



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Sam Hayes	MEETING DATE:	October 9 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Plat / Major Subdivision – Signal Hill Townhomes (25-57-SUB) – <i>Sam Hayes – Planner II</i>		

SUGGESTED MOTION(S):

<u>For Approval:</u> I move that the Planning Board grant preliminary plat approval based on the requirements of the City of Hendersonville Subdivision Ordinance (with primary consideration of section 2.04 h Major Subdivision), for the Signal Hill Townhomes development subject to the following conditions: [DISCUSS & VOTE]	<u>For Denial:</u> I move that the Planning Board deny the application for preliminary plat approval for the Signal Hill Townhomes development because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance: [DISCUSS & VOTE]
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SUMMARY:

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.

PROJECT/PETITIONER NUMBER:	Signal Hill Townhomes (25-57-SUB)
PETITIONER NAME:	- First Victory Construction – Travis Fowler [Applicant] - Herta G Sues Trust [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Plat 3. Application / Owner Signature Addendum