



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER:	Sam Hayes	MEETING DATE:	June 12 th , 2025
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Administrative Review: Preliminary Site Plan– Signal Hill Townhomes (25-20-SPR)– <i>Sam Hayes – 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 Signal Hill Townhomes project.

Condition(s):

1. The applicant shall work with staff determine by final site plan whether to include the sidewalk within the right-of-way that is 30' or to pay a fee-in-leu for that portion of the sidewalk.

[DISCUSS & VOTE]

For Denial:

I move that the Planning Board deny the application for preliminary site plan approval for the Signal Hill Townhomes project because the applicant has failed to demonstrate compliance with the following provisions of the Zoning Ordinance

- Please list noncompliant sections

[DISCUSS & VOTE]

SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan review from First Victory Construction and Development (applicant) and Herta G. Suess Trustees (property owner). The applicant is proposing to construct 50 single-family attached homes on the subject property located at O Signal Hill Road (PINs 9579-07-6259, -06-7975, -06-5791, -06-8507, -06-8308, -06-8117).

The proposed site plan shows that the lot sizes of the development will be .07 acres large.

The proposed density of the development is approximately 3.64 units per acre. An R-15 Minor Planned Residential Development allows a max density of 3.75 units an acre or 51

units with current zoning. City Council is set to hear a zoning text amendment at their June 5th, 2025 meeting that could increase the density to 4 units per acre, or 54 units. More information concerning the requirements and process for Minor Planned Residential Developments can be found in the staff report.

PROJECT/PETITIONER NUMBER:	(25-20-SPR)
PETITIONER NAME:	- First Victory Construction and Development [Applicant] - Herta G Suess Trustees [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan Packet 3. Application / Owner Signature Addendum