF ANALYSIS

Subdivision Compliance:

Based on the review by staff, the submitted preliminary plat meets the Subdivision Ordinance standards established for Major Subdivisions (**Section 2.04 H**) with the exception that staff is waiting on the fee-in-lieu request.