



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Matthew Manley

MEETING DATE: August 14, 2025

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Administrative Review: Preliminary Plat / Major Subdivision –Wilmont Estates (Phase II of Washburn Tract) | 25-53-SUB – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Approval:

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 Washburn Tract Phase II / Wilmont Estates development subject to the following conditions:

- All proposed streets shall meet all applicable requirements for local streets in accordance with the subdivision ordinance.
- The development shall meet all requirements for public parkland in accordance with section 3.09, whether being through dedication or the payment of a fee in lieu.

[DISCUSS & VOTE]

For Denial:

I move that the Planning Board deny the application for preliminary plat approval for the Washburn Tract Phase II / Wilmont Estates development because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:

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[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for a Major Subdivision [preliminary plat] approval from Mike Washburn with Creekstone Holdings Hendersonville, LLC (applicant/owner).

The applicant is proposing to plat 129 single-family home lots on the subject property at 240 Wilmont Dr. (PIN 9579-30-8219). This is Phase II of the development approved as the 'Washburn Tract' in 2022. Phase I was approved for 300 apartment units which are currently under construction.

The preliminary plat for the single-family portion of the project consists of residential home lots, parkland dedication area, common spaces, rights-of-way, and other facilities. The plat

also features 6 lots along Wilmont Dr that will be sold to the Housing Assistance Corporation for affordable units.

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:	Wilmont Estates Major Subdivision (25-53-SUB)
PETITIONER NAME:	- Mike Washburn, Creekstone Holdings Hendersonville, LLC [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan and Plat Packet3. Application / Owner Signature Addendum