



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

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<b>SUBMITTER:</b>	Matthew Manley	<b>MEETING DATE:</b>	August 14, 2025
<b>AGENDA SECTION:</b>	New Business	<b>DEPARTMENT:</b>	Community Development
<b>TITLE OF ITEM:</b>	Administrative Review: Preliminary Plat / Major Subdivision – Mabry Woods (25-47-SUB) – <i>Matthew Manley, AICP – Long-Range Planning Manager</i>		

### **SUGGESTED MOTION(S):**

<p><b><u>For Approval:</u></b></p> <p>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 Mabry Woods development subject to the following conditions:</p> <ul style="list-style-type: none"><li>• The development shall meet all requirements for Public Parkland Dedication in accordance with Section 3.09, whether being through dedication or the payment of a fee in lieu.</li></ul> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p><b><u>For Denial:</u></b></p> <p>I move that the Planning Board deny the application for preliminary plat approval for the Mabry Woods development because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:</p> <ul style="list-style-type: none"><li>• Section 3.09 Parkland Dedication</li></ul> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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### ***SUMMARY:***

*The City of Hendersonville is in receipt of an application for preliminary plat review from Zach Grogan, MPG Hendersonville, LLC [Applicant/Owner]. The applicant is proposing to construct 59 single-family detached units on the subject property at 914 Brooklyn Ave (PIN 9578-43-7077, 9578-43-9238, and 9578-53-0013).*

*The applicant is proposing to plat 59 single-family attached home lots on the subject property at 914 Brooklyn Ave. (PINs: 9578-43-7077, 9578-43-9238, & 9578-53-0013). The Conditional Zoning for this project was approved in December 2024 and was approved for 60 townhome units.*

*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 with the exception of the proposed Parkland Dedication.*

*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.*

<b>PROJECT/PETITIONER NUMBER:</b>	Mabry Woods Major Subdivision (25-47-SUB)
<b>PETITIONER NAME:</b>	- Zach Grogan, MPG Hendersonville, LLC [Applicant/Owner]
<b>ATTACHMENTS:</b>	1. Staff Report 2. Preliminary Plat 3. Parkland Dedication Analysis 4. Application / Owner Signature Addendum