



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Tyler Morrow	MEETING DATE:	September 14 th 2023
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Site Plan and Preliminary Plat– 1202 Greenville Highway Townhome Project (A23-59-SPR) (A23-60-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 5-22 Greenville Highway Mixed Use and 7-3-3 Review of Preliminary Site Plans) for the 1202 Greenville Highway Townhome project.

[DISCUSS & VOTE]

I further 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 1202 Greenville Highway Townhome project 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 site plan approval for the 1202 Greenville Highway Townhome 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 1202 Greenville Highway Townhome project because the applicant has failed to demonstrate compliance with the following provisions Subdivision Ordinance:

- Aspects of the proposed streets do not meet all applicable requirements for local streets in accordance with the subdivision Ordinance.
- The development does not meet all the requirements for public parkland in accordance with section 3.09.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from David Gorman of Lock 7 Development (applicant) and Greenville Hwy LLC (property Owner). The applicant is proposing to construct 50 single-family attached units on the subject property at 1202 Greenville Highway (PIN 9578-01-3440).

The proposed site plan shows 50 2-story attached townhome units. The development consists of 11 total residential buildings ranging between 4 and 5 units per building. The building gross floor area between buildings range from 7,549 square feet to 9,723 square feet.

The proposed density of the development is approximately 7.39 units per acre. Greenville Highway Mixed use does not have a density cap for residential development.

PROJECT/PETITIONER NUMBER:	(A23-59-SPR) (A23-60-MAJ SUB)
PETITIONER NAME:	- David Gorman, Lock 7 Development [Applicant] -1202 Greenville Hwy LLC [Property Owners]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan and Plat Packet 3. Application / Owner Signature Addendum 4. Public Noticing Proof