



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	November 14 th , 2022
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Site Plan and Preliminary Plat– Townes at Martha Kate (A22-76-SPR) (A22-89-MAJ SUB) – <i>Tyler Morrow – Planner II</i>		

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 Townes at Martha Kate project subject to the following conditions:

- Development shall provide a 12' x 40' loading/unloading space for the development at a location approved by staff.
- Sidewalks or fee-in-lieu of sidewalks shall be provided along the property frontage to the southwest of Queen Street on N. Main Street.

[DISCUSS & VOTE]

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 Townes at Martha Kate project subject to the following condition:

- The of configuration of utility easements is subject to change. Final configuration will be reviewed and approved by City staff prior to recordation of the final plat.

[DISCUSS & VOTE]

For Denial:

I move that the Planning Board deny the application for preliminary site plan approval for the Townes at Martha Kate project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance

- Please list noncompliant sections

[DISCUSS & VOTE]

I move that the Planning Board deny the application for preliminary plat approval for the Townes at Martha Kate project because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:

- Please list noncompliant sections.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Rick Moore and Mitch Gaither. The applicant is proposing to construct 26 detached townhome units on the subject property at 153 Queen Street (PIN 9569-75-0342).

The proposed site plan shows 26 detached townhome units. 16 of the units will be approximately 1,485 square feet. The remaining 10 units will be approximately 884 square feet.

The proposed density of the development is approximately 1.96 units per acre.

PROJECT/PETITIONER NUMBER:	(A22-76-SPR) (A22-89-MAJ SUB)
PETITIONER NAME:	- Rick Moore [Applicant] - Rick Moore and Mitch Gaither [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan and Plat Packet 3. Application / Owner Signature Addendum 4. Public Noticing Proof