



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULAR MEETING
Operations Center|Assembly Room|305 Williams St.| Hendersonville NC 28792
Thursday, September 10, 2026 – 4:00 PM

AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Minutes of August 13, 2026

4. OLD BUSINESS

5. NEW BUSINESS

A. Administrative Review: Preliminary Site Plan + Preliminary Plat – Drakewood Minor PRD + Subdivision (26-51-SPR + 26-54-SUB) – *Matthew Manley, AICP | Long-Range Planning Manager*

B. Rezoning: Standard Rezoning – 101 S Grove Street | 26-56-RZO – *Sarah McLaurin, Planner II*

C. Administrative Review: Preliminary Site Plan– 1910 Haywood Rd (26-46-SPR) – *Sarah McLaurin, Planner II*

6. OTHER BUSINESS

7. ADJOURNMENT

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.

Minutes of the Planning Board Regular Meeting August 13, 2026

Members Present: Jim Robertson, (Chair), Betsey Zafra, David McKinley, Kyle Gilgis, Donna Waters, Bob Johnson

Members Absent: Tamara Peacock (Vice-Chair), Lauren Rippey, Mark Russell, Laura Flores

Staff Present: Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director, Sam Hayes, Planner II, Angela Beeker, City Attorney

I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.*

II Approval of Agenda. The Administrative Review for 1910 Haywood Road was removed from the agenda due to noticing. *Ms. Gilgis moved to approve the amended agenda. The motion was seconded by Mr. Johnson and passed unanimously.*

III Approval of Minutes for the meeting of July 9, 2026. *Ms. Waters moved to approve the Planning Board minutes of the meeting of July 9, 2026. The motion was seconded by Ms. Gilgis and passed unanimously.*

IV Old Business

IV(A) Zoning Text Amendment – Small Cell Wireless Facilities (26-47-ZTA). Mr. Holloway gave the following update:

Mr. Holloway presented an updated ordinance for small-cell wireless facilities, explaining that municipalities cannot prohibit these devices but can regulate them through standards like 300-foot spacing requirements, service location analyses, and design standards.

Mr. Holloway went through the standards that were reviewed at the last meeting. This was included in the staff report and presentation.

Ms. Gilgis stated last month that Ms. Peacock mentioned language for removal and abandonment. Is that included in your standards? Mr. Holloway stated it is. He explained why it had been changed to six months instead of twelve months for the removal and abandonment.

Angela Beeker, City Attorney, discussed having a requirement that the city be notified when they are not using a pole.

Chair discussed pre-identifying locations. Mr. Holloway stated they have not talked about pre-identified locations. Ms. Beeker discussed having a radius.

Chair discussed decorating them rather than trying to camouflage them. Ms. Gilgis stated she would rather have them invisible. If you paint and decorate them, then they will be noticeable.

Chair asked if there were any other questions. There were no further questions.

Chair opened public comment.

Lynne Williams, Chadwick Avenue stated Mr. Manley, he mentioned something about health concerns at the last meeting. I'm wondering where online we can find out about that. Electromagnetic radiation 300 feet apart in our entire community, what is that going to do to us? Are we going to be an experiment? If there was specifically something that was posted online on the city website, that'd be great, what information he was referring to. So, I am concerned personally about the health concerns of this. I know that talking about some regulations about in the residential areas, what that might look like, not in front of a house, but in between every house. Even that, to me, is concerning. I do not want one of these and the pole between our house and the house next to us. I am concerned about the mass surveillance aspect of it. I know you said the flock and you laughed, but for me, that's very real. I don't like that we have plate readers downtown reading everybody's plates. I don't like that we have these flock cameras that track in and out, with 100,000 cameras in the United States that track through any network, where people can warrantlessly just go in and search whoever they want. I don't feel comfortable with that. That's a real concern for me. The flock cameras were approved. Look how many there are. Look how many cops are starting to be busted for misuse of it. We had the meeting last month. I heard what you said. Within a day, I saw that one goes up across from, like, the Hendersonville theater. That was horrible. Huge, doesn't fit in. Massive eyesore. Then I saw the one downtown on Main Street. Doesn't look anything like the character of Main Street, just a big block in the sky. We must go through Historic Preservation Commission for everything else, signs, railings, windows, but these giant things, wherever they want, that look horrible, that don't fit in, I'm not sure how that works and why that's okay. She knows you cannot prohibit them, but she felt like it's just going to be an experiment of mass surveillance, personally.

Lud Burkle, 1116 3rd Avenue West stated he submitted a public comment. He stated from the summary that I read on the agenda, seems like if we put a bunch of these small cell towers in, it's going to allow the carriers to dismantle and remove the large cell towers. Is that the gist of it? Mr. Holloway stated I do not believe that there's a linkage between removing large towers and introducing the small cell, necessarily. I don't know the cell providers. But there wasn't any discussion of large tower removal.

Mr. Burkle stated I believe I read it in the project plans, and let's just say I'm right. So, if we do have all these small cell towers in, and they start dismantling the big ones, then we're going to have reliability issues when it comes to major storms. Because from the research that I've done, the small cell towers have small battery backup capabilities, No long-term backup. So, our large towers have diesel generators that can run for weeks if they have to. Much like during Helene. The small cell towers don't. If the vendor tries to remove the large towers, I would just like the Planning Board to keep that in mind. Additionally, is the city going to accrue any revenues from the carriers putting these small cell towers on city property?

Chair closed public comment.

Chair asked if there was anything on the website pertaining to what Ms. Williams had said. Mr. Holloway stated the agenda packet, and information was online but there was no further information posted. Chair asked about the city getting revenue from these. Mr. Holloway stated the city does not get any revenue from them. There are application fees but that is it.

Discussion was made on the 300-foot requirement.

Ms. Gilgis moved the Planning Board recommend City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Article XII, Definition of Terms and Article XVI, Supplemental Standards for Small Cell Wireless Facilities based on the following: 1. The petition is found to be consistent with the Gen H Comprehensive Plan based on the information from the staff analysis in the public hearing, and because the proposed amendments aligns with the Gen H Comprehensive Goals and Guiding Principles. 2. We find this petition in conjunction with the

recommendations presented by staff to be reasonable and in the public interest based on the information from the staff analysis and the public hearing. And because 1. The proposed amendment aligns with the state law and federal guidelines. 2. The proposed amendment allows for the installation, expansion, and improvement of telecommunications infrastructure. 3. The proposed amendment establishes standards for order, compatibility, and safety in the deployment of small cell facilities. Mr. McKinley seconded the motion which passed unanimously.

Chair stated he would like the City Council to know there was some support for not camouflaging the towers. He also suggested letting the public know what the proposal is for, so they know that these are not flock cameras.

V New Business

V(A) Zoning Text Amendment – Small-Scale Multi-Family to R-6 (26-44-ZTA). Mr. Manley gave the following background:

Matt Manley explained the proposal to allow up to eight units per parcel in R-6 districts with a 42-foot height limit, which would create higher density development without open space requirements. The board discussed concerns about tree canopy loss, historic neighborhood character, and the need for additional oversight.

Mr. Manley stated this was submitted by an applicant, Tamara Peacock. Her partner submitted this particular proposal. The summary of what is being proposed is just to add a use to the R-6 zoning district, that use being small-scale multi-family, which is a use that was created by staff. When we passed, and added small-scale multi-family, this was in 2023, we have not had any developments that have taken up the offer that have applied for and constructed a development in accordance with those allowances. They do come with certain standards.

Mr. Manley discussed some of the changes such as small lot and reduced pole flag lot standards and the setbacks that were reduced in the residential districts. These changes have a range of benefits but, primarily coming from a housing standpoint, it increases opportunities for our housing stock increase with, focus on the creation of smaller size units.

A comparison chart was shown and explained and is included in the staff report and presentation.

Mr. Manley stated small-scale multi-family is appropriate to be added to R-6, that's the proposal. What I'm doing is highlighting, hey, we've already introduced some changes that have created new opportunities for housing and pose the question to you, and eventually to City Council, is this necessary as well? Is this appropriate to continue adding even more options for development in this particular zoning district?

A diagram comparing MIC was shown and discussed and is included in the staff report and presentation.

Mr. Manley stated we did take this to our Legislative Committee, and there was a suggestion. Small-scale multifamily has a list of supplementary standards. I referenced that the design standards that are required are somewhat unique. There are permitted uses and special uses. There are going to be supplementary standards in Article XVI of the zoning ordinance. That you have to meet. But you also have to go to the Board of Adjustment to provide evidence for a site plan that shows, here's how I'm meeting these supplementary standards. There are other instances in the zoning ordinance where there are supplementary standards required, but it's not a special use. It's just a permitted use. The recommendation from the Legislative Committee with consideration that was being made was, okay, what if we don't put this under permitted uses, we list it as a special use under R-6, make it subject to the same supplementary standards, but we give it a little more scrutiny by making them a development, being required to go to the

Board of Adjustment for that special use permit approval? The other suggestion was about adding something to the supplementary standards related to open space.

The City's Strategic Housing Plan has specific goals related to achieving an increase in housing stock, specific units. I won't go through all the numbers there, but that was provided in your staff report.

The General Rezoning Standards for Comprehensive Plan Consistency were shown and discussed and are included in the staff report and presentation.

A draft comprehensive plan consistency statement was shown and is included in the staff report and presentation.

A rationale for approval and denial were shown and included in the staff report and presentation.

Chair asked if there were any questions for staff.

Ms. Gilgis stated how does this interface with the overlay district intent? Mr. Manley stated the downtown overlay that we're working on, the draft, it does not govern uses, land uses. This would be, I guess, when it comes to the design standards that these small-scale multi-family developments have to be and the potential design standards that a new development of any sort would have to meet if it was in the overlay district. You would take whatever is the stricter of the two, and that would prevail. Height is another one, 42 feet, the height limit. If it's in the design overlay, and that is where it's located in the design overlay is in a 40-foot maximum district, then their height would be 40 feet, not 42.

Ms. Waters stated you said that there were pretty much just two developments that would be impacted because they're in this R-6 zoning district. Mr. Manley stated I want to clarify that. Not two developments that would be impacted. There are two neighborhoods that are in our comprehensive plan that are identified as Family Neighborhood Living, that's the character area, and the rest of the R-6 areas are designated as Multi-Generational Living in our comprehensive plan, so it's not consistent in terms of the character area designation across. All of the parcels that are zoned R-6 would be eligible for this use, if it's approved. Ms. Waters asked, are there currently any homes in those areas that are more than two stories high? Mr. Manley stated he does not know. Mr. Hayes stated the Killarney home and the Bold Patton hospital building are three stories and there may be others. Mr. Manley explained the R-6 district is mostly a historic district.

Parking requirements and off-street parking were discussed.

Chair stated there's two things, eight units per parcel are allowed in small-scale multi-family. R-6 is traditionally 6,000 square foot lots, correct? It would take seven of those to make an acre, no? Mr. Manley stated yes. Chair stated so we're going to allow, by right, 56 units per acre. Mr. Manley stated if you had a 6,000 square foot lot. Mr. Manley stated it is very, very hard to create, so we have the allowance for the realities of development and meeting all of our other ordinance standards. This is just one. Even if it is permitted by right, it does not mean they could meet all the standards to actually build what is permitted by right. Chair stated you're not going to get 56 units on an acre, but that would be allowable by right.

The maximum footprint was discussed. Chair stated **so** there's no max footprint as far as percentage, but each building can only be a maximum of 4,000.

Mr. Johnson stated if you didn't have this, you could achieve the same thing, but you'd have to go through a special use permit process. This is just making it easier. Mr. Manley stated so if you had 17 units per acre, because you're getting the double density, and you had a quarter acre, you could do 4.25 units. So, you would need a quarter acre to do a quadplex over here. I think and a quarter acre is,

to keep it in square footage is 10,000, almost 11,000 square feet. Chair stated almost two R-6 lots. Mr. Manley stated whereas your example of a traditional R-6, 6,000 square foot lot, an 8-unit apartment building is probably going to be pushing. Or maybe if you had tiny units, but you could probably do a quadplex and it tucked in relatively nicely into the parameters. So that's a big difference, right? So that's on an eighth of an acre versus minor PRD, you have to have assembled at least a quarter of an acre to build a quadplex. Here, all you need is an eighth of an acre to build a quadplex. I think that's a pretty good comparison of the difference in judging the appropriateness of the request in relationship to the location.

Chair stated why would we apply small-scale multi-family to our smallest lots, R-6, and not to the larger ones. That doesn't really make sense. Mr. Manley stated it's really about, kind of the character of those areas. The larger lots are more spread apart, and that's the character. Chair discussed looking at it on a broader scale. Mr. Holloway stated this is not a staff-initiated text amendment. There is not a request for this in the larger areas.

Discussion was made on this being a special use and having to go before the Board of Adjustment.

Chair asked if there were any questions for staff.

There were no further questions for staff.

Chair opened public comment.

Ken Fitch, 1046 Patton Street stated the common issue with text amendments is that the amendment would apply to all the parcels in the district. The reality is that parcels in the city vary greatly in geography, vegetative conditions, and character. Yes, there are some locations where this amendment would be ideal for some projects. We can all think of properties where that would be true. But some, it would not be ideal at all. And we have a distinguished applicant here who was celebrated for high standards of quality of design and implementation. However, with a text amendment, other developers may apply who may not achieve the same high-quality level of standards or even attempt to do so and thus achieve a high potential for incompatibility. But it's important to recognize that the areas of our six districts include existing established neighborhoods with distinctive character that residents value and wish to preserve. Some years back, the Planning Board at that time cited that the inevitable issues of projects with density are trees and parks and with the number of units and the limited setbacks that would be permitted here, many existing trees would not survive and some of these trees provide essential buffers. The loss of buffering, trees, and a multi-story building presence five feet from the adjacent property would have some major impact on some properties. Trees are important character features of a neighborhood. The R-6 districts include several National Registered districts and others that are currently under consideration for designation for their history and character in which some eight-unit projects were a little disruptive and inappropriate, and incompatible. Some of the streets in these neighborhoods are narrow and would not easily or safely sustain an influx of traffic or street parking. Catch phrase here is missing middle, but as stated here in the packet, and also by recent developers, these units would be market rate. A reality given current costs of construction and the common economic investment model and the reality now is that middle-income families often cannot afford the missing middle housing. Potential parking situation becomes nightmarish, with added cars, on the street.

Mr. Fitch talked about the First Avenue Villas project and if this text amendment is approved, that project would have been approved by right and the neighbors are still having concerns with it even though it was approved under a CZD. So, it becomes a very tricky thing to have a text amendment where you can do development by right when there are issues that really are important to the people who live there. The problem is, if this amendment, you apply it zone-wide, it may, in some areas, be intractable, incompatible and unsustainable.

Lud Burkle, 1116 3rd Avenue West stated I understand the need for growth, but in my opinion, there's nothing gentle about this density. Remember the Planning Board, to promote this zoning amendment. multi-generational living throughout Hendersonville, the optics just don't look good.

Glenn Lange, 623 Ferncliff Lane stated I am Chair of the Tree Board. The Tree Board has not had a chance to review these proposed changes, so I'm speaking for myself today. Because of rapid development, our city is experiencing a continuing decline in tree canopy. Since 2014, Hendersonville has lost, on average, 28 acres of tree canopy each and every year. With a loss of 60 acres of canopy in each of the years 2023 and 2024. And these figures do not include the loss of trees due to Helene, which may be in the thousands of trees. Code changes in recent years have provided some minimal relief from tree loss. It will require some tree planting on the larger developments. But have been proposed in the last couple of years on about 14% of the city's land base. The rest of our land base, 86%, that can support some additional development will occur in partials in one acre or less. And most of these areas still have some mature tree canopy and almost no protection from elimination. The proposal before you today affects the R-6 zoning district. Areas of the city that still have some mature tree canopy. I believe these types of zoning changes must include some reasonable, mature tree protection and tree planting. I do not see any of that in this proposal. No one is against reasonable development, but the continued elimination of our tree canopy is not acceptable. Tree canopy must be integrated into all aspects of city planning and land use. Eighty-two percent of the Hendersonville residents have overwhelmingly indicated, through numerous public input opportunities, that proper land management including canopy protection and expansion, protection of biodiversity and maintaining the numerous benefits that trees provide, this is the most important sustainability topic for them. I hope you will recommend to staff to include some tree protection and or tree planting in these types of proposals.

Lynne Williams, Chadwick Avenue stated the process is important to the community. When we do have a say, that's really important. And to Mr. Fitch's point, the project that you showed looked very much like what was already approved on First Avenue by the applicant. I can't help but wonder if it's just an easier way for her to move through without having to go through the process. Not her, but companies like her, developers and things like this. When I'm looking at the things that are going to change, the five-foot side setback, that's really concerning. You're talking about historic houses that have been there 100 years, and then, boom, all of a sudden, there's a building right there, five feet from the property line on your side. That seems really close. She had concerns about buffers, minimum lot sizes, ADU's and the size for those. She was concerned about open space and not having it. She was concerned about tree preservation. She was concerned about the loss of privacy and not preserving what we have now. She had concerns about the height.

Chair closed public comment.

Chair asked if the applicant would like to speak.

Nicolle Rebolledo, Peacock Architects gave several points as to why this would benefit the city. She discussed this amendment adding more housing to the city which is needed. She also discussed the cost of constructing projects now.

Chair asked if there were any questions for the applicant.

The Board discussed preserving trees and the density. The character of the neighborhood was also discussed. Discussion was made on this being a special use instead of being a permitted use. Discussion was made on creating space and being more affordable. The character of the city was also discussed. Discussion was made on making this text amendment more compatible and it being brought back to the Board. Mr. Manley discussed the Supplementary Standards.

Mr. Holloway clarified that the setbacks are not changing.

Ms. Waters moved the Planning Board recommend City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Article IV, Establishment of Districts and Article V, Zoning District Classifications as presented by staff, based on the following: 1. The petition is found to be consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The proposed text amendment aligns with the Gen H 2045 Comprehensive Plan goals and Guiding Principles. 2. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed amendment creates an opportunity to address the need for additional missing middle housing. 2. The proposed amendment establishes standards to encourage walkable neighborhoods. 3. The proposed amendment would allow development that complement the architecture of existing traditional single-family homes. We further recommend that there be an amendment making this a special use proposal instead of a by-right proposal. Ms. Zafra seconded the motion which passed five in favor and one opposed (Gilgis).

VI Other Business

VII Adjournment – *The meeting was adjourned at 5:47 pm.*

Jim Robertson, Chair



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:

Matthew Manley

MEETING DATE:

September 10, 2026

AGENDA SECTION:

New Business

DEPARTMENT:

Community Development

TITLE OF ITEM:

Administrative Review: Preliminary Site Plan + Preliminary Plat – Drakewood Minor PRD + Subdivision (26-51-SPR + 26-54-SUB) – *Matthew Manley, AICP*
| *Long-Range Planning Manager*

SUGGESTED MOTION(S):

<u>For Approval:</u> I move that the Planning Board grant preliminary site plan approval, based on the requirements of the City of Hendersonville Zoning Ordinance for the Drakewood Minor Planned Residential Development [with the following conditions]: <u>Condition(s):</u> 1) [list any conditions] [DISCUSS & VOTE] ----- I move that the Planning Board grant preliminary plat approval, based on the requirements of the City of Hendersonville Subdivision Ordinance for the Drakewood Major Subdivision [with the following conditions]: <u>Condition(s):</u> 1) [list any conditions] [DISCUSS & VOTE]	<u>For Denial:</u> I move that the Planning Board deny the application for preliminary site plan approval for the Drakewood Minor Planned Residential Development 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 Drakewood Major Subdivision because the applicant has failed to demonstrate compliance with the following provisions of the Subdivision Ordinance • Please list noncompliant sections [DISCUSS & VOTE]
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SUMMARY:

The City of Hendersonville is in receipt of an application for preliminary site plan and preliminary plat review from Drake Bruner Elder of Watermark Landscape Architecture (applicant) and Mike

Murphy of Hendo Homes, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and Major Subdivision to create a twenty-lot development off of Stanwood Ln and Drake St (PIN 9568-51-8549). The 1.88-acre property is currently zoned R-10 Medium Density Residential (rezoned 6/1/2023).

The proposal includes the creation of a public street and the utilization of Drake St, which bisects the property, to serve as frontage for the new lots. A Minor PRD in R-10 permits 5.5 units per acre. Each unit will be 1,200 Sq Ft or smaller and thus will take advantage of the “½ -Unit” or “Double Density” provision under Sec. 6-1-2 of the Zoning Ordinance. The resulting allowed density on this site would be 11 units per acre. With 20 units proposed on 1.88 acres, the proposed density comes out to 10.6 units per acre. A portion of the Shepherd Creek Floodplain is on the site.

Once Preliminary Site Plan and Preliminary Plat approval are granted, the applicant will be responsible for submitting a Final Site Plan for review. Upon approval of annexation and issuance of an approved Final Site Plan, horizontal construction on the site may commence. Once all public infrastructure has been built or bonded, the final plat can be recorded, zoning permits can be issued and vertical construction may begin.

PROJECT/PETITIONER NUMBER:	26-51-SPR + 26-54-SUB
PETITIONER NAME:	• Drake Bruner Elder of Watermark Landscape Architecture [Applicant] • Mike Murphy of Hendo Homes, LLC [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan 3. Preliminary Plat 4. Applications

PRELIMINARY SITE PLAN-DRAKEWOOD (26-51-SPR / 54-SUB)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

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PRELIMINARY PLAT (MAJOR SUBDIVISION) REVIEW STANDARDS 3

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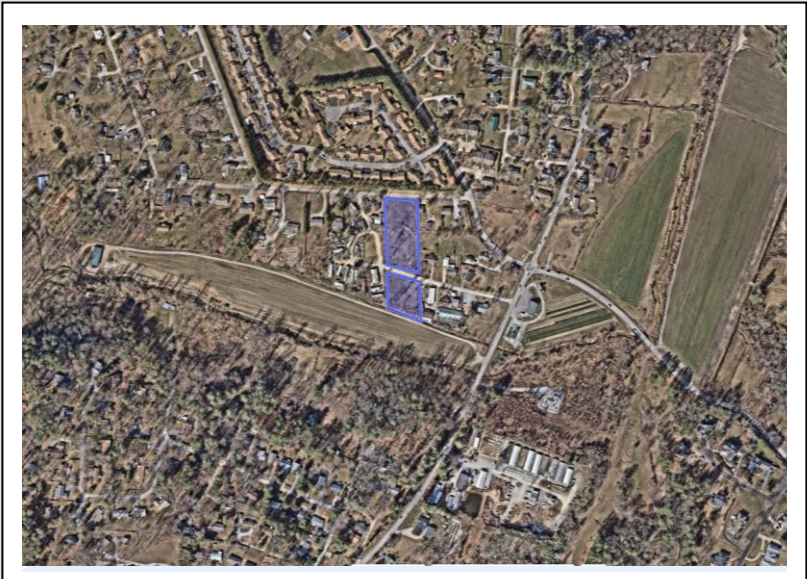
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PROJECT SUMMARY

- Project Name & Case #:
 - Drakewood
 - 26-51-SPR
 - 26-54-SUB
- Applicant & Property Owner:
 - Drake Bruner, Watermark Landscape Architects [Applicant]
 - Mike Murphy, Hendo Homes, LLC. [Owner]
- Property Address:
 - 1208 Stanwood
- Parcel Identification (PIN):
 - PIN 9568-51-8549
- Project Acreage:
 - 1.88 acres
- Parcel Zoning:
 - R-10 Medium Density Residential
- Future Land Use Designation:
 - Family Neighborhood Living
- Requested Uses:
 - Minor Planned Residential
 - Major Subdivision
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

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PRELIMINARY SITE PLAN AND MINOR PRD REVIEW STANDARDS

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units

Approval of a preliminary site plan shall **not** entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval. In this case, a final subdivision plat approval will also be required prior to vertical construction.

PRELIMINARY PLAT (MAJOR SUBDIVISION) REVIEW STANDARDS

An application for a Major Subdivision shall be approved, if it complies with the following:

- The Major Subdivision is prepared and sealed by a licensed professional authorized by the state to prepare such documents.
- The Major Subdivision complies with the applicable standards in G.S. 47-30.
- The Major Subdivision includes all required certifications and other pertinent information as required by the city;
- All lots shall be served by a NCDOT-maintained roadway or a right-of-way constructed to and maintained in accordance with NCDOT or city standards, as appropriate.
- The name of the subdivision shall not duplicate or be similar to the name of an existing subdivision in Hendersonville or Henderson County.
- Street names used in the subdivision shall not duplicate or be similar to the names of streets in an existing subdivision in Hendersonville or Henderson County.
- All standards or conditions of any prior applicable permits and development approvals.
- The Major Subdivision complies with all other applicable requirements in this ordinance and the City Code of Ordinances.

Major Subdivision

Major Subdivisions include all divisions of land involving 8 or more lots; and/or involve the dedication of a new street or change in existing streets. Major Subdivisions must be reviewed by staff and must undergo an administrative review hearing by the Planning Board.

The Planning Board shall make an administrative decision after the conclusion of a public meeting. The procedure for a public meeting is as follows:

- Public meetings shall comply with the notice requirements of section 2.03.F.
- A public meeting shall be open to the public and shall be conducted in accordance with the planning board's adopted rules of procedure for administrative hearings.
- There is no requirement to allow general public comments during a public meeting, though it may be allowed by the chair or other presiding officer. However public input and comment shall be allowed as required by applicable laws, the standards of this ordinance, and the Planning Board's adopted rules of procedure.

The Planning Board's decision shall be one of the following. All the following decisions are administrative in nature:

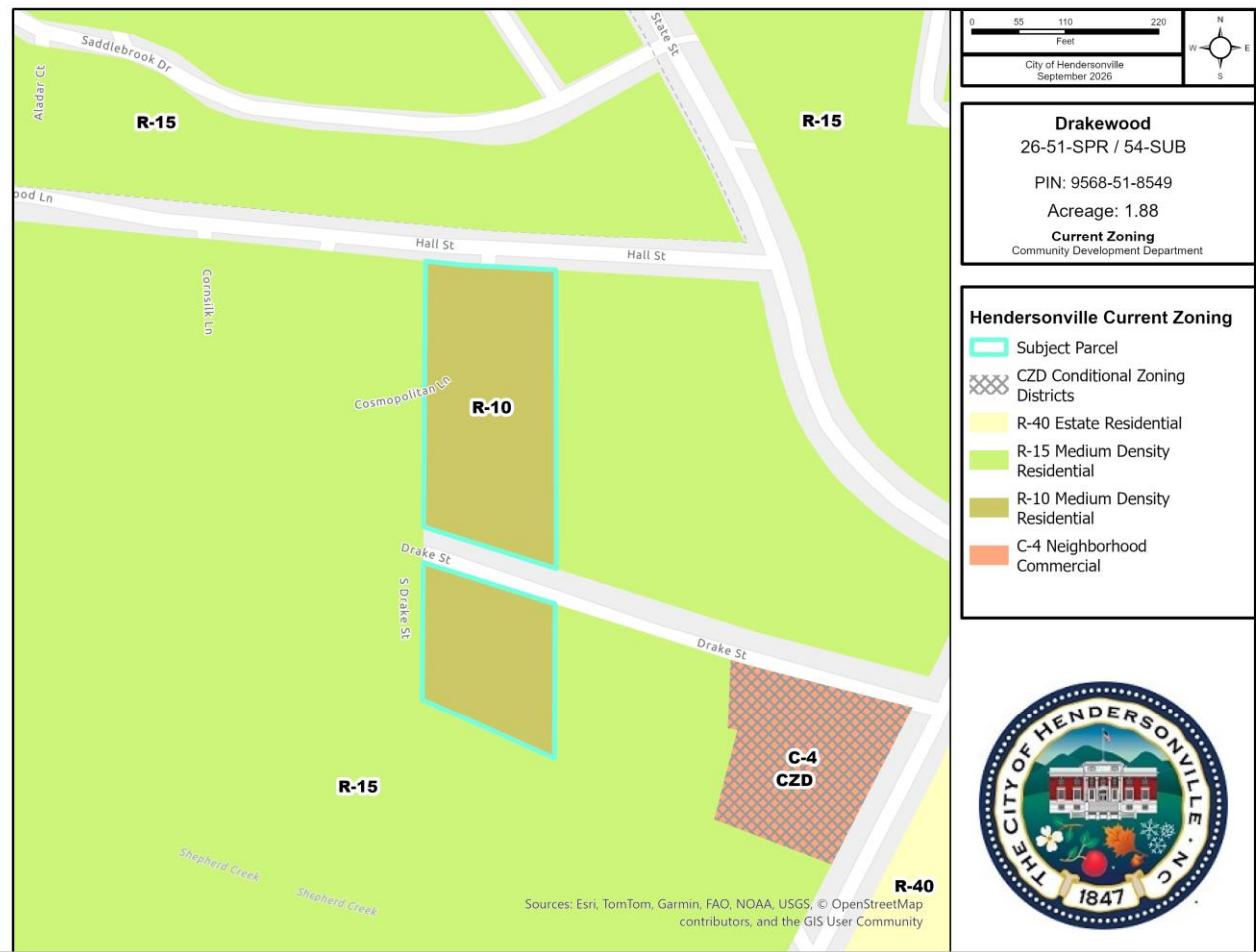
- Approval of the Major Subdivision as proposed.

- Approval of a revised Major Subdivision.
- Denial of the Major Subdivision.

The Planning Board shall render a decision on an application for a Major Subdivision within 32 days of the date of the first public meeting to consider the application unless a different review schedule is agreed to by the Planning Board, the City, and the Applicant.

Approval of a required Major Subdivision **shall not** constitute the approval for recording a subdivision with the Register of Deeds, or approval for the conveyance of lots. Approval of a required Major Subdivision authorizes the submittal of street and utility construction plans, and soil erosion and sedimentation control plan.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-10 Medium Density Residential and is surrounded by the slightly less dense R-15, Medium Density Residential zoning. The property fronts on Stanwood Ln, which connects to State St. and is bisected by Drake St which connects to Kanuga Rd – offering good circulation for the proposed project. The property to the southeast was recently rezoned to C-4 CZD Neighborhood Commercial Conditional Zoning District.

SITE IMAGES



View of the site frontage from Stanwood Ln toward Shepherd Creek Floodplain



View of the site from center with Drake St in mid-foreground and Shepherd Creek Floodplain in background

SITE IMAGES



View of site from Shepherd Creek Floodplain toward Stanwood Ln.



View from proposed access along Stanwood Ln facing west.

SITE IMAGES



View of neighboring mobile home park along Drake St.



View of Drake St from site. Roof of Johnson Farm produce stand on Kanuga Rd visible in distance.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - Minor Planned Residential Development – Residential Dwelling, Single-Family
- **Proposed Units:**
 - 20 Single-Family Homes
- **Acreage**
 - 1.88 acres
- **Density**
 - Proposed Density: 10.6 units per acre
 - Allowed Density: 5.5 units per acre X 2 (“half units”) = 11 units per acre
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slope requirements.
 - The site has no associated blue line streams. The blue line indicated on the parcel on the USGS map was rerouted to the west at a point north of Stanwood Ln some time in the past.
 - The site, including portions of the Drake St right-of-way, contains 0.55 acres of the 100-Year Floodplain of Shepherd Creek.
 - The majority of the site has no tree canopy and the proposal does not trigger compliance with the tree canopy preservation standards.
- **Streets**
 - The site fronts along Stanwood Ln and is bisected by Drake St. These are both NCDOT-maintained rights-of-way. The proposed subdivision requires the construction of a public street which will be maintained by the City of Hendersonville.
- **Parking**
 - Required: 22 spaces
 - 1 parking space per unit for 1–2-bedroom units = 20 spaces
 - Cluster Mailbox Parking = 2 spaces
 - Provided: 22 spaces
- **Sidewalks**
 - Sidewalks or Fee-in-Lieu of Sidewalks are required for both Drake St and Stanwood Ln as well as along the newly constructed local street (one side).
- **Public Utilities**
 - The site is served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - A detailed landscaping plan is not required for preliminary site plan

- approval, but the plan has outlined the following landscaped areas:
- Common Open Space
 - Street Trees
 - Buffers
 - Final Site Plan will reflect compliance with required plantings including species.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan & Preliminary Plat Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Preliminary Site Plan (7-3-3). Additionally, the preliminary plat petition meets the standards established by the Subdivision Ordinance for Major Subdivisions (Sec. 2.01 H.) and Configuration (Article 3) and Infrastructure (Article 4) with exceptions listed below (which can be addressed at Final Site Plan).

Comments to be addressed at Final Site Plan:

- The configuration of the parking area to serve the cluster mailbox will need better definition with delineated parking spaces and a bulb-out to eliminate the appearance of this area serving as a right-turn lane.
- Shared driveway for Lot 3 should be shifted to north side away from intersection. Lots 3-6 could all be shifted in a similar fashion as was done on the east side to address identical driveway-to-intersection spacing issue.

CITY ENGINEER

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Sidewalks adjacent to cluster mailbox will need to either be in the right-of-way or in a maintenance easement.
- Need to clarify maintenance responsibility of bio-swales and sidewalks that are within the ROW.
- Trees, shrubs, hedges, groundcover, and all other vegetation adjacent to or overhanging the sidewalk shall be maintained so that they do not encroach into the required pedestrian clear width.

WATER / SEWER

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Utility Extension Plan and all applicable required documentation for review to be submitted to engineeringreview@hvlnc.gov
- Utility Easement will need to be accessible from the street

FIRE MARSHAL

Preliminary Site Plan Comments:

- No Outstanding Comments

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

PUBLIC WORKS

Preliminary Site Plan Comments:

- No Outstanding Comments

NCDOT

Preliminary Site Plan Comments:

- No Outstanding Comments

Comments to be addressed at Final Site Plan:

- Any sidewalk will require to be placed either behind a ditch or with a 2' paved shoulder and 30" concrete curb and gutter.
- AST pavement repairs will be required 50' on either side of any disturbance.
- No permanent structure that would be a roadside hazard is allowed in R/W.
- Driveway permit and any applicable encroachments will be required.
- 10x70 Sight triangles must be shown from the R/W line and no structure / planting may impede them.
- Hydraulic review would be necessary during the review process.

TRANSPORTATION IMPACT

Preliminary Site Plan Comments:

- None (the proposed use and unit count did not trigger a TIA)

STAFF ANALYSIS:

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the Drakewood Project meets the Zoning Ordinance standards established for Minor Planned Residential Developments (Section 5-14) and Preliminary Site Plan Review (Section 7-3-3.2).

Subdivision Compliance:

Based on the review by staff, the preliminary plat for the Drakewood Major Subdivision meets all the requirements of the Subdivision Ordinance.

DRAKEWOOD

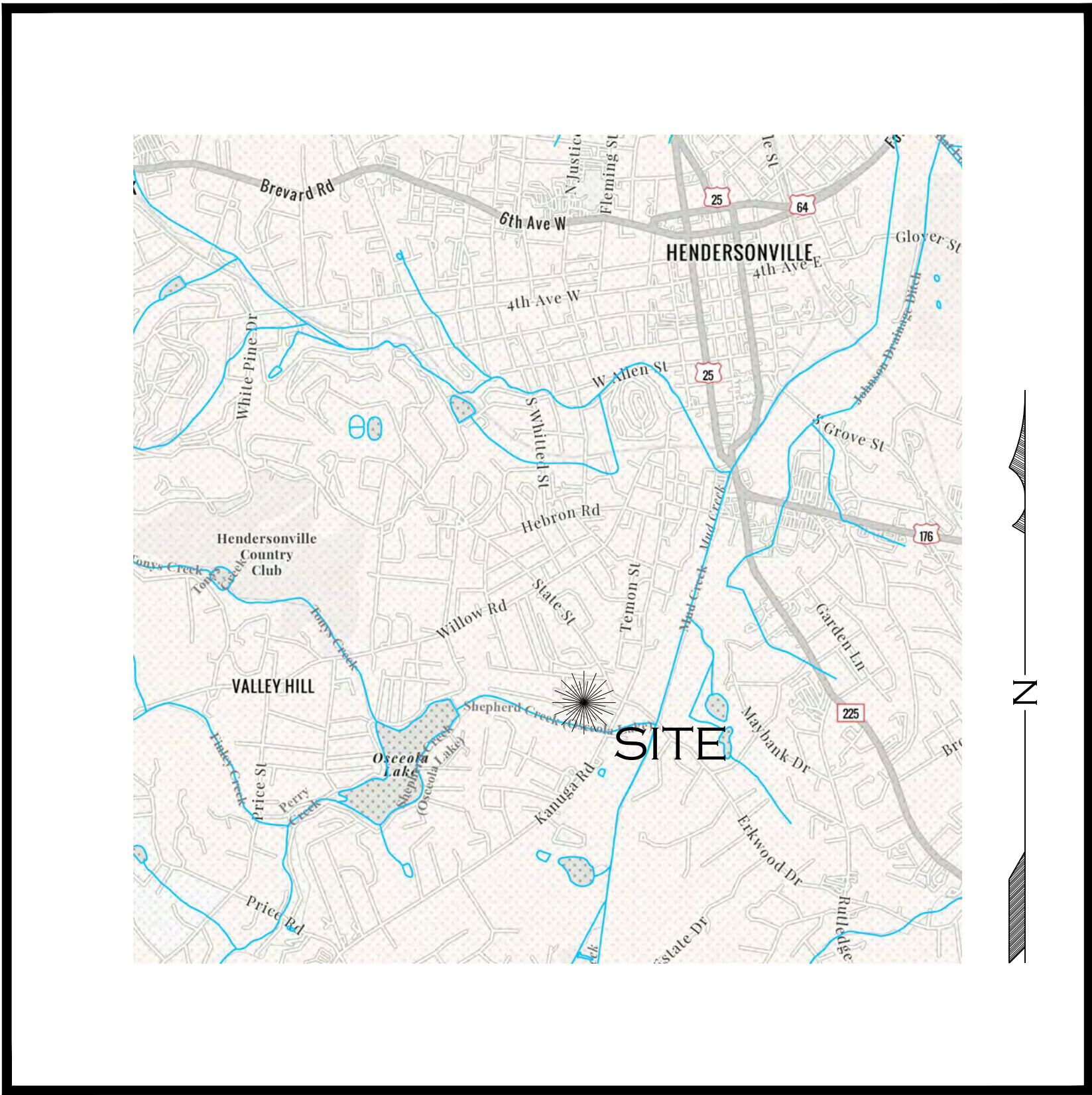
1208 STANWOOD LN.
HENDERSONVILLE, NORTH CAROLINA

SITE & LAYOUT, TREE CANOPY, DRIVEWAY
LAYOUT, AND CONCEPTUAL UTILITY PLANS
& DETAILS SHEET

TABLE OF CONTENTS

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SHEET LA - 2	CANOPY PRESERVATION & PRELIM. LANDSCAPE PLANS	4 OF 7
SHEET LA - 3	DRIVEWAY LAYOUT PLAN	5 OF 7
SHEET LA - 4	CONCEPTUAL UTILITY LAYOUT PLAN	6 OF 7
SHEET LA - 5	DETAILS SHEET	7 OF 7

- ☐ OWNER
MICHAEL MURPHY
1124 OLD US 25 HWY
ZIRCONIA, NC 28790
TEL. (828) 329-6332
- ☐ LANDSCAPE ARCHITECT
HUNTER MARKS, RLA, ASLA, LEED AP
WATERMARK LANDSCAPE ARCHITECTURE
513 N. JUSTICE STREET
HENDERSONVILLE, NORTH CAROLINA 28791
TEL. (828) 551-7105
- ☐ SURVEYOR
CAMERON BAKER
ASSOCIATED LAND SURVEYORS AND PLANNERS
6475 BREVARD ROAD
ETOWAH, NC 28729
TEL. (828) 890-3507



VICINITY MAP

(SCALE: 1" = 2,000')



PROJECT MAP

(SCALE: 1" = 100')

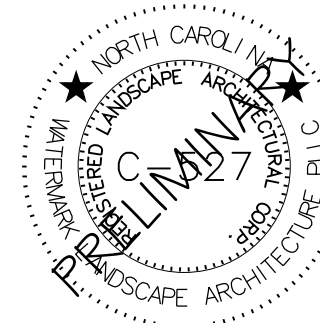


SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.



DRAKEWOOD

HENDERSONVILLE, NORTH CAROLINA

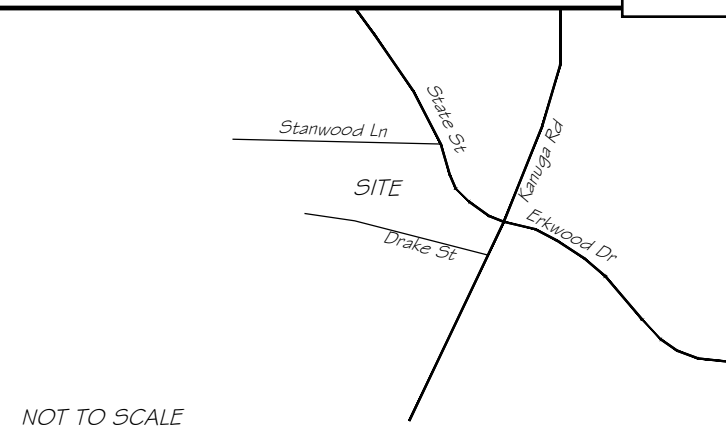


DATE: 08-26-2026	DRAWN BY: JRM
JOB NO: 260217LP	CHECKED BY: AHM
REVISIONS:	

COVER SHEET

S-1

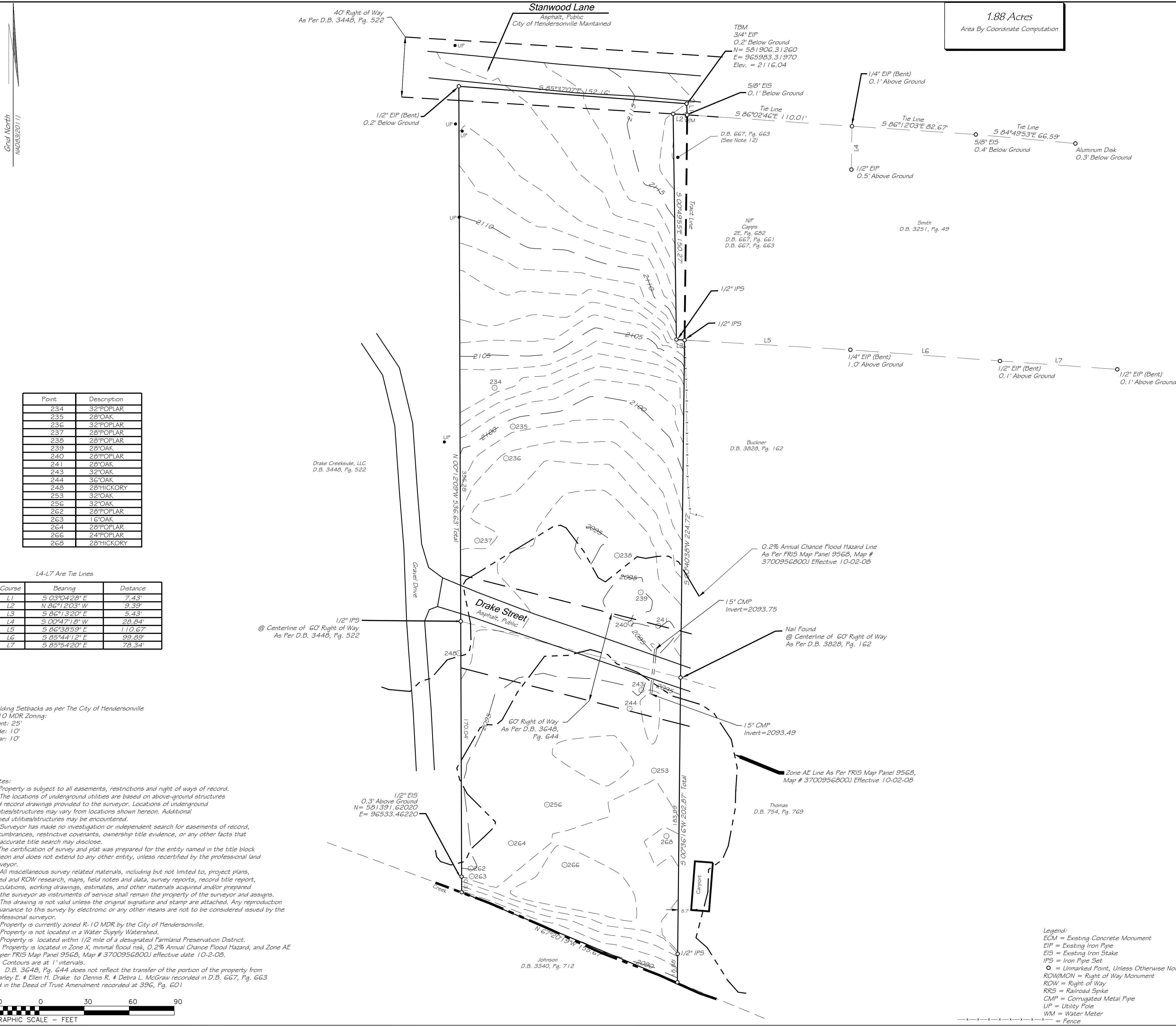
1 OF 7



Vicinity Map

NOT TO SCALE

1.88 Acres
Area By Coordinate Computation



Point	Description
234	32"FOPLAR
235	28"OAK
236	32"FOPLAR
237	28"FOPLAR
238	28"FOPLAR
239	28"OAK
240	28"FOPLAR
241	28"OAK
243	32"OAK
244	36"OAK
248	28"HICKORY
253	32"OAK
256	32"OAK
262	28"FOPLAR
263	16"OAK
264	28"FOPLAR
266	24"FOPLAR
268	28"HICKORY

Course	Bearing	Distance
L1	S 03°04'28" E	7.43'
L2	N 86°12'03" W	9.39'
L3	S 86°13'20" E	5.43'
L4	S 00°47'18" W	28.84'
L5	S 86°38'59" E	110.67'
L6	S 85°44'12" E	99.89'
L7	S 85°54'20" E	78.34'

Building Setbacks as per The City of Hendersonville
R-10 MDR Zoning:
Front: 25'
Side: 10'
Rear: 10'

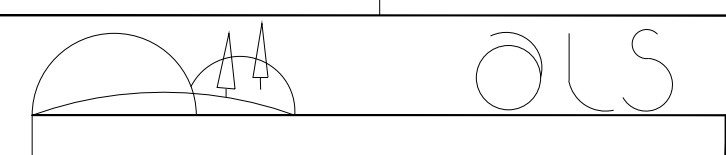
Notes:
1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Property is currently zoned R-10 MDR by the City of Hendersonville.
8. Property is not located in a Water Supply Watershed.
9. Property is located within 1/2 mile of a designated Farmland Preservation District.
10. Property is located in Zone X, minimal flood risk, 0.2% Annual Chance Flood Hazard, and Zone AE as per FRIS Map Panel 9568, Map # 3700956800J effective date 10-02-08.
11. Contours are at 1' intervals.
12. D.B. 3648, Pg. 644 does not reflect the transfer of the portion of the property from Charley E. & Ellen H. Drake to Dennis R. & Debra L. McGraw recorded in D.B. 667, Pg. 663 and in the Deed of Trust Amendment recorded at 396, Pg. 601

Being All of D.B. 3648, Pg. 644, Less and Excepting the Parcel Deeded From Charley E. & Ellen H. Drake to Dennis R. & Debra L. McGraw Recorded at D.B. 667, Pg. 663

Map of Topographic Survey for
Michael Murphy
and
Ginger Murphy
-Owners-
D.B. 3648, Pg. 644

Pin: 9568-51-8549

Hendersonville Township Henderson County, NC



ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742

(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 30 Feet DATE: June 23, 2026

JOB NO.: S-26-338 DRAWN BY: JTB

PROJECT SUMMARY:

TOTAL PROJECT AREA:	1.88 ACRES (81,878.87 SF)
TOTAL DISTURBED AREA:	1.53 ACRES (66,731.4 SF)
PIN NUMBER:	9568518549
EXISTING ZONING:	R-10, MEDIUM DENSITY RESIDENTIAL
PROPOSED USE:	PROPOSED: MINOR PRD
NUMBER OF UNITS:	20
DENSITY:	(10.6 UNITS PER ACRE) (20 UNITS / 1.88 ACRES = 10.6)
PRIVATE LOCAL STREET:	355' LINEAR FEET
FIRE DISTRICT:	VALLEY HILL
WATER:	PUBLIC
SEWER:	PUBLIC
TRASH:	PUBLIC
FRONT SETBACK:	0' (PARKING SCREENED FROM R.O.W.)
SIDE SETBACK:	0'
REAR SETBACK:	20'

SITE COVERAGE:

REQUIRED PARKING:	REQUIRED PARKING: 30 (PER SEC. 6-5-2, "PRD PARKING SPACE REQ. UNITS W/>3 BEDROOMS")
PROPOSED PARKING:	31
LOTS:	(37,321.4 SF) (0.86 ACRES) (45.6% OF SITE)
BUILDINGS:	(12,280 SF) (0.28 ACRES) (15% OF SITE)
VEHICULAR USE:	(22,292.35 SF) (0.51 ACRES) (27.6% OF SITE)
OPEN SPACE:	(47,306.64 SF) (1.09 ACRES) (58% OF SITE)
REQUIRED COMMON OPEN SPACE:	(10,000 SF) (500 SF PER DWELLING UNIT)
PROVIDED COMMON SPACE:	(28,974.7 SF) (0.67 ACRES) (35.4% OF SITE)
HOA OWNED SPACE:	(44,571.4 SF) (1.02 ACRES) (54.4% OF SITE)

SITE COVERAGE W/OPTIONAL DETACHED GARAGES (X17):

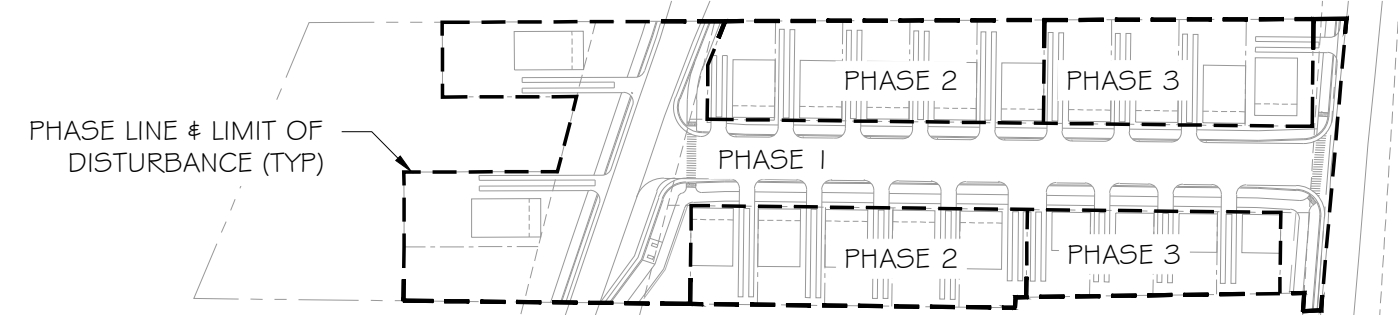
BUILDINGS:	(16,700 SF) (0.38 ACRES) (20.4% OF SITE)
VEHICULAR USE AREA:	(20,084.34 SF) (0.46 ACRES) (24.5% OF SITE)
OPEN SPACE:	(46,534.53 SF) (1.07 ACRES) (57% OF SITE)

SITE COVERAGE WITHIN SPECIAL FLOOD HAZARD AREA:

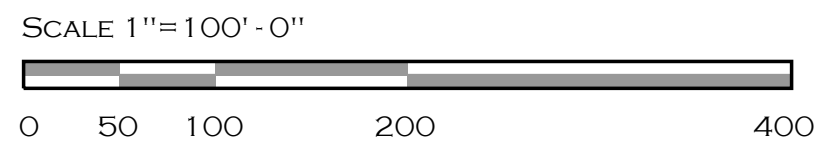
TOTAL SITE WITHIN SFHA:	(23,986.18 SF) (0.55 ACRES) (29% OF SITE)
TOTAL DISTURBED AREA WITHIN SFHA:	(1,813.63 SF) (0.042 ACRES) (7.6% OF SFHA)
COMMON SPACE OUTSIDE SFHA:	(10,135.07 SF) (101.4% OF REQUIRED)

NOTES:

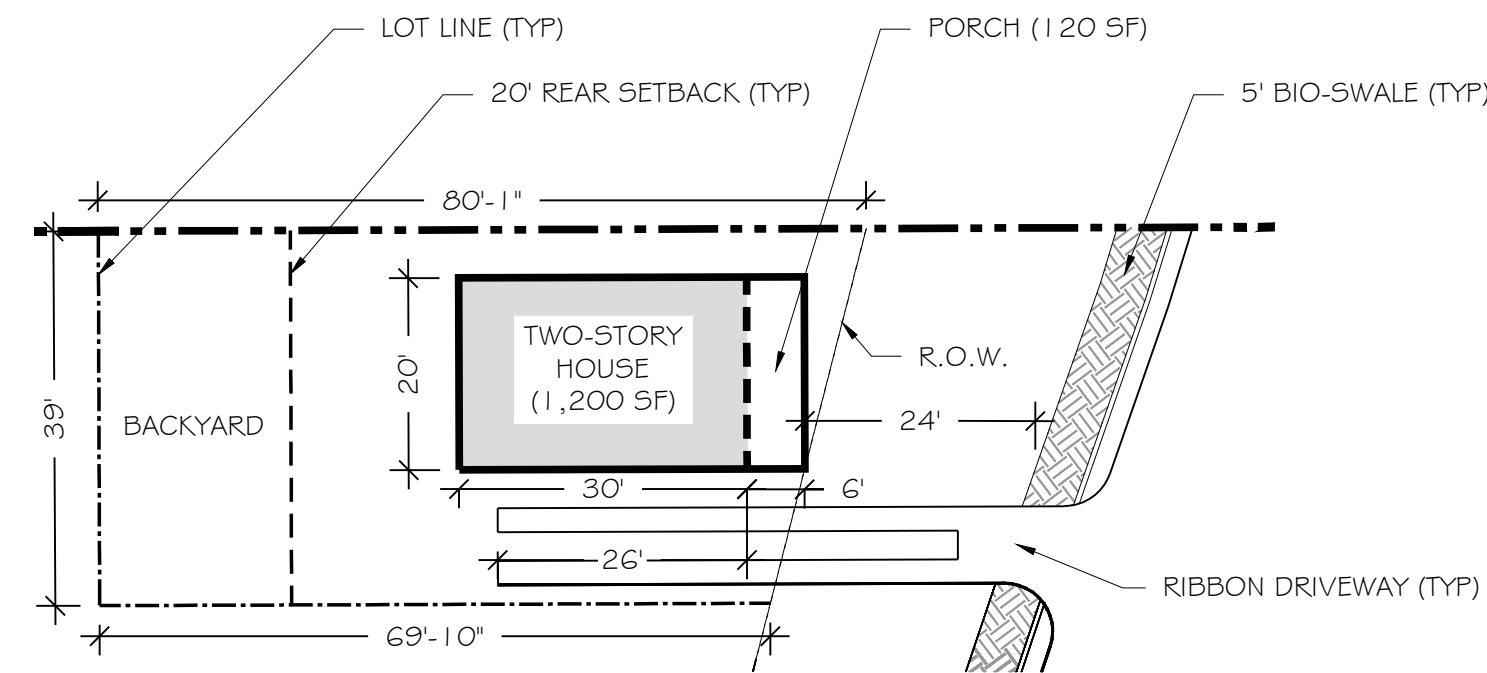
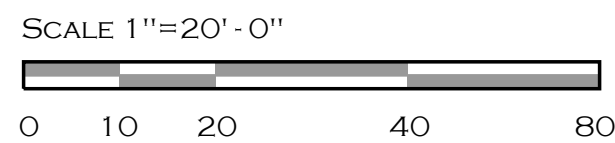
1. PROJECT SITE AND ADJOINING PARCELS TO THE EAST, SOUTH, & WEST ARE ENTIRELY WITHIN THE CITY OF HENDERSONVILLE ETJ. ADJOINING PARCEL TO THE NORTH, ON THE NORTH SIDE OF STANDWOOD LN. IS WITHIN THE CITY OF HENDERSONVILLE.
2. PROJECT SITE IS ZONED R-10 AND ALL ADJOINING PARCELS ARE ZONED R-15, PER CITY OF HENDERSONVILLE ZONING MAP.
3. NO PORTION OF SITE IS LOCATED IN A FLOODWAY AS DETERMINED BY FEMA.
4. THIS PROPERTY IS LOCATED WITHIN THE FRENCH BROAD RIVER BASIN.
5. ALL COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY THE DRAKEWOOD HOA, INCLUDING BIO-SWALES AND SIDEWALKS.
6. LOTS #1A, #2A, & #3B SHALL NOT BE PERMITTED TO BUILD A DETACHED GARAGE DUE TO FLOODPLAIN RESTRICTIONS.
7. TOTAL AREA OF DISTURBANCE IS SUBJECT TO CHANGE BASED ON FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.
8. DRAKEWOOD HOA SHALL PROVIDE THE CITY OF HENDERSONVILLE WITH A MAINTENANCE EASEMENT FOR ANY PROPOSED SIDEWALKS LOCATED OUTSIDE OF THE ROAD R.O.W.
9. BIO-SWALES LOCATED WITHIN ROAD R.O.W. SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE DRAKEWOOD HOA.



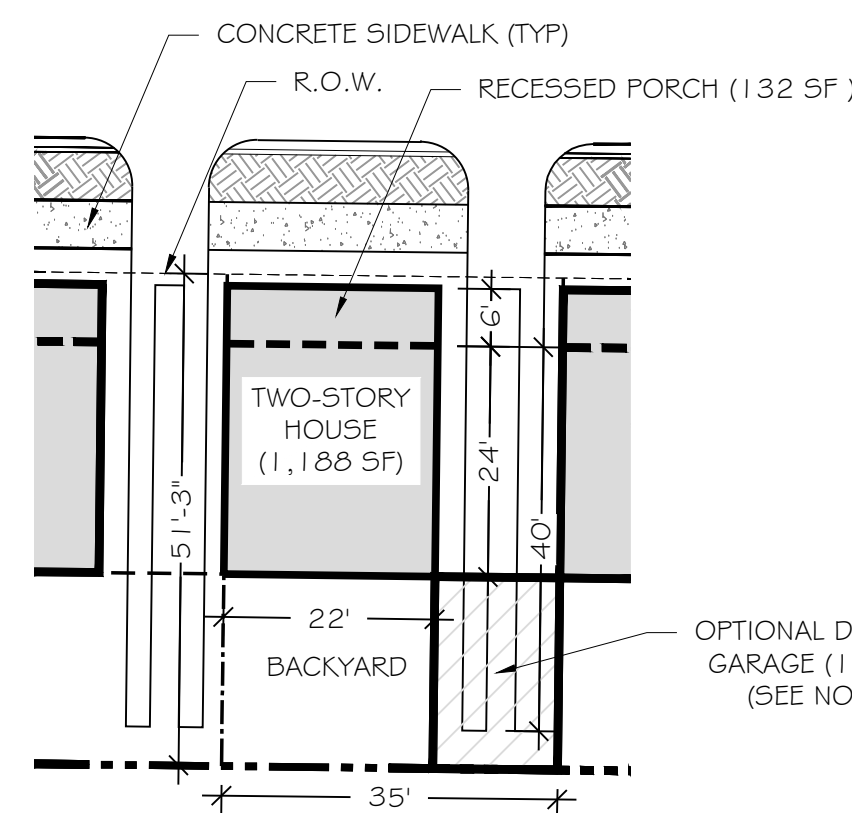
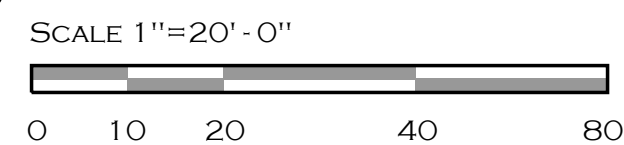
1 PHASING & LIMITS OF DISTURBANCE



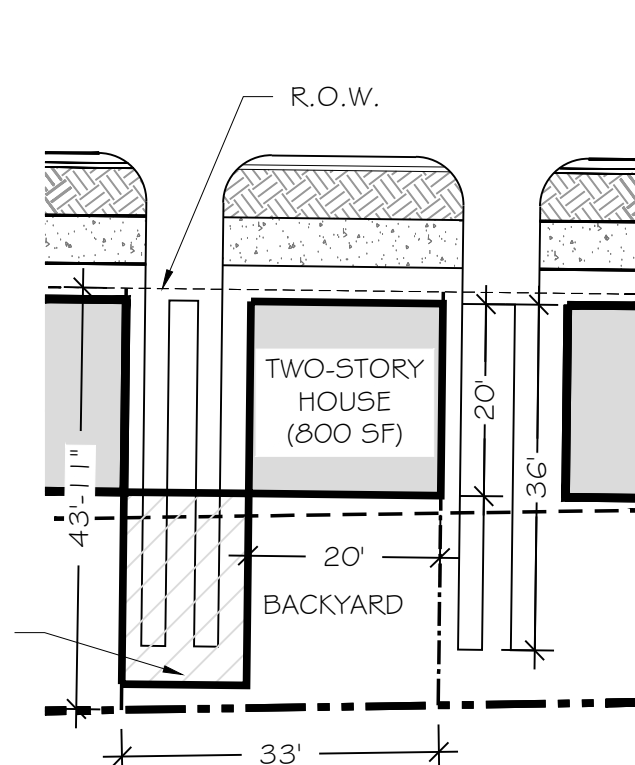
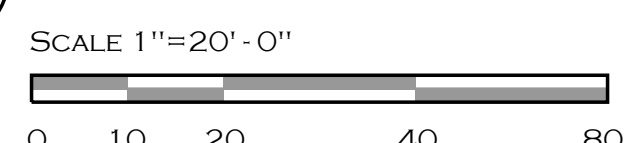
2 TYPICAL SECTION (TYPE B LOT)



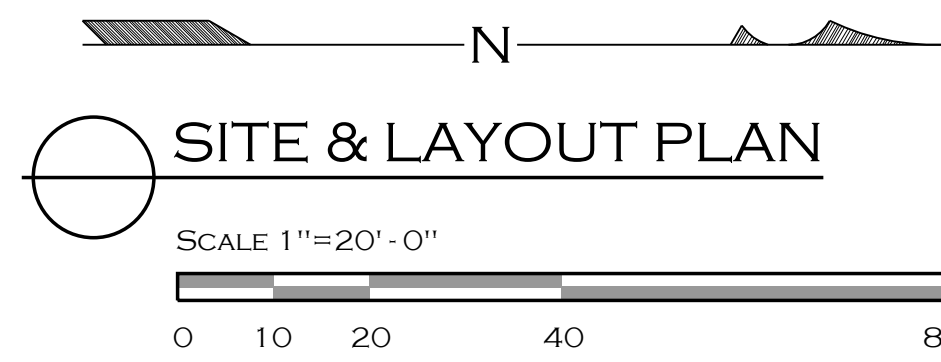
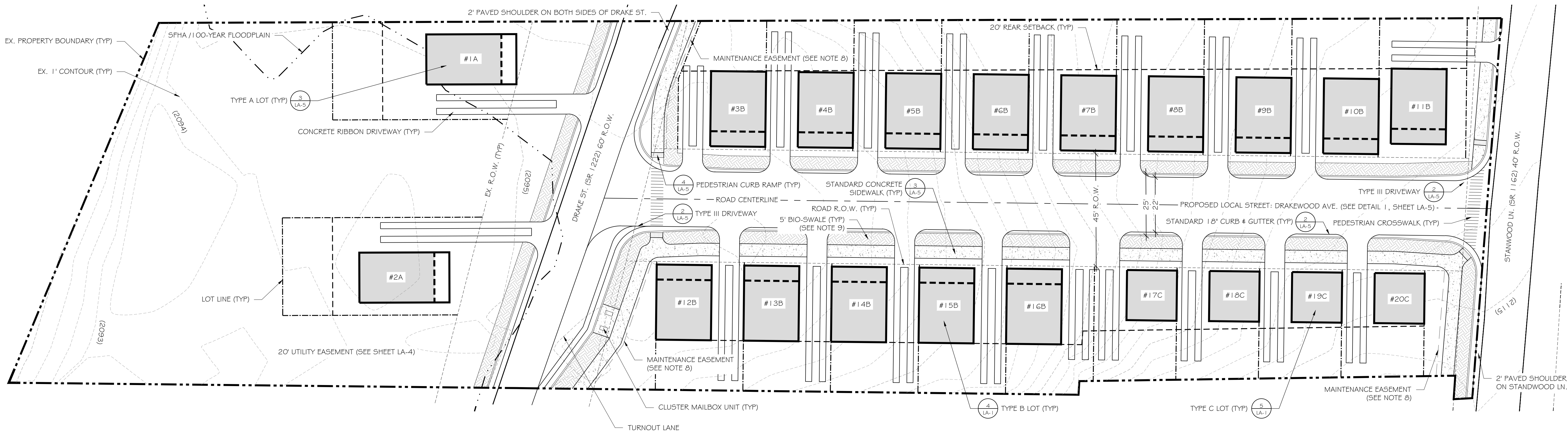
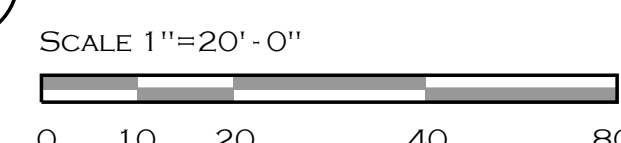
3 TYPE A LOT



4 TYPE B LOT



5 TYPE C LOT

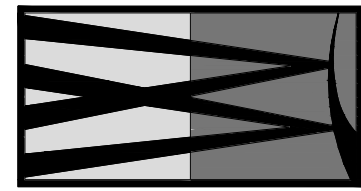


SITE & LAYOUT PLAN



SPECIAL NOTE:
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CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.

WATERMARK
LANDSCAPE ARCHITECTURE • LAND PLANNING • CONSULTING
513 N. JUSTICE STREET STE. C, HENDERSONVILLE, NC 28739
(828) 551-7105
WWW.WATERMARKLAND.COM



DRAKEWOOD

HENDERSONVILLE, NORTH CAROLINA



DATE:	DRAWN BY:
08-26-2026	JB
JOB NO.:	CHECKED BY:
260217LP	AWM
REVISIONS:	

SITE & LAYOUT
PLAN

LA-1

3 OF 7

SUBMITTED TO CITY OF HENDERSONVILLE FOR PRELIMINARY SITE PLAN APPROVAL AUGUST 26, 2026

TREE CANOPY CALCULATIONS:

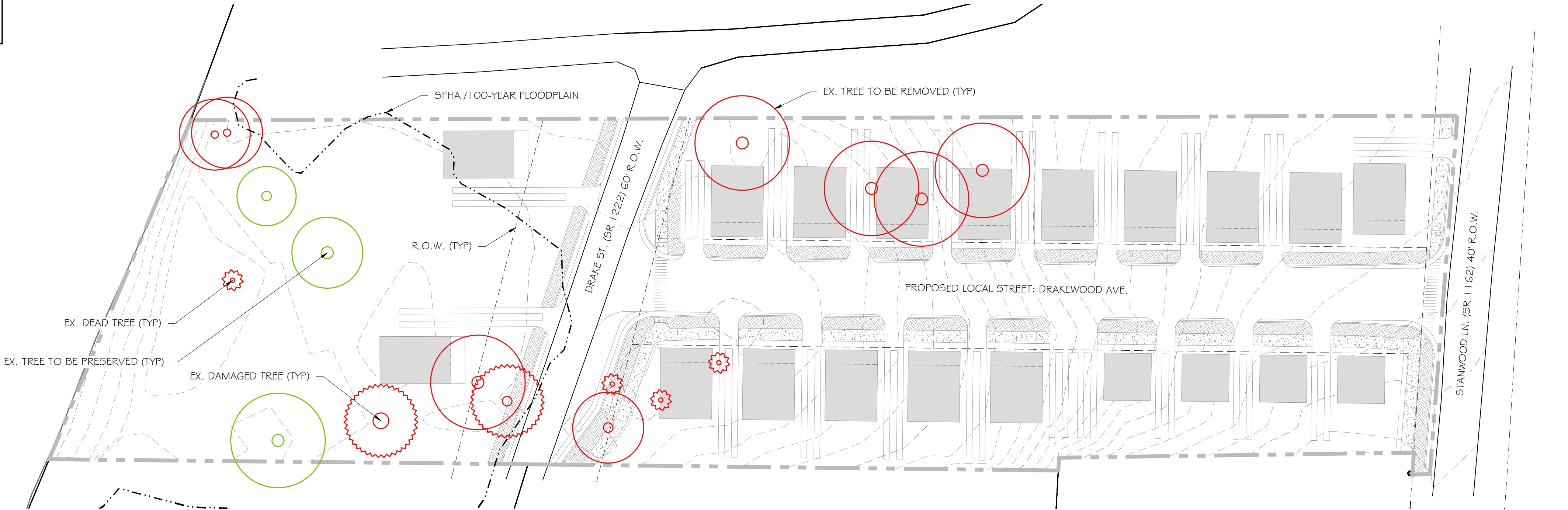
EXISTING TREE CANOPY:	(10,614.11 SF) (0.24 ACRES)
PRESERVED TREE CANOPY:	(2,454.37 SF) (0.06 ACRES) (23% OF EXISTING CANOPY)
PROPOSED TREE CANOPY:	(18,776.31 SF) (0.43 ACRES)
FINAL TREE CANOPY:	(21,230.68 SF) (0.49 ACRES) (200% INCREASE)

LANDSCAPE CALCULATIONS:

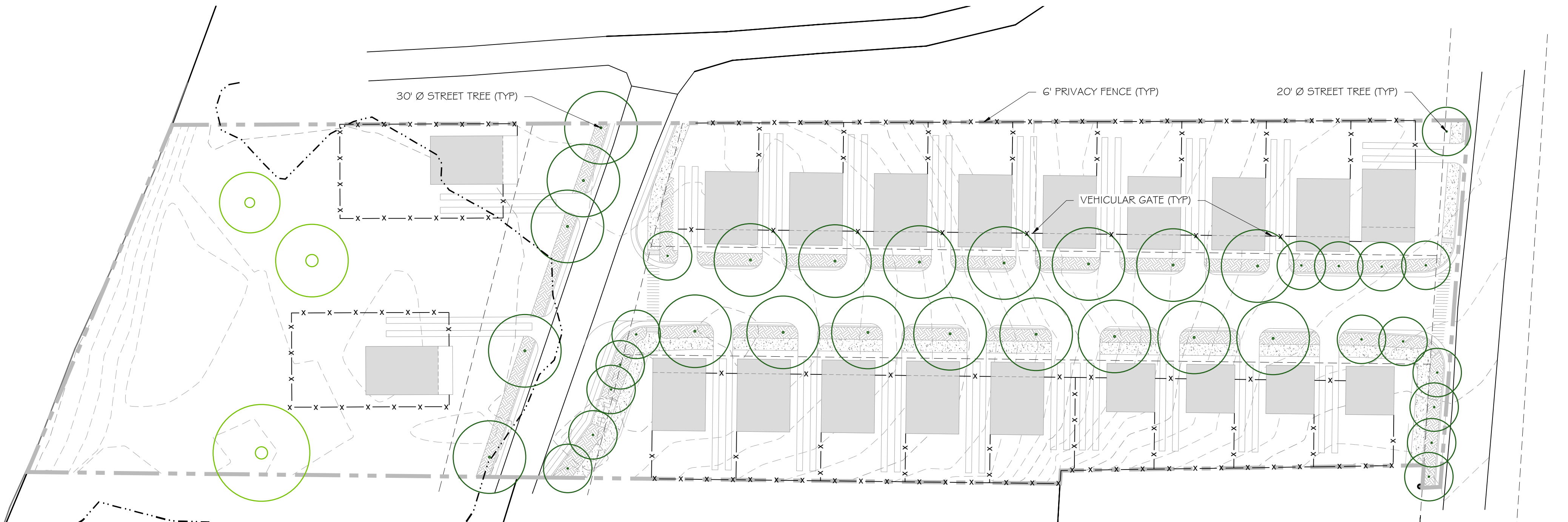
REQUIRED STREET TREES:	37 TREES (SEC. 15-15)
	+ DRAKE ST. - (157 LF / 35 LF) X 2 SIDES = 10 TREES
	+ DRAKEWOOD AVE. - (355 LF / 35 LF) X 2 SIDES = 22 TREES
	+ STANWOOD LN. - (153 LF / 35 LF) X 1 SIDE = 5 TREES
PROPOSED STREET TREES:	37

NOTES:

1. SITE IS EXEMPT FROM A TREE CANOPY PRESERVATION PLAN ACCORDING TO SEC. 15-4-C.
2. PROPOSED STREET TREES SHALL BE LARGE MATURING >50' IN HEIGHT, SPACED AT A MIN. OF 15' AND MAX. OF 75'.
3. PROPOSED STREET TREES SHALL NOT IMPEDE PEDESTRIAN TRAFFIC PER PROWAG REQUIREMENTS. PROPOSED STREET TREES SHALL BE MAINTAINED SO THAT THERE IS A MINIMUM OF 3' PEDESTRIAN CLEAR WIDTH ON ANY SIDEWALK UNTIL LOWER CANOPY HEIGHT EXCEEDS 8'.
4. TREE PRESERVATION IS SUBJECT TO CHANGE BASED ON FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.



CANOPY PRESERVATION PLAN
SCALE 1"=30'-0"
0 15 30 60 120



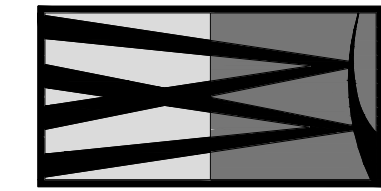
PRELIMINARY LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60 120



Know what's below.
Call before you dig.

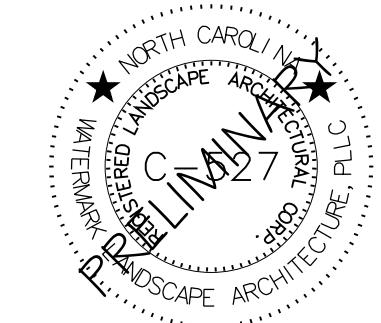
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DRAKEWOOD

HENDERSONVILLE, NORTH CAROLINA



DATE:	DRAWN BY:
08-26-2026	JB
JOB NO:	CHECKED BY:
260217LP	AWM
REVISIONS:	

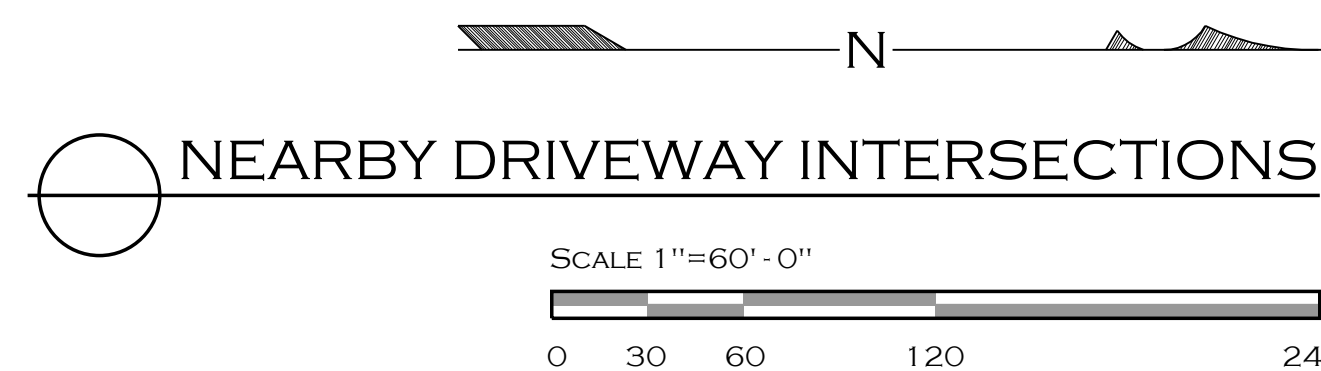
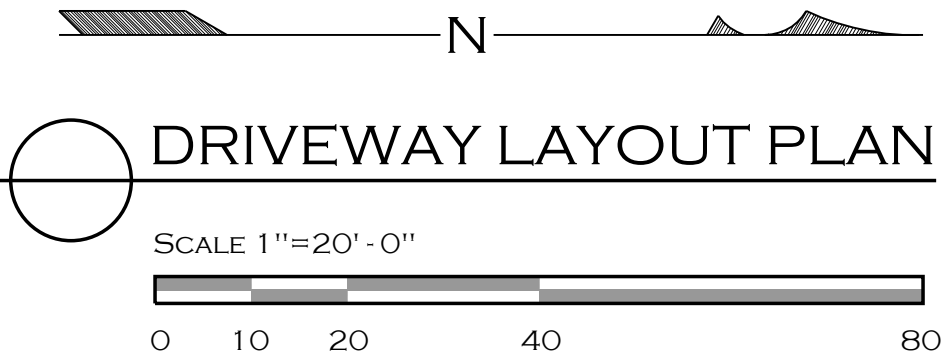
CANOPY
PRESERVATION &
PRE. LANDSCAPE
PLAN

LA-2

4 OF 7

SUBMITTED TO CITY OF HENDERSONVILLE FOR PRELIMINARY SITE PLAN APPROVAL AUGUST 26, 2026

1. ALL SIDEWALKS IN DOT R.O.W. ARE LOCATED BEHIND A 2' PAVED SHOULDER AND 30" CONCRETE CURB & GUTTER. CITY OF HENDERSONVILLE TYPE III DRIVEWAY IS USED TO TRANSITION TO 18" CURB & GUTTER. SEE SHEET LA-5 FOR DETAILS.
2. REQUIRED NCDOT ASPHALT SURFACE TREATMENT (AST) PAVEMENT REPAIRS SHALL BE MADE 50' PAST EITHER SIDE WHERE DISTURBANCE TAKES PLACE.
3. NCDOT DRIVEWAY PERMIT PLAN TO BE SUBMITTED WITH FINAL EROSION CONTROL, GRADING, STORMWATER, AND UTILITY PLANS.



AKEWOO

LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ CONSULTING
513 N. JUSTICE STREET STE. C, HENDERSONVILLE, NC 28739
(828) 551-7105
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DATE: 08-26-2026	DRAWN BY: DEB
JOB NO: 260217LP	CHECKED BY: AHM
REVISIONS:	

DRIVEWAY LAYOUT PLAN

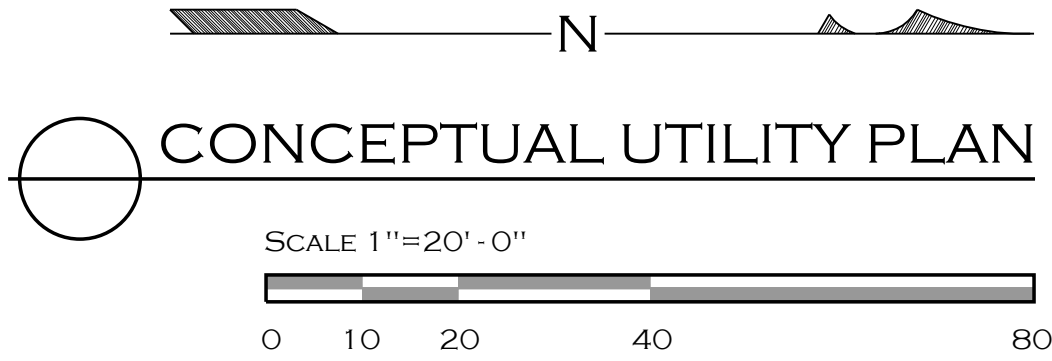
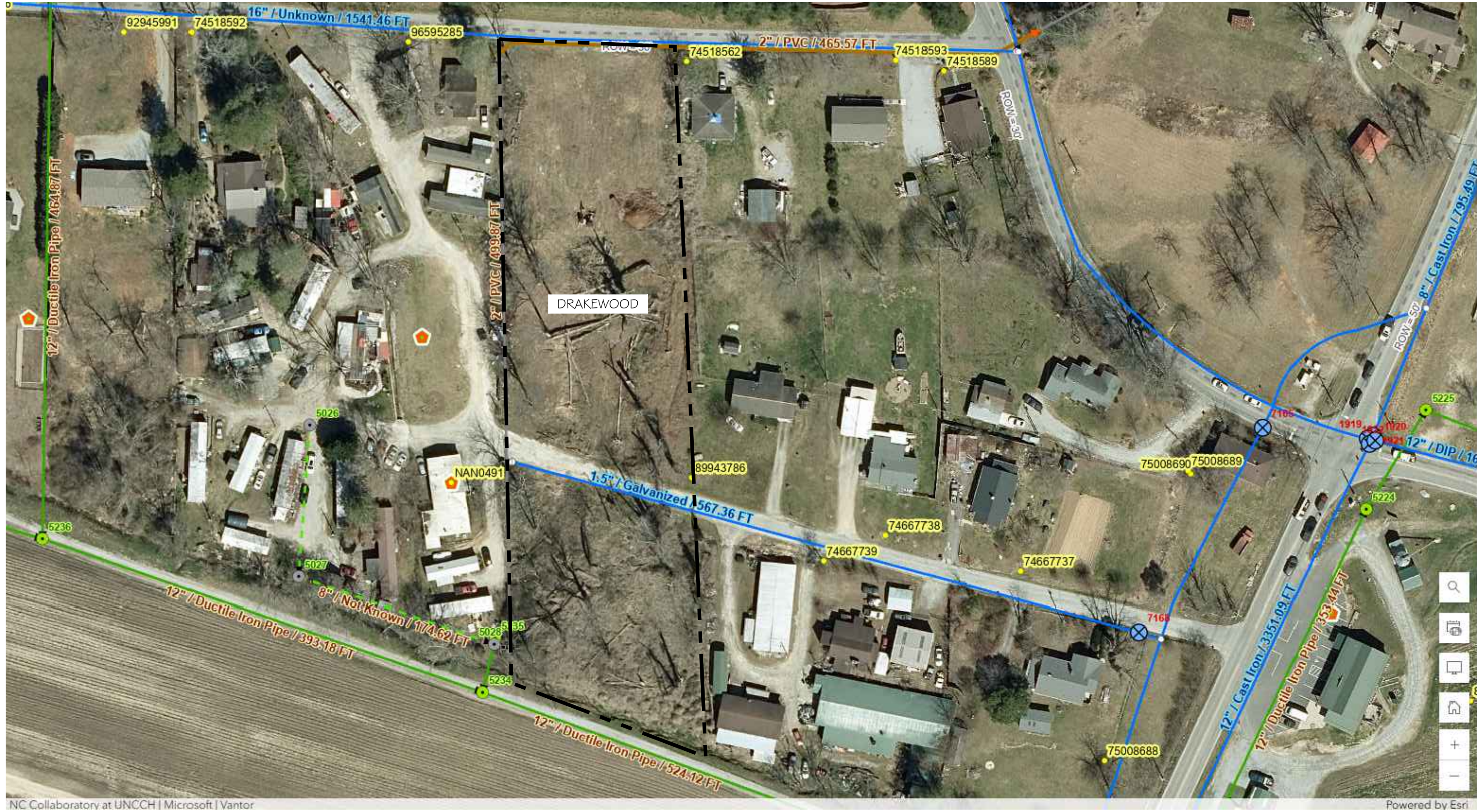
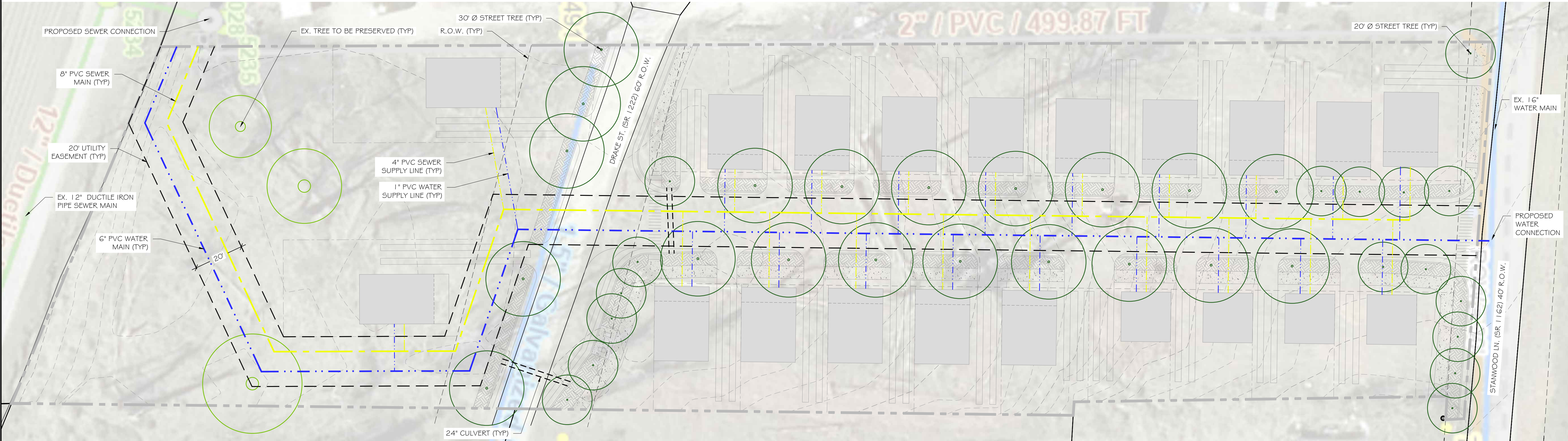
LA-3

5 OF 7

SUBMITTED TO CITY OF HENDERSONVILLE FOR PRELIMINARY SITE PLAN APPROVAL AUGUST 26, 2026

NOTES:

1. FINAL UTILITY PLAN AND UTILITY EXTENSION PERMITTING SHALL BE DONE BY A PROFESSIONAL ENGINEER. UTILITY LOCATIONS AS SHOWN ARE SUBJECT TO CHANGE.
2. FINAL UTILITY PLAN SHALL SHOW EACH LOT INDEPENDENTLY METERED PER CITY OF HENDERSONVILLE ORDINANCE.



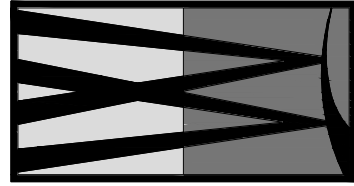
CONCEPTUAL UTILITY PLAN

EXISTING UTILITY MAP
N.T.S.



SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.

WATERMARK
LANDSCAPE ARCHITECTURE • LAND PLANNING • CONSULTING
513 N. JUSTICE STREET STE. C, HENDERSONVILLE, NC 28739
(828) 551-7105
WWW.WATERMARKLAND.COM



DRAKEWOOD

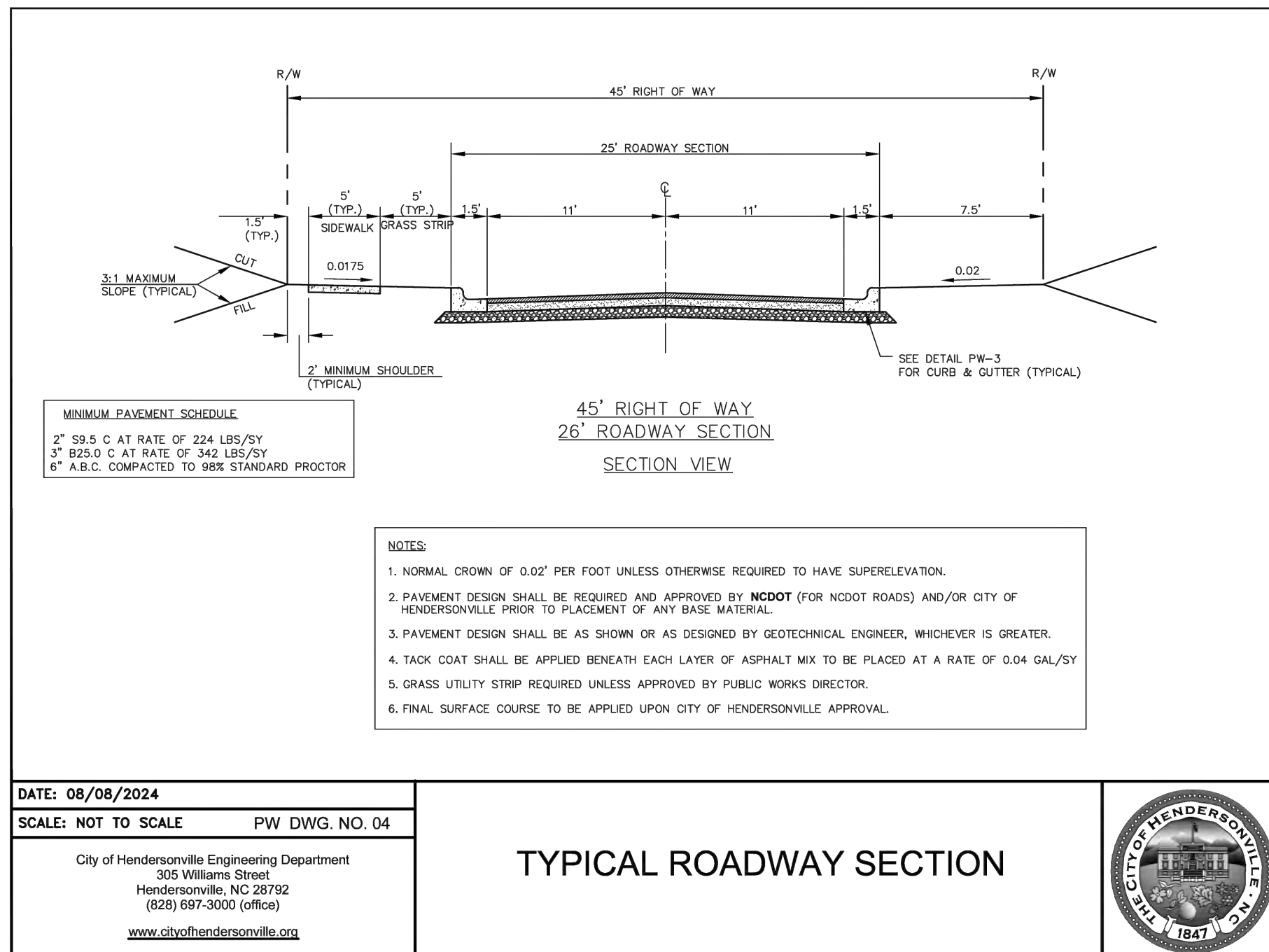
HENDERSONVILLE, NORTH CAROLINA



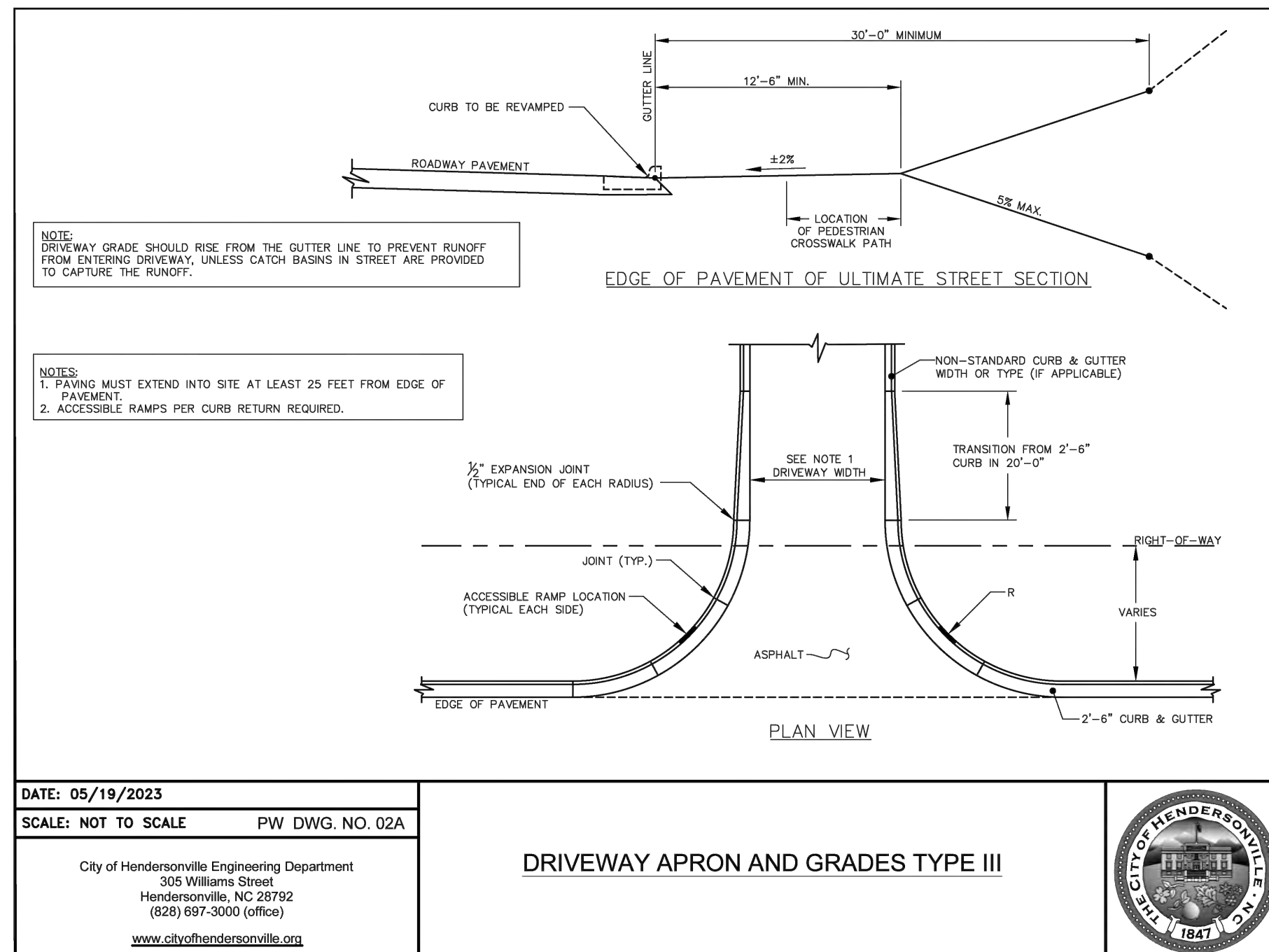
DATE: 08-26-2026	DRAWN BY: JOS
JOS NO: 260217LP	CHECKED BY: AWM
REVISIONS:	

CONCEPTUAL
UTILITY PLAN

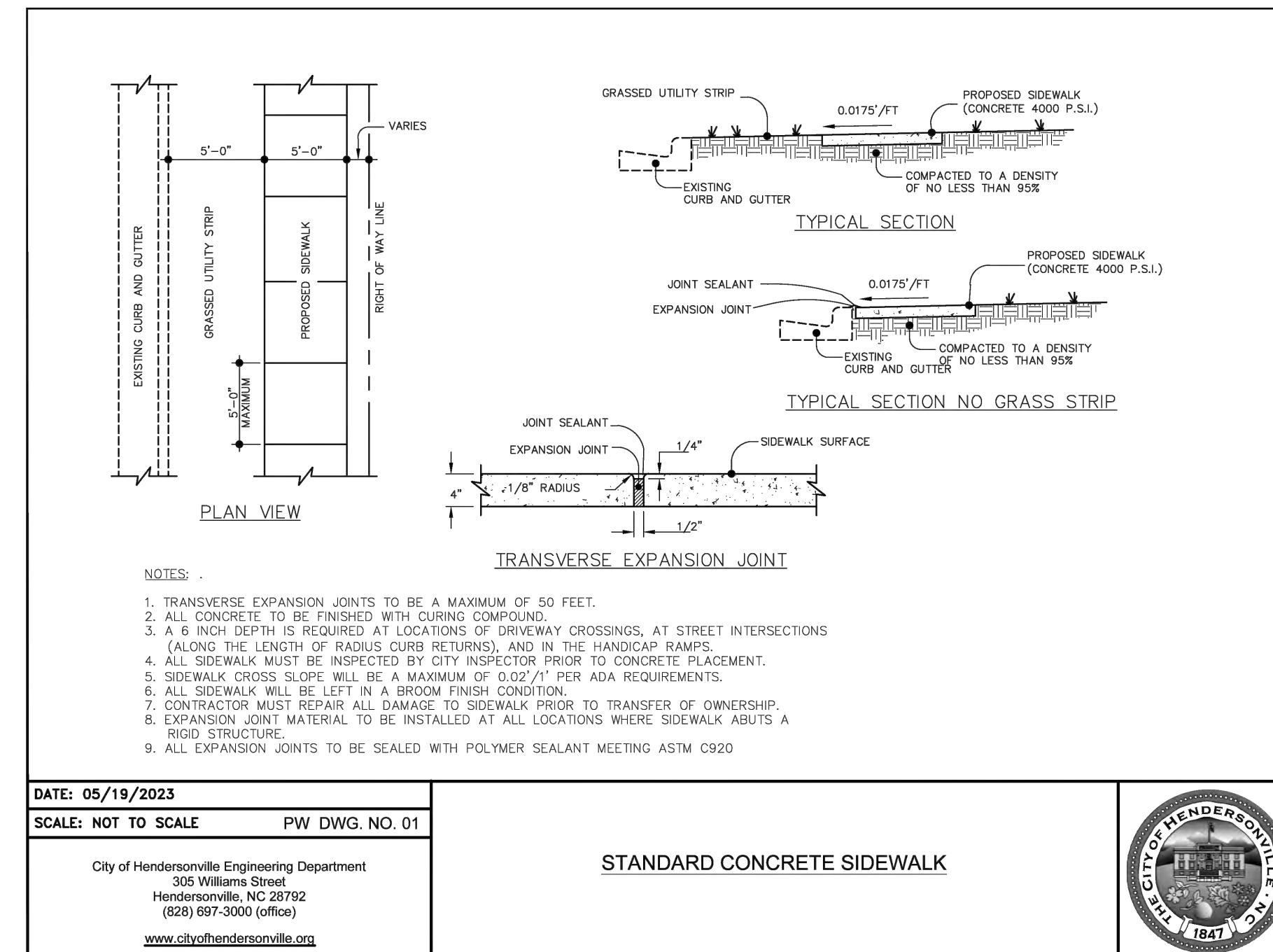
LA-4



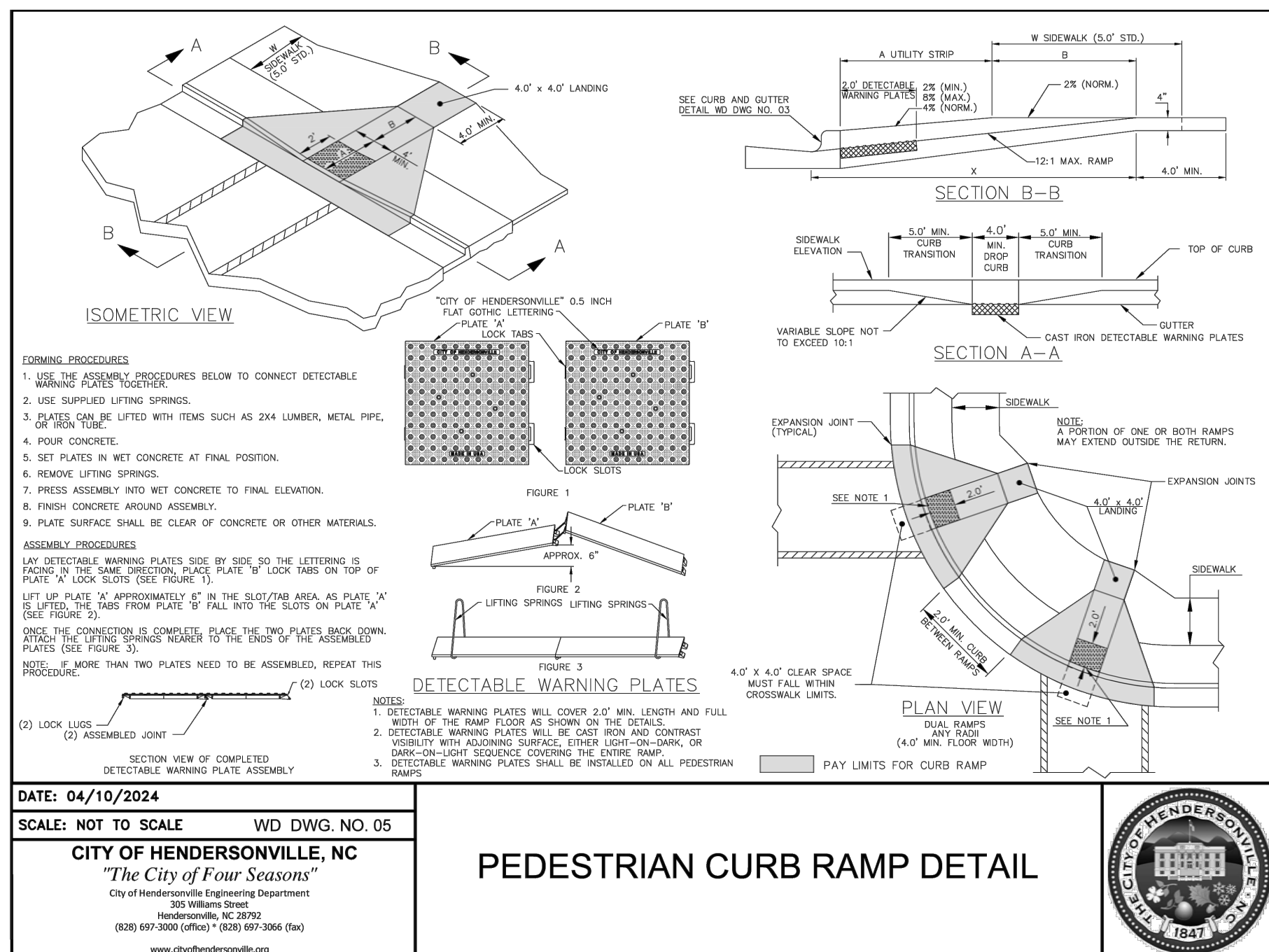
1 STANDARD LOCAL STREET
LA-5 N.T.S.



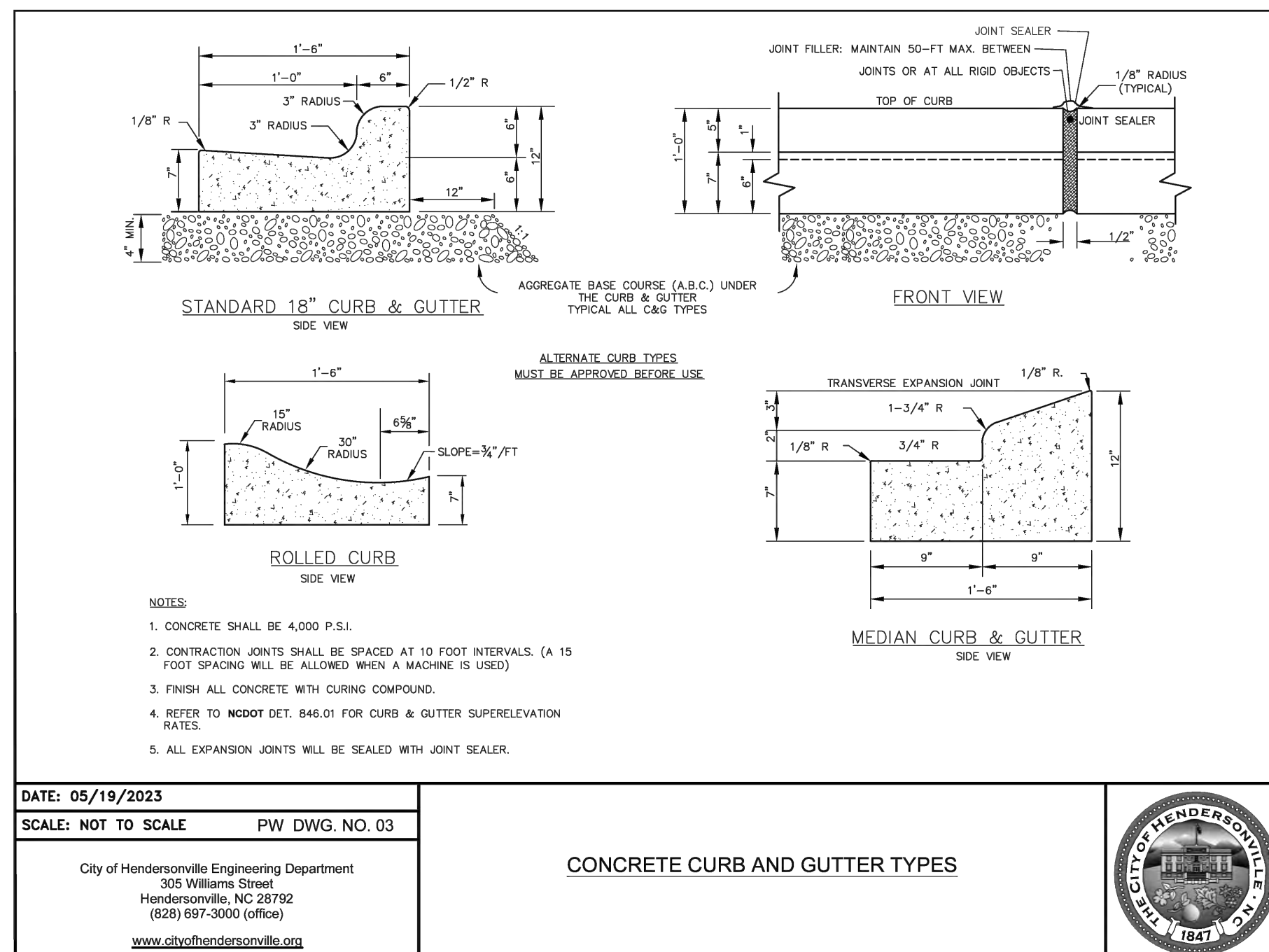
2 TYPE III DRIVEWAY
LA-5 N.T.S.



3 STANDARD CONCRETE SIDEWALK
LA-5 N.T.S.



4 PEDESTRIAN CURB RAMP
LA-5 N.T.S.

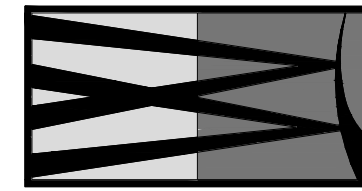


5 STANDARD 18" CURB & GUTTER
LA-5 N.T.S.



SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK.
CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED. CALL 811.

WATERMARK
LANDSCAPE ARCHITECTURE • LAND PLANNING • CONSULTING



513 N. JUSTICE STREET STE. C, HENDERSONVILLE, NC 28739
(828) 595-2327
WWW.WATERMARKLAND.COM

DRAKEWOOD

HENDERSONVILLE, NORTH CAROLINA



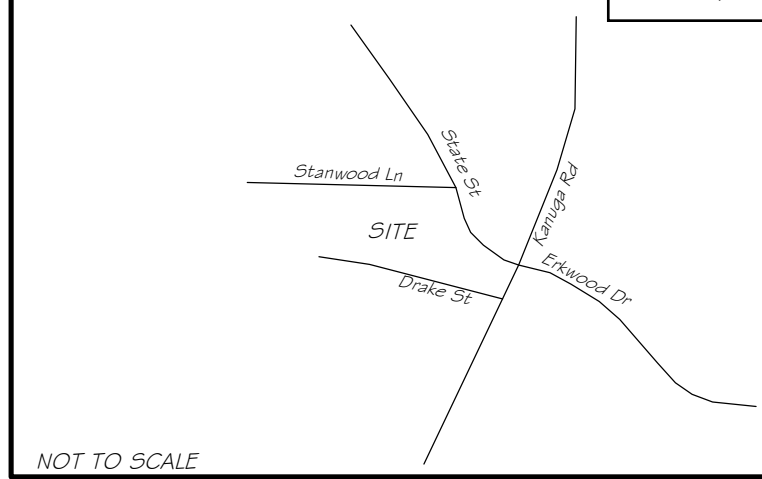
DATE: 08-26-2026
JOB NO: 260217LP
DRAWN BY: ZEN
CHECKED BY: AHM

REVISIONS:

SITE DETAILS

LA-5

7 OF 7



Vicinity Map

Preliminary
For Review Purposes Only

Project Summary

Total Area: 1.88 Acres
Total Lots: 20
Max. Lot Area: 0.07 Acre
Min. Lot Area: 0.04 Acre
Total Open Space Area: 0.95 Acre
Zoning: Existing R-10
Proposed: Minor Planned Residential Development
Proposed Local Street Length: 355'
Water: Public
Sewer: Public
Building Setbacks as per The City of Hendersonville
Minor Planned Residential Development Zoning:
Front: 0' (Parking is Screened from View from Public Right of Way)
Side: 0'
Rear: 20'

Grid North
MAD33(2011)

L4-L7 Are Tie Lines
L8-L20 Are New Lines

Course	Bearing	Distance
L1	S 03°04'28" E	7.43'
L2	N 86°12'03" W	9.39'
L3	S 86°13'20" E	5.43'
L4	S 00°47'18" W	28.84'
L5	S 86°38'59" E	110.67'
L6	S 85°44'12" E	99.89'
L7	S 85°54'20" E	78.34'
L8	S 89°19'22" E	55.89'
L9	S 89°19'22" E	42.17'
L10	S 89°19'22" E	43.04'
L11	S 89°19'22" E	43.91'
L12	S 89°19'22" E	44.78'
L13	S 89°19'22" E	45.65'
L14	S 00°12'09" E	69.88'
L15	S 89°47'51" W	39.00'
L16	N 00°12'09" W	80.00'
L17	S 00°12'09" E	69.88'
L18	S 89°47'51" W	39.00'
L19	N 89°19'22" W	28.13'
L20	N 68°41'54" W	24.64'

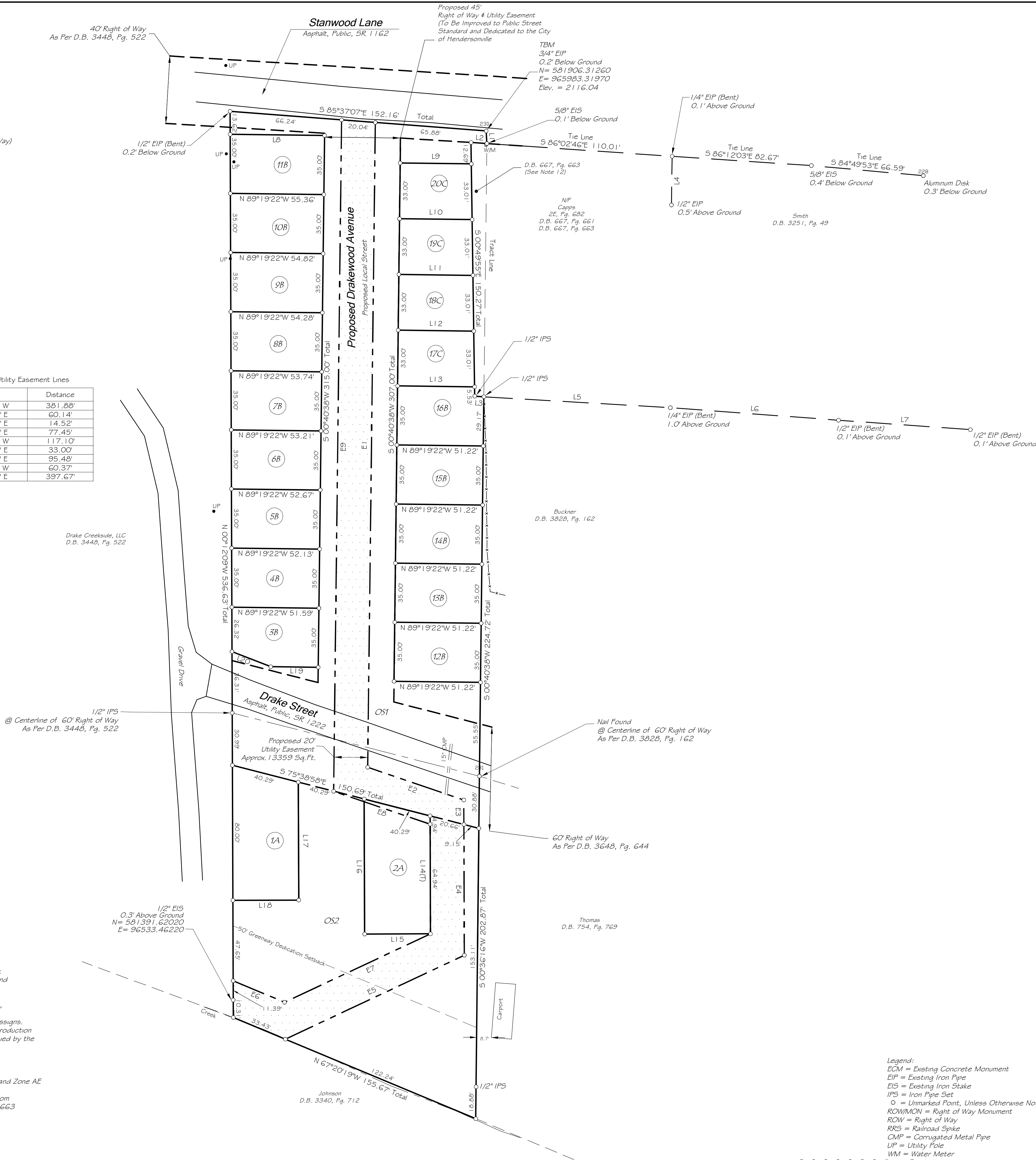
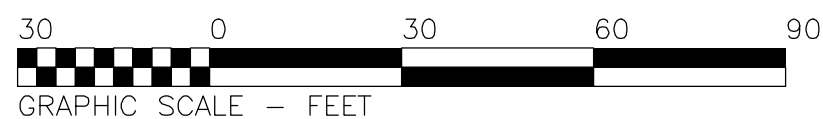
E1-E9 Are Proposed 20' Utility Easement Lines

Course	Bearing	Distance
E1	S 00°40'38" W	381.88'
E2	S 71°11'25" E	60.14'
E3	S 00°12'09" E	14.52'
E4	S 00°12'09" E	77.45'
E5	S 64°52'53" W	117.10'
E6	S 67°20'19" E	33.00'
E7	N 64°52'53" E	95.48'
E8	N 71°11'25" W	60.37'
E9	N 00°40'38" E	397.67'

Lots	Acreage	Approx. Sq. Ft.
1A	0.07 Acre	2922
2A	0.07 Acre	2922
3B	0.04 Acre	1696
4B	0.04 Acre	1814
5B	0.04 Acre	1833
6B	0.04 Acre	1852
7B	0.04 Acre	1871
8B	0.04 Acre	1890
9B	0.04 Acre	1909
10B	0.04 Acre	1927
11B	0.04 Acre	1946
12B	0.04 Acre	1792
13B	0.04 Acre	1792
14B	0.04 Acre	1792
15B	0.04 Acre	1792
16B	0.04 Acre	1761
17C	0.03 Acre	1492
18C	0.03 Acre	1463
19C	0.03 Acre	1434
20C	0.03 Acre	1405
OS1	0.62 Acre	27106
OS2	0.40 Acre	17454

Notes:

- Property is subject to all easements, restrictions and right of ways of record.
- The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
- The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
- All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
- This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
- Property is currently zoned R-10 MDR by the City of Hendersonville.
- Property is not located in a Water Supply Watershed.
- Property is located within 1/2 mile of a designated Farmland Preservation District.
- Property is located in Zone X, minimal flood risk, 0.2% Annual Chance Flood Hazard, and Zone AE as per FRIS Map Panel 9568, Map # 3700956800J effective date 10-2-08.
- D.B. 3648, Pg. 644 does not reflect the transfer of the portion of the property from Charley E. & Ellen H. Drake to Dennis R. & Debra L. McGraw recorded in D.B. 667, Pg. 663 and in the Deed of Trust Amendment recorded at 396, Pg. 601
- Interior Lines are New Lines.



Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
o = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
RRS = Railroad Spike
CMP = Corrugated Metal Pipe
UP = Utility Pole
WM = Water Meter
= Fence

Being All of D.B. 3648, Pg. 644, Less and Excepting the Parcel
Deeded From Charley E. & Ellen H. Drake to Dennis R. & Debra L. McGraw
Recorded at D.B. 667, Pg. 663

Map of Preliminary Plat for

Drakewood Subdivision

Owners:
Michael & Ginger Murphy
D.B. 3648, Pg. 644

Pin: 9568-51-8549

Hendersonville Township	Henderson County, NC
ASSOCIATED LAND SURVEYORS & PLANNERS P.C. P.O. BOX 578 * HORSE SHOE, NC 28742 (828) 890-3507 NC BUSINESS LICENSE NO. C-2774	
SCALE: 1 Inch = 30 Feet JOB NO.: S-26-338	DATE: June 23, 2026 DRAWN BY: JTB PLANNED BY: JTB

**For use by Principal Authority / Para uso de la Autoridad Principal**

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-108

PIN / Número de rollo
9568518549

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
1208 STANWOOD LN

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9568518549

Purpose of Application

Application type / Tipo de solicitud
Site Plan Review — Preliminary Site Plan Review

Applicant

Last name / Apellido Bruner	First name / Nombre de pila Drake	Corporation or partnership / Corporación o sociedad Watermark Landscape Architecture
Street address / Dirección de la calle 513 N. Justice Street	Unit number / Número de unidad Suite C	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8284906350	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido Murphy	First name / Nombre de pila Mike	Corporation or partners Corporación o sociedad Hendo Homes LLC
Street address / Dirección de la calle 1124 Old US 25 Hwy	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Zirconia	State / Provincia North Carolina	ZIP code / Código postal 28790
Other phone / Otro teléfono		Mobile phone / Teléfono móvil +1 8283296332
Fax		Email / Correo electrónico

Section 5, Item A.

Applicant-Company Information		
Applicant Name: Mike Murphy	Company Name:	Authorized Representative Title (if applicable) Owner/Developer

Property Owner-Company Information		
Property Owner Name: Mike Murphy	Company Name (if applicable, check corresponding box below)	Authorized Representative Title (if applicable) Owner/Developer

Applicant

I, Drake Bruner (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 07/13/2026, 9:44:47 AM EDT by Drake Bruner. / Firmado digitalmente el 13/7/26 9:44:47 EST por Drake Bruner.

Property owner

I, Mike Murphy (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 07/14/2026, 8:35:39 AM EDT by Drake Bruner with an authorization letter from Mike Murphy. / Firmado digitalmente el 14/7/26 8:35:39 EST por Drake Bruner con una carta de autorización de Mike Murphy.

Preliminary Site Plan Review Triggers:

Section 5, Item A.

Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning

Board meeting.

- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
- Addition of more than 30 parking spaces.
- Any minor planned residential development consisting of nine or more dwelling units.

Information

Type of Plan Review
Preliminary

List 10 digit PIN or 7 digit PID number for each property
9568518549

CHECK TYPE OF DEVELOPMENT
Residential

Current Zoning
r-10

Total Acreage
1.88

Proposed Building Sq.ft.
12984.0 sq.ft.

of Dwelling Units
20

Applicant (Developer) Company Information

Authorized Representative Name:
Mike Murphy

Company Name (if applicable, check corresponding box below)

Company Type:

If other:

- ☐ Corporation: ☐ Limited Liability Company: ☐ Trust:
☐ Partnership: ☐ Other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
Owner/Developer

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:
Mike Murphy

Company Name (if applicable, check corresponding box below)

Company Type:

If other:

- ☐ Corporation: ☐ Limited Liability Company: ☐ Trust:
☐ Partnership: ☐ Other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
Owner/Developer

**For use by Principal Authority / Para uso de la Autoridad Principal**

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-123

PIN / Número de rollo
9568518549

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
1208 STANWOOD LN

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9568518549

Purpose of Application

Application type / Tipo de solicitud
Subdivisions — Major

Applicant

Last name / Apellido Bruner	First name / Nombre de pila Drake	Corporation or partnership / Corporación o sociedad Watermark Landscape Architecture
Street address / Dirección de la calle 513 N. Justice Street	Unit number / Número de unidad Suite C	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28739
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8284906350	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido Murphy	First name / Nombre de pila Michael	Corporation or partners Corporación o sociedad Hendo Homes, LLC
Street address / Dirección de la calle 1124 OLD US 25 HWY	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Zirconia	State / Provincia North Carolina	ZIP code / Código postal 28790
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8283296332	
Fax	Email / Correo electrónico	

Section 5, Item A.

Applicant-Company Information		
Applicant Name: Michael Murphy	Company Name:	Authorized Representative Title (if applicable) Owner

Property Owner-Company Information		
Property Owner Name: Michael Murphy	Company Name (if applicable, check corresponding box below)	Authorized Representative Title (if applicable) Owner

Applicant

I, Drake Bruner (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 08/05/2026, 10:10:16 AM EDT by Drake Bruner. / Firmado digitalmente el 5/8/26 10:10:16 EST por Drake Bruner.

Property owner

I, Michael Murphy (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 08/06/2026, 9:06:47 AM EDT by Drake Bruner with an authorization letter from Michael Murphy. / Firmado digitalmente el 6/8/26 9:06:47 EST por Drake Bruner con una carta de autorización de Michael Murphy.

Property Details	
Type of Subdivision Major	Section 5, Item A.
Name of Subdivision Drakewood	
Proposed Lots 20	
Total Project Area (acres) 1.88	

Applicant (Developer) Company Information	
Authorized Representative Name: Michael Murphy	Company Name (if applicable, check corresponding box below)
Company Type:	If other:
☐ Corporation: ☐ Limited Liability Company: ☐ Trust:	
☐ Partnership: ☐ Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Owner	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Michael Murphy	Company Name (if applicable, check corresponding box below)
Company Type:	If other:
☐ Corporation: ☐ Limited Liability Company: ☐ Trust:	
☐ Partnership: ☐ Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Owner	



CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

PLANNING DIVISION

SUBMITTER:	Sarah McLaurin	MEETING DATE:	September 10 th , 2026
AGENDA SECTION:	New Business	DEPARTMENT:	Community Development
TITLE OF ITEM:	Rezoning: Standard Rezoning – 101 S Grove Street 26-56-RZO – Sarah McLaurin, Planner II		

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs 9568-87-7059 and 9568-87-6293) from C-1SU Central Business Special Use to C-1 Central Business, based on the following:

1. The petition is found to be Consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:

The proposed zoning of C-1 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Downtown’.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. A return to the previous base zoning, C-1 Central Business, restores potential development opportunities on this property by permitting the same uses available to other adjacent C-1 properties.
2. C-1 zoning is designed to promote development in the Downtown district which the subject parcels are within.

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs 9568-87-7059 and 9568-87-6293) from C-1SU Central Business Special Use to C-1 Central Business, based on the following:

1. The petition is found to be Consistent with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and because:

The proposed zoning of C-1 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for ‘Downtown’.

2. Furthermore, we do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. Rezoning to a standard C-1 Central Business eliminates the current conditions and site plan on the site that may impact the future of the development.
2. Rezoning to a standard zoning district eliminates limited uses that were approved as part of the Special Use District and allows for a range of permitted uses under C-1 zoning.

[DISCUSS & VOTE]

SUMMARY: Jared DeRidder of WGLA Engineering PLLC has initiated a Zoning Map Amendment application for a property located at 101 South Grove Street (PINs 9568-87-7059 and 9568-87-6293) totaling 0.77 Acres. The property is currently zoned C-ISU Central Business Special Use.

The Applicant is requesting a return to base zoning of C-I Central Business, which aligns with other adjacent properties. Special Use Districts are no longer created within City Zoning, but existing Districts such as the one created for this site in 2003 are similar to the Conditional Zoning Districts (CZDs) used today. Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-I district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

PROJECT/PETITIONER NUMBER:	26-56-RZO
PETITIONER NAME:	- Jared DeRidder of WGLA Engineering PLLC (Applicant) - Chris Todd of Henderson County (Property Owner)
ATTACHMENTS:	- Staff Report - Comprehensive Plan Consistency & Criteria Evaluation Worksheet - Draft Ordinance - Proposed Zoning Map - Application

STANDARD REZONING: 101 S GROVE STREET (26-56-RZO)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2

SITE IMAGES..... 3

EXISTING ZONING & LAND USE 6

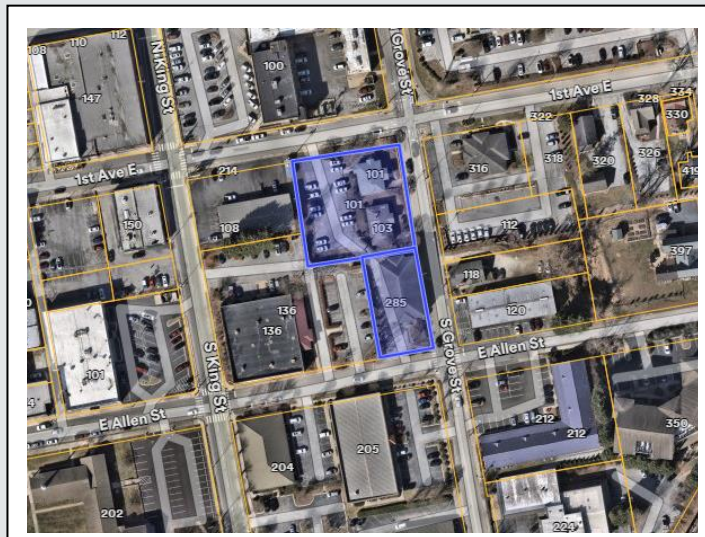
FUTURE LAND USE 7

REZONING STANDARDS (ARTICLE 11-4) 8



PROJECT SUMMARY

- Project Name & Case #:
 - 101 S Grove St. Rezoning
 - 26-56-RZO
- Applicant & Property Owner:
 - Jared DeRidder of WGLA Engineering PLLC (Applicant)
 - Chris Todd of Henderson County (Property Owner)
- Property Address:
 - 101 S Grove St
- Project Acreage:
 - 0.77 Acres
- Parcel Identification (PINs):
 - 9568-87-7059
 - 9568-87-6293
- Current Parcel Zoning:
 - C-1SU Central Business Special Use
- Proposed Zoning District:
 - C-1 Central Business
- Future Land Use Designation:
 - Downtown



SITE VICINITY MAP

Jared DeRidder of WGLA Engineering PLLC has initiated a Zoning Map Amendment application for a property located at 101 South Grove Street (PINs 9568-87-7059 and 9568-87-6293) totaling 0.77 Acres. The property is currently zoned C-1SU Central Business Special Use.

The Applicant is requesting a return to base zoning of C-1 Central Business, which aligns with other adjacent properties. Special Use Districts are no longer created within City Zoning, but existing Districts such as the one created for this site in 2003 are similar to the Conditional Zoning Districts (CZDs) used today. Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan.

If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-1 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

SITE IMAGES



View of existing commercial building on the southern parcel from S Grove St.



View of existing commercial building from the parking lot of E Allen St.



View of parcels from S Grove St, showing the two homes on the northern parcel.



View of parking lot with access along 1st Avenue E.

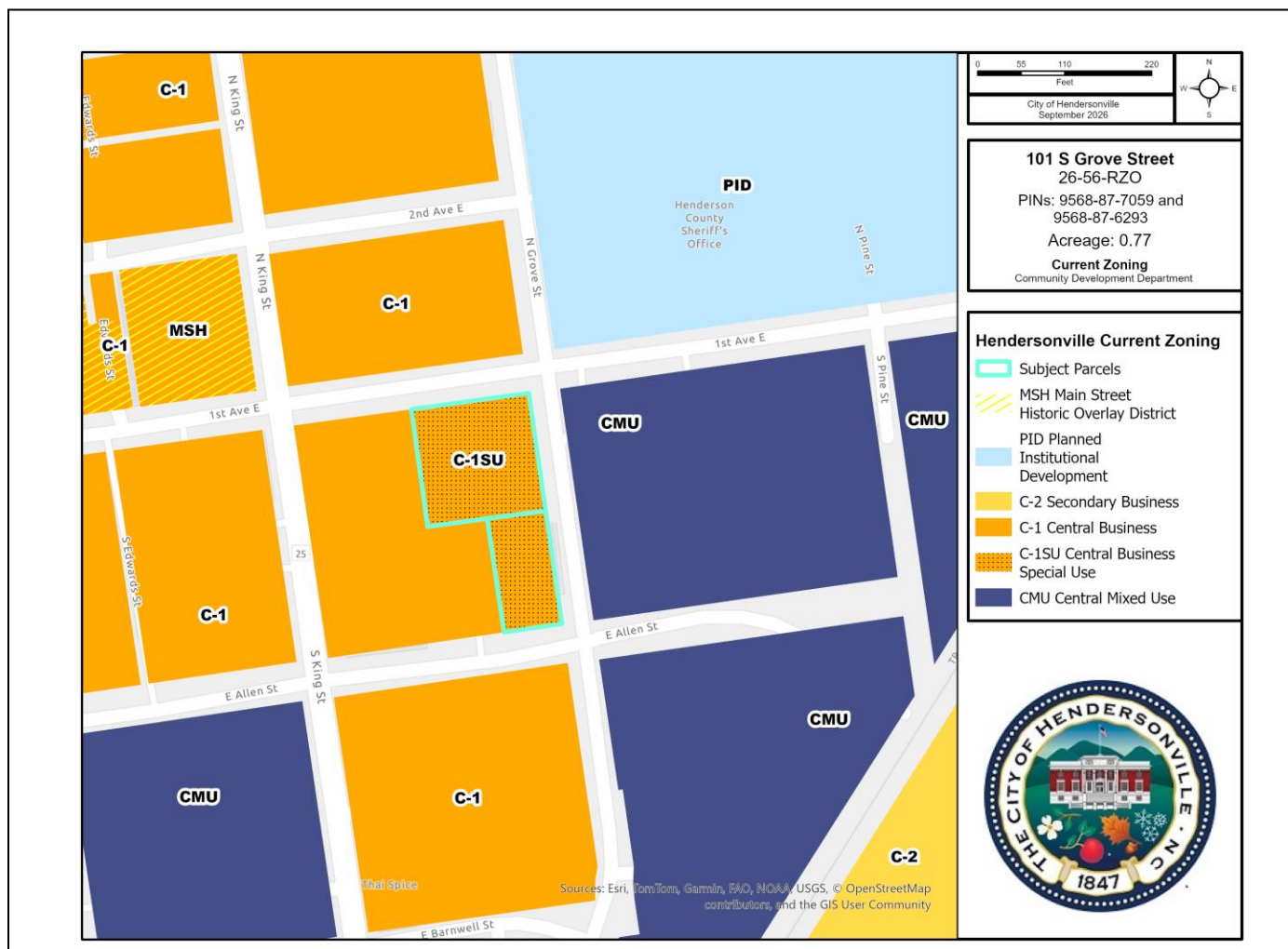


View of existing house from S Grove St.



View existing house from S Grove St.

EXISTING ZONING & LAND USE

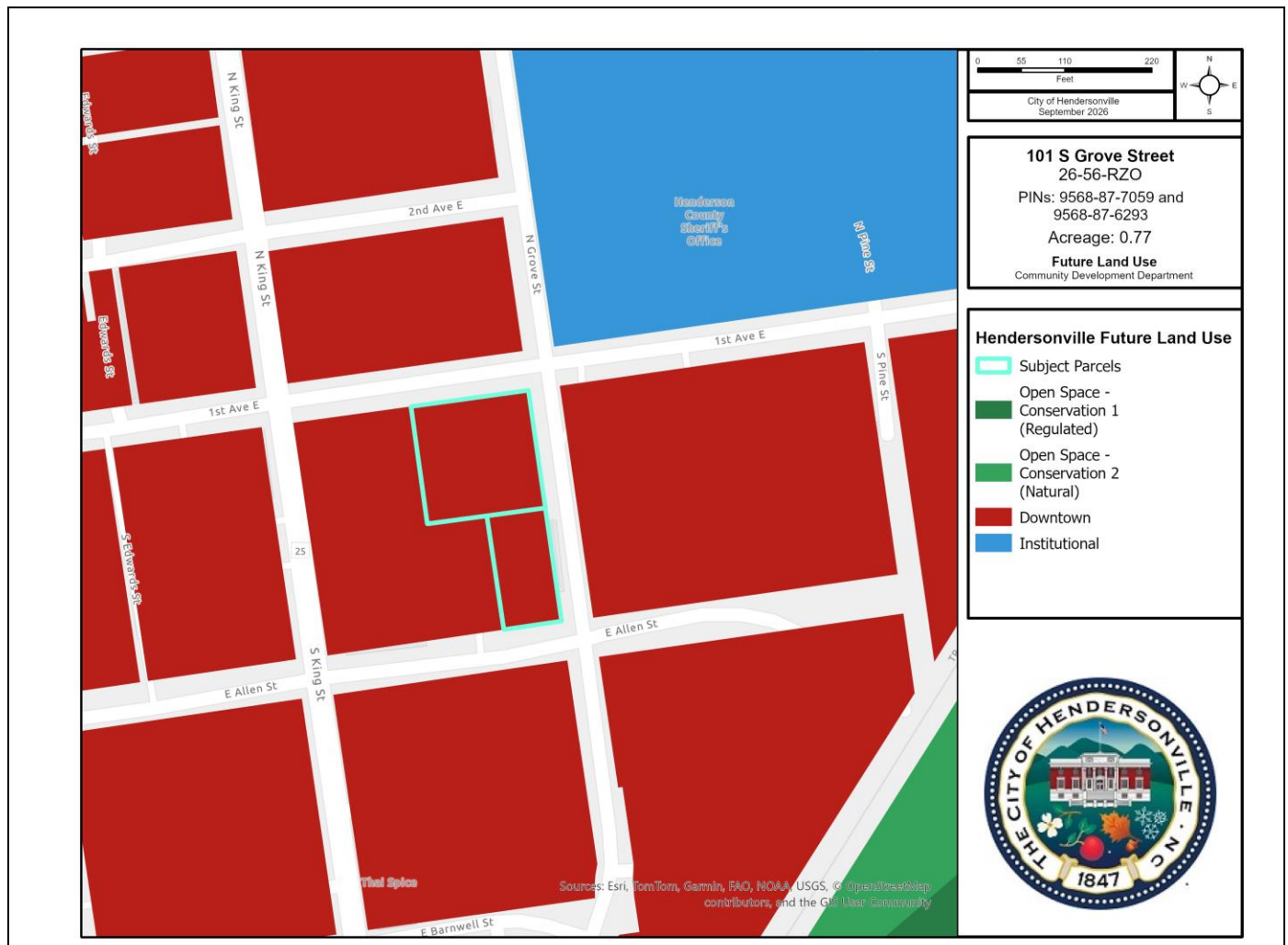


Existing Zoning & Current Land Use Map

The subject property is C-1SU Central Business Special Use. The property includes two lots totaling 0.77 acres that front on S Grove Street. The other parcels within the block are zoned C-1 Central Business. The blocks to the north, north-west, west, and south are zoned C-1, with the north-west block also being a part of the Main Street Historic District. The blocks to the south-west, south-east, and east are zoned CMU Central Mixed-Use. The block to the north-east is zoned Planned Institutional Development, this is the County Sheriff's Office. Jail and other government uses.

The land uses in this area are typical of a commercial area within Downtown, including retail services, administrative businesses, and offices.

FUTURE LAND USE



Future Land Use & Conservation Map

The City's Gen H 2045 Comprehensive Plan designates the subject property as "Downtown" in the Future Land Use & Conservation Map. The adjacent properties all fall within this district except for the north-east block which is designated as "Institutional". The description of the "Downtown" district is:

This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal or vertical, with changes between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas and formal greens.

REZONING STANDARDS (ARTICLE 11-4)

GENERAL REZONING STANDARDS: COMPREHENSIVE PLAN CONSISTENCY	
1) COMPREHENSIVE PLAN CONSISTENCY	<u>LAND SUPPLY, SUITABILITY & INTENSITY</u> The north parcel (PIN 9568-87-6293) is designated <u>Underdeveloped</u> on the Land Supply Map. It is ranked as next to <u>Most Suitable</u> for Commercial and Residential uses. It is <u>Moderately Suitable</u> for Industrial Uses. The southern parcel (PIN 9568-87-7059) is not included in the Land Supply Map or the Land Suitability Map. The subject property is located in an area designated as “<i>High Intensity</i>” for Development Intensity. The subject property is immediately south of the Downtown Edge Focus Area. The subject property <u>is</u> located in a Focused Intensity Node.
	<u>FUTURE LAND USE & CONSERVATION MAP</u> Character Area Designation: Downtown Character Area Description: Consistent Zoning Crosswalk: Consistent Focus Area Map: Consistent
2) COMPATIBILITY	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property
	<u>EXISTING CONDITIONS</u> The subject property is surrounded by commercial office space to its south and east, restaurants and industrial uses to the west, and governmental office uses to the north and north-east. Other properties in city limits in the immediate vicinity are zoned C-1 and CMU as well as a Planned Institutional Development to the north-east. The southern parcel has a two-story building that houses a law office. The northern parcel has two single-family homes that have been used for commercial businesses which front on Grove St with a parking lot in the rear.
	<u>GEN H COMPREHENSIVE PLAN GOALS</u> (Chapter IV) Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: N/A
	<u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent

	Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent DESIGN GUIDELINES ASSESSMENT – N/A
3) Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment - This area is seeing gradual change over time with continued infill and increased development. The Gen H Comprehensive Plan calls out this area as underdeveloped but designated for high intensity development in the future.
4) Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare - The expansion of C-I in this area increases the potential use of the property for various commercial and residential uses. The C-I zoning district is designed to promote convenient pedestrian shopping and the stability of retail development within Downtown.
5) Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment The subject property is within city limits and is connected to city utilities and can utilize other city services.
6) Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife - The project will be required to meet any natural resource protection standards that are triggered through the development of the project.

Project Addresss - Rezoning Request Project Number		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 80, Figure 4.4.2)	Consistent	
LAND SUITABILITY MAP (Pg. 83-85, Figure 4.5-4.7)	Consistent	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12.1)	Downtown	
Character Area Description (Pg. 124-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	

Chapter 4 - The Vision for the Future	Consistent
GOALS	
<u>Vibrant Neighborhoods (Pg. 93)</u>	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	Consistent
Promote diversity of ages (stage of life), income levels, and a range of interests.	Consistent
The design allows people to connect to nearby destinations, amenities, and services.	Consistent
<u>Abundant Housing Choices (Pg. 93)</u>	
Housing provided meets the need of current and future residents.	Consistent
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent
Housing condition/quality exceeds minimum standards citywide	Somewhat Consistent
<u>Healthy and Accessible Natural Environment (Pg. 94)</u>	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent
<u>Authentic Community Character (Pg. 94)</u>	
Downtown remains the heart of the community and the focal point of civic activity	Consistent
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent
Historic preservation is utilized to maintain the city's identity.	Consistent
City Centers and neighborhoods are preserved through quality development.	Consistent
<u>Safe Streets and Trails (Pg. 95)</u>	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Consistent
<u>Reliable & Accessible Utility Services (Pg. 95)</u>	
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent
A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent
<u>Satisfying Work Opportunities (Pg. 96)</u>	
The development promotes quality job options.	Consistent

The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent
<u>Welcoming & Inclusive Community (Pg. 96)</u>	
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent
<u>Accessible & Available Community Uses and Services (Pg. 97)</u>	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	Consistent
New business and office space promotes creative hubs.	Consistent
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive [Small Infill Site].	Consistent
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Somewhat Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	Consistent
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

[illegible]

Ordinance #O-26-__

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR CERTAIN PARCELS (POSSESSING PIN NUMBERS 9568-87-7059 and 9568-87-6293) BY CHANGING THE ZONING DESIGNATION FROM C-1SU, CENTRAL BUSINESS SPECIAL USE, TO C-1, CENTRAL BUSINESS.

IN RE: Parcel Numbers: 9568-87-7059 and 9568-87-6293
101 S Grove St | File # 26-56-RZO

WHEREAS, the Planning Board took up this application at its regular meeting on September 10th, 2026; voting **___ to recommend/not recommend** City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on October 1st, 2026, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City’s comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on October 1st, 2026,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9568-87-7059 and 9568-87-6293 from C-1SU, Central Business Special Use, to C-1, Central Business.
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this **1st day of October, 2026**.

Attest: _____
Barbara G. Volk, Mayor, City of
Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney



101 S Grove Street
 26-56-RZO
 PINs: 9568-87-7059 and
 9568-87-6293
 Acreage: 0.77
Proposed Zoning
 Community Development Department

- Hendersonville Proposed Zoning**
- Subject Parcels
 - MSH Main Street Historic Overlay District
 - PID Planned Institutional Development
 - C-2 Secondary Business
 - C-1 Central Business
 - C-1SU Central Business Special Use
 - CMU Central Mixed Use



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

WORKSPACE INFORMATION

Application number 26-56-RZO	Category Standard Rezoning	Workspace state Application complete
Workspace created 08/07/2026, 10:11:51AM EDT	Application submitted 08/12/2026, 2:56:14 PM EDT	
Assignee Sarah McLaurin	Package generation date 09/02/2026, 3:04:45 PM EDT	

LOCATION INFORMATION

Address 101 S GROVE ST, Hendersonville, NC	Property information 9568876293,
--	--

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jared DeRidder WGLA Engineering, PLLC	724 5th Avenue W Hendersonville [REDACTED] [REDACTED]	Applicant
Chris Todd Henderson County	100 N. King Street Hendersonville [REDACTED] [REDACTED]	Property owner
Chris Todd Henderson County	100 N King Street Hendersonville [REDACTED]	Property owner

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Property Information	
Current Zoning C-1SU	Proposed Zoning C-1

Adjacent Parcel Numbers and Uses	
PIN: 9568875244	Use: COMMERCIAL
PIN: 9568875098	Use: COMMERCIAL
PIN: 9568875098	Use: COMMERCIAL
PIN: 9568878278	Use: COMMERCIAL
PIN: 9568879210	Use: COMMERCIAL

The advisability of amending the text of this Zoning Ordinance or the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or disapprove the proposed amendment to the text of this Ordinance or the Official Zoning Map, the City Council shall consider the following factors among others:

a) Comprehensive Plan Consistency – Consistency with the Comprehensive Plan and amendments thereto.

THE EXISTING PARCEL IS LOCATED IN THE DOWNTOWN EDGE OVERLAY CHARACTER DISTRICT. THE COMPREHENSIVE PLAN DESIGNATES THIS DISTRICT AS ACCOMMODATING COMMERCIAL AND OFFICE GROWTH.

b) Compatibility with surrounding uses – Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. (Also, see NCGS 160-601 (d) Down-Zoning)

THE PARCEL CONTAINS TWO COMMERCIAL STRUCTURES WITH ASSOCIATED SURFACE PARKING, CONSISTENT WITH THE SURROUNDING USE.

c) Changed Conditions. Whether and the extent to which there are changed conditions, trends or facts that require an amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

N/A

d) Public Interest. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. (Also, see NCGS 160D-601 (d) Down-Zoning)

THE PARCEL CONTAINS TWO EXISTING COMMERCIAL BUILDINGS THAT WERE CONSTRUCTED IN 1960 WITH ASSOCIATED PARKING. C-1 ZONING IS A COMPATIBLE SURROUNDING USE.

e) Public Facilities. Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. (Also, see NCGS 160D-601 (d) Down-Zoning)

THE PARCEL IS SERVICED BY CITY OF HENDERSONVILLE UTILITIES AND SERVICES.

f) Effect on Natural Environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife

THERE WOULD BE NO ADDITIONAL ENVIRONMENTAL IMPACTS FROM ITS CURRENT USE.



Applicant (Developer) Company Information		
Authorized Representative Name: Chris Todd		Company Name (if applicable, check corresponding box below) Henderson County
Company Type:		If other: Government
☐ Corporation:	☐ Limited Liability Company:	
☐ Partnership:	☒ Other:	
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Assistant County Manager		



Zoning-Property Owner Company Information

Section 5, Item B.

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:

Chris Todd

Company Name (if applicable, check corresponding box below)

Henderson County

Company Type:

☐

Corporation:

☐

Limited Liability
Company:

☐

Trust:

☐

Partnership:

☒

Other:

If other:

Government

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

Assistant County Manager



Project Description			
Project Description Rezoning request for PIN#9568-87-6293			
Total Project Area (acres) 0.52	Total Lots/Units 1	Proposed building square footage: 0.0 sq.ft.	Gen H Future Land Use Designation: Downtown
Current Zoning District C-1SU	Proposed Zoning District C-1	Proposed Meeting Date Option 1 08/10/2026	Proposed Meeting Date Option 2 08/10/2026
Proposed Meeting Time Option 1 10:00 AM			Proposed Meeting Time Option 2 1:00 PM

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, the proposed subdivision is categorized as an Expedited Subdivision and will be administratively reviewed by Staff. Upon issuance of a Final Site Plan and Expedited Subdivision Plan approvals, construction of the proposed development may commence.

PROJECT/PETITIONER NUMBER:	26-46-SPR
PETITIONER NAME:	• Alex Ward of Pisgah Surveying, PLLC [Applicant] • Ryan Howell of Haywood Ventures, LLC. [Owner]
ATTACHMENTS:	1. Staff Report 2. Preliminary Site Plan Packet 3. Application / Owner Signature Addendum

PRELIMINARY SITE PLAN-1910 HAYWOOD RD (26-46-SPR)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES 3

EXISTING ZONING & LAND USE 3

SITE IMAGES 4

SITE IMAGES 5

SITE IMAGES 6

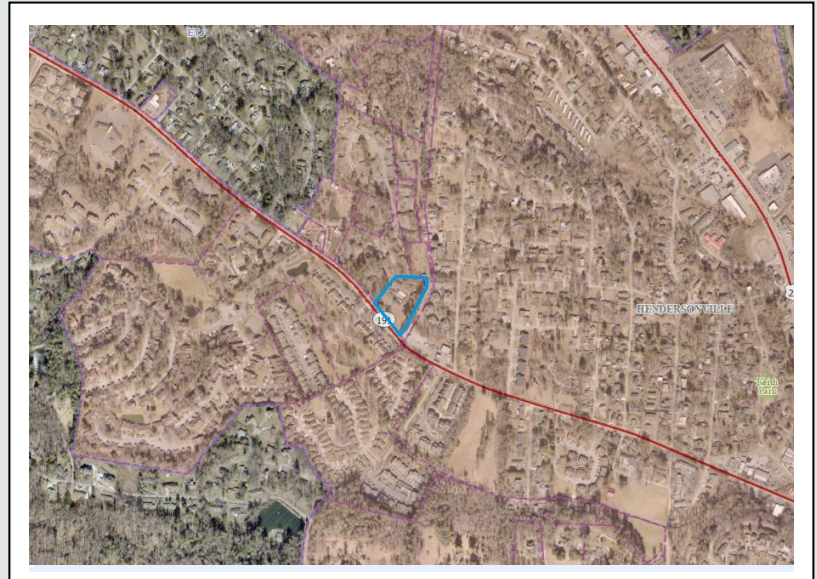
PROPOSED DEVELOPMENT DETAILS 7

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS 7



PROJECT SUMMARY

- Project Name & Case #:
 - 1910 Haywood Rd
 - 26-46-SPR
- Applicant & Property Owner:
 - Alex Ward of Pisgah Surveying, PLLC [Applicant]
 - Ryan Howell of Haywood Ventures, LLC. [Owner]
- Property Address:
 - 1910 Haywood Road
- Project Acreage:
 - 2.28 acres
- Parcel Identification (PIN):
 - PIN 9569-23-4829
- Parcel Zoning:
 - R-15 Medium Density Residential
- Future Land Use Designation:
 - Multi-Generational Living
- Requested Uses:
 - Minor Planned Residential
- Type of Review:
 - **Administrative-** Decisions made in the implementation, administration, or enforcement of the Zoning and Subdivision Ordinances that involve the determination of facts and the application of objective standards set forth in the Zoning and Subdivision Ordinances.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Pisgah Surveying, PLLC (applicant) and Haywood Ventures, LLC (property owner). The applicant is proposing to establish a Minor Planned Residential Development (Minor PRD) and create two new additional buildable lots from the site of an existing duplex development along Haywood Road (PIN 9569-23-4829). The 2.28-acre property is currently zoned R-15 Medium Density Residential.

The proposal includes the addition of two 1,800 square-foot residential structures on two newly-proposed lots of approximately 0.28 acres each. The existing site contains five buildings consisting of 2 single-family homes and 3 duplexes. The duplex units are each under 1,200 square feet. Utilizing the "½ -Unit" or "Double Density" provision under Sec. 6-1-2 of the Zoning Ordinance, the resulting density on this site would be 4 full units + (6 half units x 0.5 = 3), for a total of 7 units. An R-15 Minor PRD allows a max. density of 4 units/acre or 9 units for this 2.28-acre site.

Once Preliminary Site Plan approval is granted, the applicant will be responsible for submitting a Final Site Plan for review. Additionally, with the creation of 2 new lots, the proposed subdivision is categorized as an 'Expedited Subdivision' which will be administratively reviewed by Staff. Upon issuance of an approved Final Site Plan and Final Plat, construction on the newly-established lots may commence.

PRELIMINARY SITE PLAN AND MINOR PRD REVIEW GUIDELINES

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. Review of preliminary plans is a function of the Planning Board.

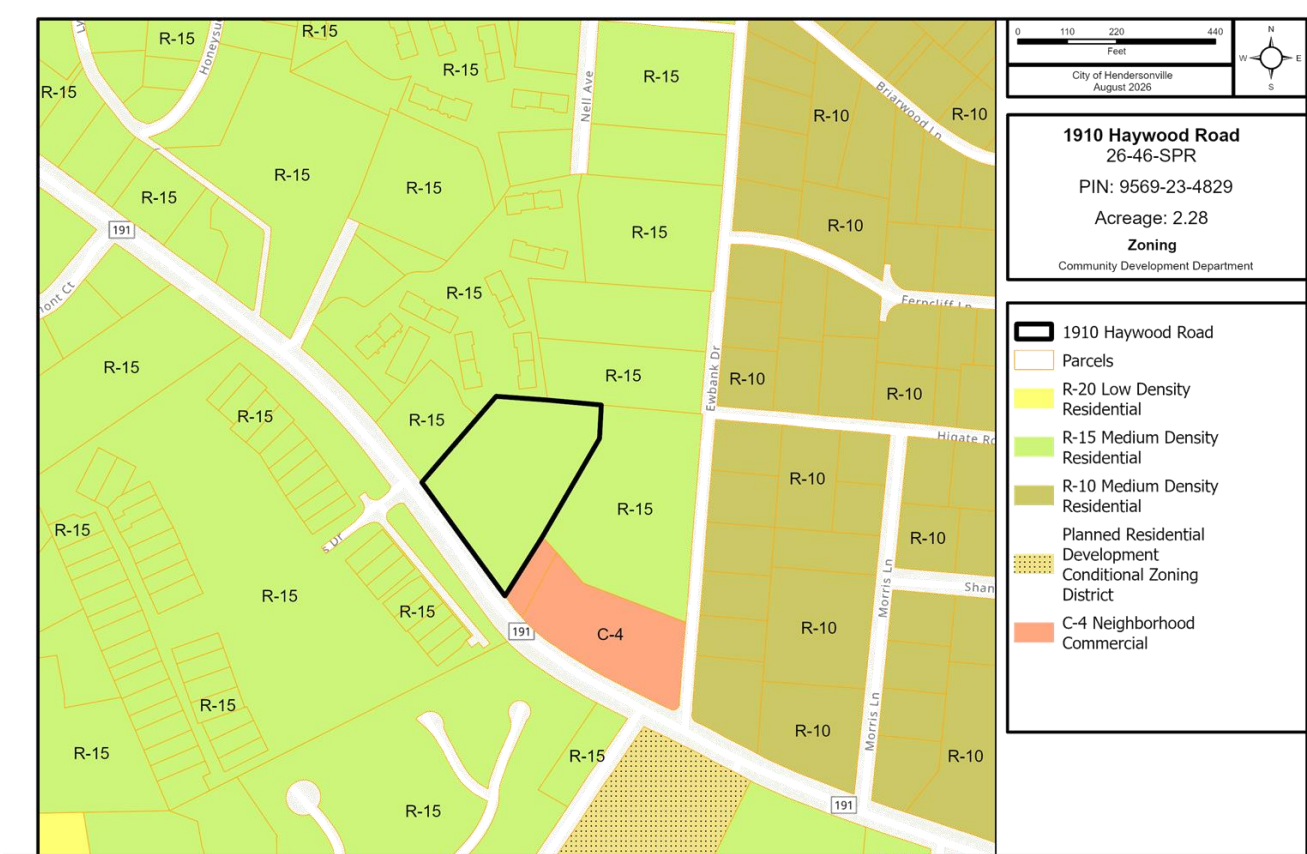
Preliminary plan review is required of all development undergoing Site Plan Review for the following:

- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units***

*Though the unit count for density calculation is under 9 units (7 units) the total unit count will be 10 units. While Sec. 6-1-2 allows for ½ units for calculating density when units are <1,200 Sq Ft, it goes on to say: “Unit counts will remain as whole numbers for the purposes of applying other aspects of the zoning code such as determining level of review, applying minimum parking requirements, etc.”

Approval of a preliminary site plan shall not entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval. In this case, a final subdivision plat approval will also be required prior to vertical construction.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is zoned R-15 Medium Density Residential. The property fronts on Haywood Road (Highway 191) which is maintained by NCDOT. The property has one private drive, Canary Hollow Lane.

The property to the southeast is zoned C-4 Neighborhood Commercial, but all other surrounding properties are zoned R-15.

SITE IMAGES



View of the site frontage from the private driveway facing northwest along Haywood Road.



View of the site frontage from the private driveway facing southeast along Haywood Road.

SITE IMAGES



View from Haywood Road up Canary Hollow Lane



View from existing shared parking area accessed by Canary Hollow Lane with view of existing duplexes in the background.

SITE IMAGES



View of the site proposed for two new vacant lots / two single-family homes, facing the property from Haywood Road.



View of the site proposed for two new vacant lots / single-family homes, facing southeast from Canary Hollow Lane

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use:**
 - R-15 Minor Planned Residential Development
- **Proposed Units:**
 - 2 - Existing Single-Family Homes
 - 6 - Duplex Dwellings (units)
 - 2 - Proposed Single-Family Homes
 - 10 Total Dwellings
- **Acreage/Density**
 - 2.28 acres
 - Proposed Density: 7 units or 3.07 units/acre
 - 4 full units + 3 “double density” units (6 half units) = 7 units
 - “Residential units under 1,200 square feet in gross floor area shall count as one-half unit (0.5 units) for the purposes of calculating density” (Sec 6-1-2)
 - Allowed Density: 4 units per acre X 2.28 acres = ~~9.12~~ units
- **Natural Resource**
 - The property has a natural slope of less than 15.1% which does not trigger any additional steep slope requirements.
 - The site has no associated streams.
 - The site does not have any associated floodplains.
 - The majority of existing tree canopy along the perimeter of the site will remain undisturbed.
- **Streets**
 - The site fronts along Haywood Road (Hwy 191) with one existing private drive (Canary Hollow Lane).
- **Parking**
 - Required: 13 spaces (1 parking space per unit for 1–2-bedroom units and 1.5 parking spaces for 3+ bedroom units.)
 - Provided: 22 spaces
- **Sidewalks**
 - There is an existing sidewalk on the south side of Haywood road which satisfies the sidewalk requirements for the site.
- **Public Utilities**
 - The site is served by City of Hendersonville Water and Sewer.
- **Landscaping**
 - A detailed landscaping plan is not required for preliminary site plan approval, but the plan has outlined the following landscaped areas:
 - Common Open Space

- Existing Tree Canopy
- Final Site Plan will have to reflect compliance with required plantings or utilization of tree credits for Common Space and Open Space plantings as well as Street Trees.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Preliminary Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for Planned Residential Development (5-14) and Preliminary Site Plan (7-3-3) with exceptions listed below.

- Landscaping
 - Preliminary Site Plan approval does not require the full Landscaping requirements to be shown but does require: “A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped;” (Sec 7-3-3.2-n).
 - The Preliminary Site Plan does not indicate new canopy installation areas. However, the plan does illustrate the existing tree line. While the site does not trigger tree canopy preservation requirements, the existing trees and vegetation may provide credits toward the landscaping requirements. It is unclear to staff what trees and vegetation within the disturbance area are proposed to be protected or if new landscaping will be proposed.
- Subdivision
 - All utility and access easements will be conveyed on the subdivision plat.

CITY ENGINEER

Preliminary Site Plan Comments:

- No Outstanding Comments

WATER / SEWER

Preliminary Site Plan Comments:

- No Outstanding Comments

FIRE MARSHAL

Preliminary Site Plan Comments:

- No Outstanding Comments

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- No Outstanding Comments

PUBLIC WORKS

Preliminary Site Plan Comments:

- No Outstanding Comments

NCDOT

Preliminary Site Plan Comments:

- No Outstanding Comments

TRANSPORTATION IMPACT

Preliminary Site Plan Comments:

- None (the proposed use and unit count did not trigger a TIA)

Staff Analysis:

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan for the 1910 Haywood Road project meets the Zoning Ordinance standards established for Minor Planned Residential Developments (Section 5-14) and Preliminary Site Plan Review (Section 7-3-3.2) with the exception of the preliminary landscaping plan.

WORKSPACE INFORMATION

Application number 26-46-SPR	Category Site Plan Review	Workspace state In review
Workspace created 05/28/2026, 5:20:17 PM EDT	Application submitted 06/22/2026, 11:10:03 AM EDT	
Assignee Sarah McLaurin	Package generation date 09/02/2026, 3:14:20 PM EDT	

LOCATION INFORMATION

Address 1910 2-E HAYWOOD RD, Hendersonville, NC	Property information 9569234829,
---	--

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Alex Ward Pisgah Surveying, PLLC	1503 Orleans Ave Hendersonville [REDACTED] [REDACTED]	Applicant
Ryan Howell Haywood ventures LLC	1910 Haywood Rd HENDERSONVILLE [REDACTED] [REDACTED]	Property owner
HAYWOOD VENTURES LLC	PO BOX 1730 MOUNTAIN HOME NC 28758	Property owner

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Preliminary Site Plan Review Triggers:

Projects proposing any of the following must submit a complete application at least 32 days prior to any Planning Board meeting.

- Any commercial, industrial or institutional development consisting of 20,000 or more square feet of floor area.
- Addition of more than 30 parking spaces.
- Any minor planned residential development consisting of nine or more dwelling units.

Information

Type of Plan Review Preliminary		List 10 digit PIN or 7 digit PID number for each property 9569234829	
CHECK TYPE OF DEVELOPMENT Residential			
Current Zoning R-15	Total Acreage 2.28	Proposed Building Sq.ft. 12950.0 sq.ft.	# of Dwelling Units 10



Applicant (Developer) Company Information	
Authorized Representative Name: Alex Ward	Company Name (if applicable, check corresponding box below) Pisgah Surveying, PLLC
Company Type: ☐ Corporation: ☐ Partnership: ☒ Limited Liability Company: ☐ Other: ☐ Trust:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Managing Director	



Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Ryan Howell	Company Name (if applicable, check corresponding box below) Haywood Ventures, LLC
Company Type: ☐ Corporation: ☐ Partnership: ☒ Limited Liability Company: ☐ Other: ☐ Trust:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	

REVIEWS

Development Review Committee - Reviewed
Assignee: Nate Young
Description:

Reviewed
Review started: 07/09/2026, 9:55:24AM EDT
Reviewer: Matthew Manley
Comment:

Planning Review - Reviewed
Assignee: Sarah McLaurin
Description:

Reviewed
Review started: 07/10/2026, 4:14:58 PM EDT
Reviewer: Sarah McLaurin
Comment: We have reviewed this preliminary site plan and left a number of comments and requested changes (see attachments). Please reach out with any questions.

Comment Circulation - Reviewed
Assignee: Matthew Manley
Description:

Reviewed
Review started: 07/13/2026, 11:01:12AM EDT
Reviewer: Matthew Manley
Comment:

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase:
Uploaded on:
Contents:
Attachment type(s):
Drawing number:

Application
05/28/2026, 5:30:46 PM EDT
Preliminary Plan Set for Minor Planned Residential Development
Preliminary Landscape and Resource Layout Plan, Preliminary Site Plan (Section 7-3-3.2), Preliminary Utility Layout Plan, Site Survey, Subdivision Plat
26013H

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/28/2026, 5:30:46 PM EDT	26013H_PLANS-PRELIM_5-28-26.pdf	application/pdf

Phase:
Uploaded on:
Contents:
Attachment type(s):

Application
07/15/2026, 9:23:49 AM EDT
Summary of comments for Preliminary Site Plan V1
Preliminary Site Plan (Section 7-3-3.2)

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/15/2026, 9:23:49 AM EDT	1910_Haywood_Rd_Preliminary_SitePlan_MARKUP_Summary.pdf	application/pdf

Phase:
Uploaded on:
Contents:
Attachment type(s):

Application
07/15/2026, 9:23:49 AM EDT
Comments for Preliminary Site Plan V1
Preliminary Site Plan (Section 7-3-3.2)

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/15/2026, 9:23:49 AM EDT	1910_Haywood_Rd_Preliminary_SitePlan_MARKUP_Summary_V1.pdf	application/pdf

Phase:
Uploaded on:
Contents:
Attachment type(s):

Application
07/24/2026, 11:17:15 AM EDT
Updated Comments for Preliminary Site Plan - Includes Subdivision Comments
Preliminary Site Plan (Section 7-3-3.2)

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/24/2026, 11:17:15 AM EDT	1910_Haywood_Rd_Preliminary_SitePlan_MARKUP_V2_Summary.pdf	application/pdf

Section 5, Item C.

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/24/2026, 11:17:15AM EDT	1910_Haywood_Rd_Preliminary_SitePlan_MARKUP_V2.pdf	application/pdf

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	08/04/2026, 9:08:20AM EDT	26013H_site_8-3-26b.pdf	application/pdf