



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Tyler Morrow

MEETING DATE: March 14th 2024

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Administrative Review: Preliminary Site Plan– Living Savior Church (A24-02-SPR) – *Tyler Morrow – Planner II*

SUGGESTED MOTION(S):

For Approval:

I move that the Planning Board grant preliminary site plan and building design approval, based on the requirements of the City of Hendersonville Zoning Ordinance (with primary consideration of sections 5-27 Commercial Highway Mixed Use, 7-3-3 Review of Preliminary Site Plans, and 18-3-1.2 Joint site plan and design review) finding that the Living Savior Church project is compliant with all applicable requirements.

[DISCUSS & VOTE]

For Denial:

I move that the Planning Board deny the application for preliminary site plan and building design approval for the Living Savior Church project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance:

1.

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from Daniel Meyer of the Living Savior Evangelical Lutheran Church. The applicant is proposing to construct a 12,125 square foot church on the subject property.

The proposed site plan shows that the church will have a height of 29' 7" from the average grade. The church is slated to have both driveway access points off the NCDOT maintained Vine Road (SR-1782). The site plan shows that the proposed development will provide 67 parking spaces with 3 ADA parking spaces to serve the development.

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.

Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying CHMU zoning.

City Council at their December 7th, 2023, meeting zoned the subject property from

Henderson County CC (Community Commercial) to City CHMU (Commercial Highway Mixed Use).

PROJECT/PETITIONER NUMBER:	(A24-02-SPR)
PETITIONER NAME:	Living Savior Evangelical Lutheran Church [Applicant/Owner]
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan3. Preliminary Building Design4. Application and Signature Addendums