



**CITY OF HENDERSONVILLE**  
**AGENDA ITEM SUMMARY**  
**PLANNING DIVISION**

**SUBMITTER:** Tyler Morrow

**MEETING DATE:** October 24<sup>th</sup> 2024

**AGENDA SECTION:** New Business

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Administrative Review: Preliminary Site Plan–Berkeley Mills Sports Complex (A24-68-SPR) – *Tyler Morrow – Current Planning Manager*

**SUGGESTED MOTION(S):**

<p><b><u>For Approval:</u></b></p> <p>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 5-12 I-1, Industrial and 7-3-3 Review of Preliminary Site Plans) finding that the Berkeley Mills Sports Complex project is compliant with all applicable requirements.</p> <p style="text-align: center; margin-top: 50px;"><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 site plan approval for the Berkeley Mills Sports Complex project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:</p> <p style="margin-left: 40px;">1.</p> <p style="text-align: center; margin-top: 50px;"><b>[DISCUSS &amp; VOTE]</b></p>
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***SUMMARY:***

*The City of Hendersonville is in receipt of an application for preliminary site plan review from Christopher Todd Assistant County Manager for Henderson County. The applicant is proposing to construct a sports complex with 4 soccer fields, 1 softball field, 6 tennis courts while retaining the existing historic baseball field.*

*Due to this development adding more than 30 parking spaces the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.*

<b>PROJECT/PETITIONER NUMBER:</b>	(A24-68-SPR)
<b>PETITIONER NAME:</b>	Henderson County [Applicant/Owner]
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Preliminary Site Plan Packet</li><li>3. Application / Owner Signature Addendum</li></ol>