



HENDERSONVILLE PLANNING COMMISSION MINUTES

Main Meeting Room

Tuesday, February 3rd, 2026

6:30 PM

Chairman Tim Altizer called the meeting to order at 6:31 PM in the City Hall Main Meeting Room, 101 Maple Drive North, Hendersonville, TN.

1. **OPENING PRAYER** [\(Youtube Link\)](#)

Wendy Slatery led the opening prayer.

2. **ROLL CALL** [\(Youtube Link\)](#)

Present: Tim Altizer, John Evans, Barry Hardwick, Charles Hasty, Todd Kerr, Vanessa Silkwood, Wendy Slatery, and Mike Wessel.

Absent: Michael Martin.

Also Present: Keith Free, Planning Director; Timothy Whitten, Assistant Planning Director; Zachary Coleman, Senior Planner; Caitlin Shinn, Planner; Trey Lavender, Assistant City Engineer; Chris Willyard, Deputy Fire Marshall; and Zacc Jackson, Assistant Planner.

BRIEF ACTION SUMMARY

A. Acceptance of Agenda [\(Youtube Link\)](#)

MOTION by Silkwood, seconded by Slatery, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, February 3rd, 2026.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

B. Minutes [\(Youtube Link\)](#)

MOTION by Hasty, seconded by Kerr, to accept the Hendersonville Planning Commission Meeting Minutes of Tuesday, January 6th, 2025.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin.

MOTION PASSED. (8-0-0)

C. Consent Agenda ([Youtube Link](#))

MOTION by Slatery, seconded by Wessel, to approve the Consent Agenda as presented with all staff comments.

(1) *Forrest Park Phase 3 – Preliminary Plat*

(2) *Forrest Park Phase 4 – Preliminary Plat*

(3) *Forrest Park Phase 6 – Preliminary Plat*

A brief overview was given by Zachary Coleman on Forrest Park Phase 3, Phase 4, and Phase 6 prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

D. DP-007049-2025: Mansker Creek – FDP (Add Use) ([Youtube Link](#))

MOTION by Hardwick, seconded by Altizer, for Lot C only “Motor Vehicle Dealership” to be approved as a de minimis accessory use to the primary use of Motor Vehicle Rental Establishment. Up to a third of the parking spaces that are on the site plan (Tract C) may be used for selling used autos from the rental fleet though normal turnover of the fleet.

Zachary Coleman gave a summary of Mansker Creek FDP Add Use prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

E. SUB-006966-2025: Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat
([Youtube Link](#))

MOTION #1 by Kerr, seconded by Wessel, to approve Farms Phase 18 Section 1 Setback Deviation Final Plat contingent upon an eight-month expiration.

MOTION #1 was withdrawn by Kerr.

MOTION #2 by Kerr, seconded by Wessel, to approve Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat contingent upon the completion of the deviation within twelve months from February 3rd HPC meeting.

Hasty, Kerr, Silkwood, and Wessel voted aye.

Nay: Altizer, Evans, Hardwick, and Slatery. None Abstained. Absent: Martin

MOTION FAILED. (4-4-0)

MOTION #3 by Evans, seconded by Altizer, to approved Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat with all staff comments.

Caitlin Shinn gave a summary of Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat prior to the vote.

Altizer, Evans, Hardwick, Hasty, Silkwood, and Slatery voted aye.

Nay: Kerr and Wessel. None Abstained. Absent: Martin

MOTION PASSED. (6-2-0)

F. Westlake Gateway City Entry Sign/Monument ([Youtube Link](#))

MOTION by Altizer, seconded by Wessel, to accept Concept C having two equal towers on either side of Galatin Road and have in the concrete cap the year of the City's establishment and somewhere on the sign where designers can appropriately add "city by the lake" if space is available.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

G. Adjournment ([Youtube Link](#))

MOTION by Slatery, seconded by Kerr, to adjourn the Hendersonville Planning Commission Meeting at 8:25 PM.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

DETAILED MINUTES

1. PUBLIC HEARING ([Youtube Link](#))

Request by MARJ Properties LLC to add the use of “Motor Vehicle Dealership” to the Mansker Creek Final Development Plan. The property is located at 1220 Center Point Rd, on the north side of West Main Street, and on the west side of Center Point Road, as identified by Sumner County Tax Map 161 046.00.

Public Hearing opened at 6:32PM and closed at 6:33PM since no one spoke.

2. PUBLIC COMMENT (AGENDA ITEMS ONLY) ([Youtube Link](#))

Public comments opened at 6:33PM and closed at 6:33PM since no one spoke.

3. ACCEPTANCE OF AGENDA ([Youtube Link](#))

MOTION by Silkwood, seconded by Slatery, to accept the Hendersonville Planning Commission Meeting Agenda of Tuesday, February 3rd, 2026.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

4. MINUTES: ([Youtube Link](#))

MOTION by Hasty, seconded by Kerr, to accept the Hendersonville Planning Commission Meeting Minutes of Tuesday, January 6th, 2026.

Altizer, Evans, Hardwick, Hasty, Kerr, Martin, Silkwood, and Wessel voted aye.

Nay: None. None Abstained. Absent: Slatery.

MOTION PASSED. (8-0-1)

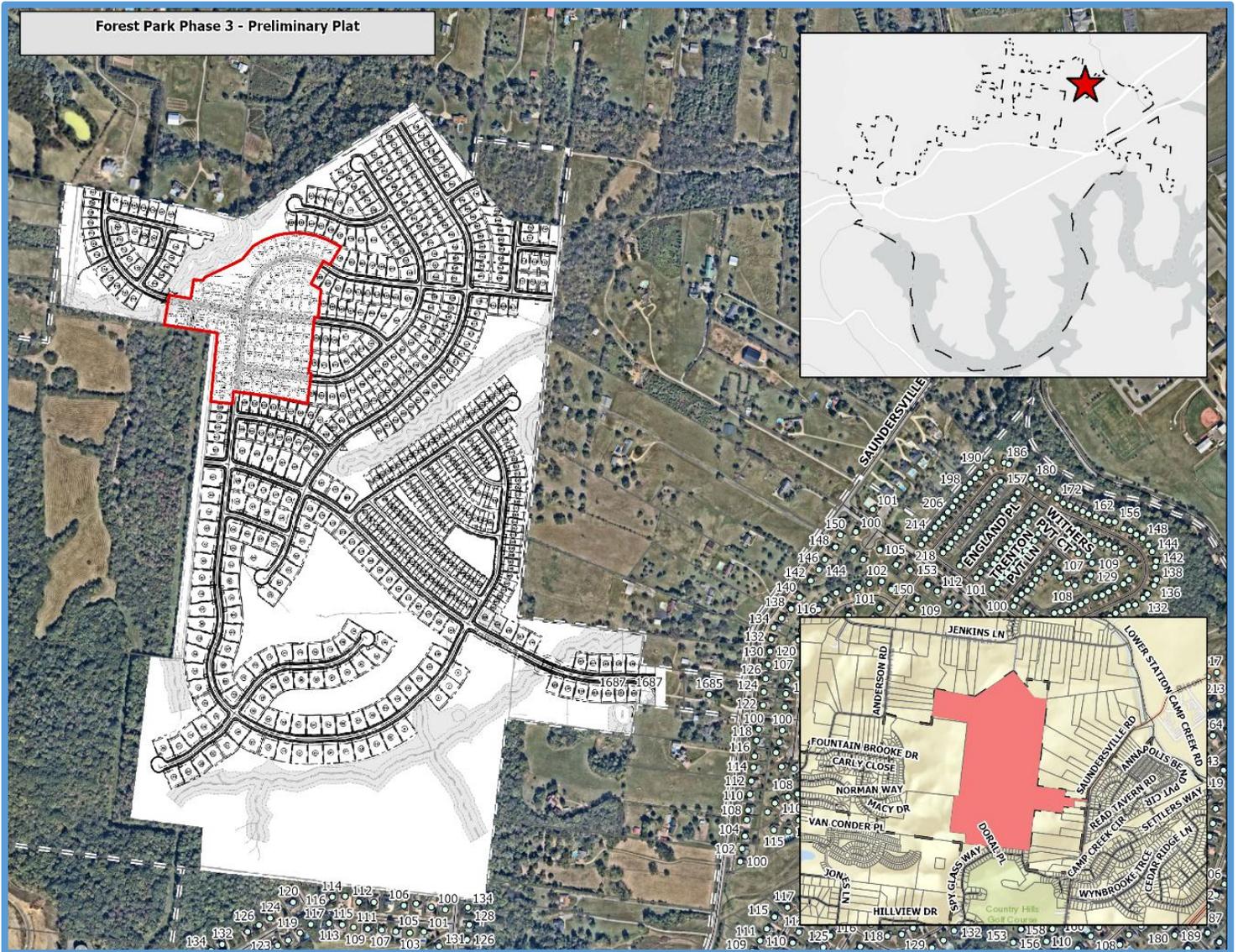
5. CONSENT AGENDA: ([Youtube Link](#))

SUB-007052-2025: Forest Park Phase 3 – Preliminary Plat ([Youtube Link](#))

Owner: Jen TN 2 LLC (Beazer Homes LLC)

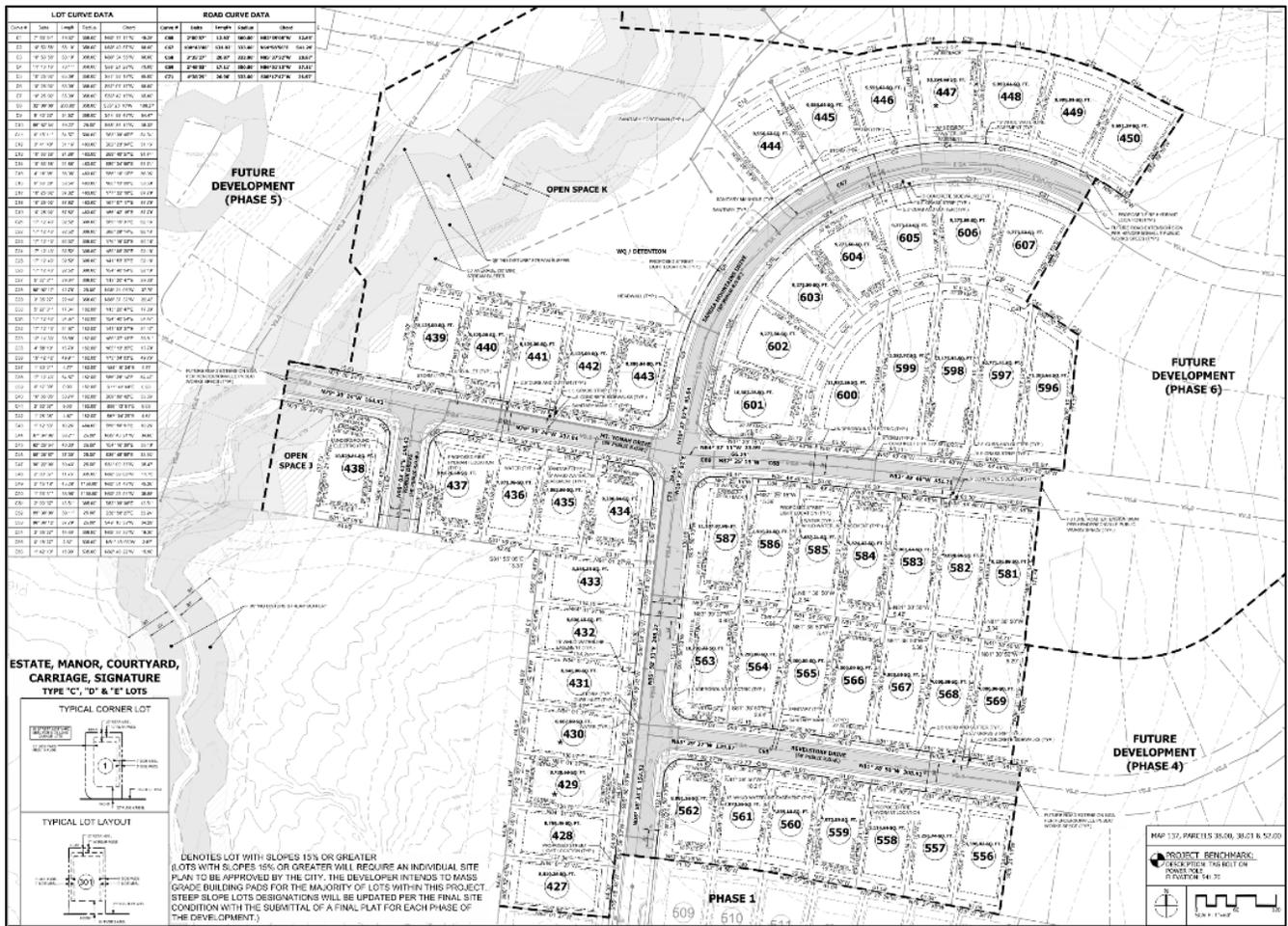
Location: 1685 Sandersville Rd, Parcel 137 038.00

Lead Planning Staff: Zachary Coleman



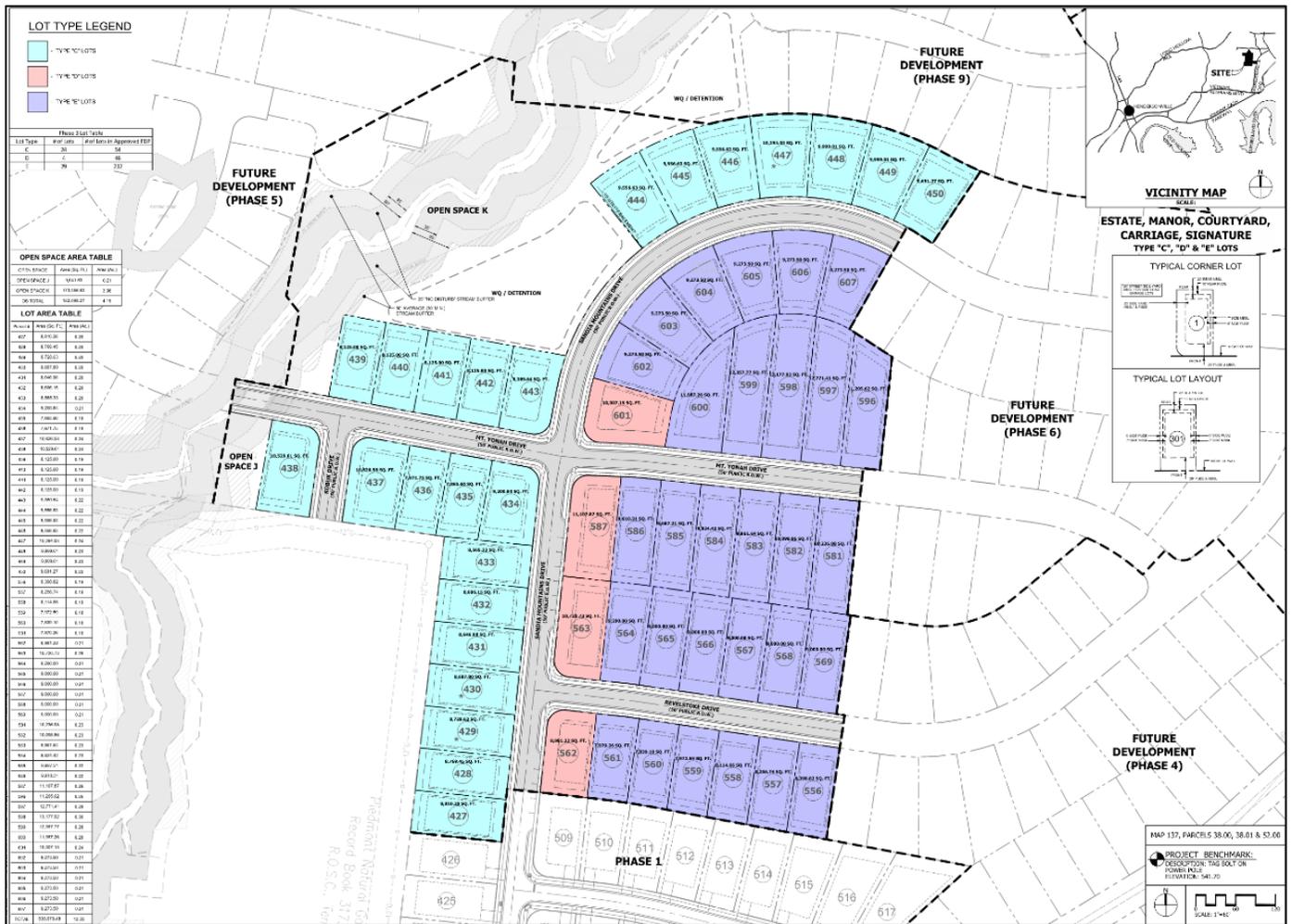
STAFF REPORT:

The applicant, CSDG, on behalf of the owner and developer has submitted a Preliminary Plat for Forest Park Phase 3. This Phase includes 57 single-family lots that are part of the approved amended Final Development Plan for Forest Park. The overall development includes 612 housing units (156 attached 2 unit villas and 3, 4, and 5 unit cottages, 456 single-family units) across 269.7 acres. The site is zoned SR-1 PD.



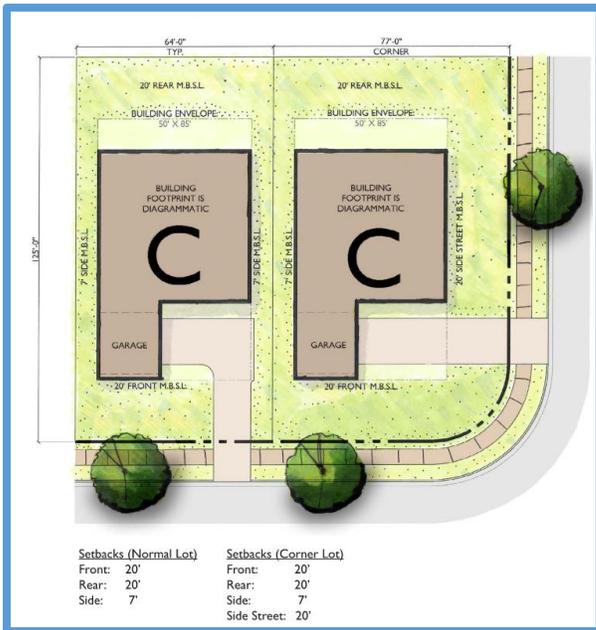
Proposed Lot Layout

Phase 3 of Forest Park contains twenty-four (24) Type “C” lots, four (4) Type “D” lots, and twenty-nine (29) Type “E” lots.

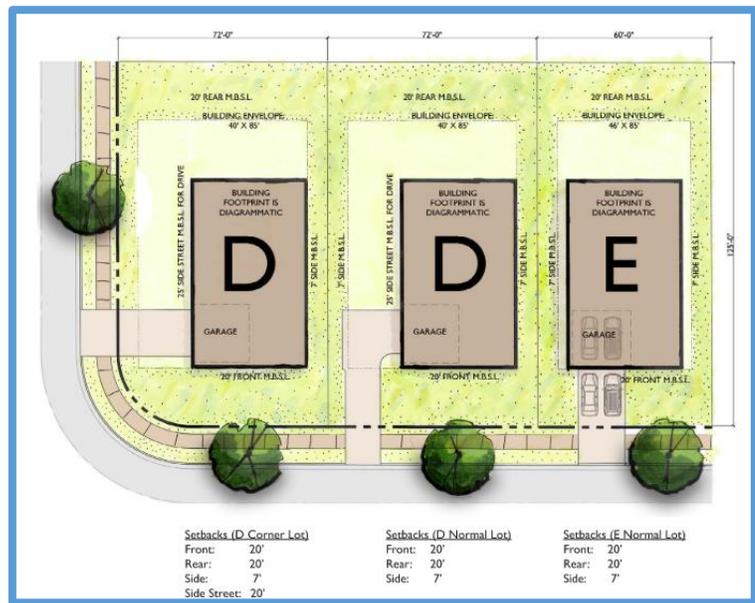


Proposed Lot Types

Type "C" lots are side-access Courtyard homes, Type "D" lots are side-access Carriage homes and Type "E" lots are front-access Signature homes. Typical lot examples of each are provided below:



Lot "C" Example



Lot "D" and "E" Examples

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. All comments were addressed in resubmittal.

Submitted by Zachary Coleman, Senior Planner (January 28th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. The proposed portion Mt. Yonah Drive for this phase should either completely traverse the stream crossing or stop short of it. It is currently shown to stop in the middle of the stream.
2. See markups.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments.

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th, 2026)

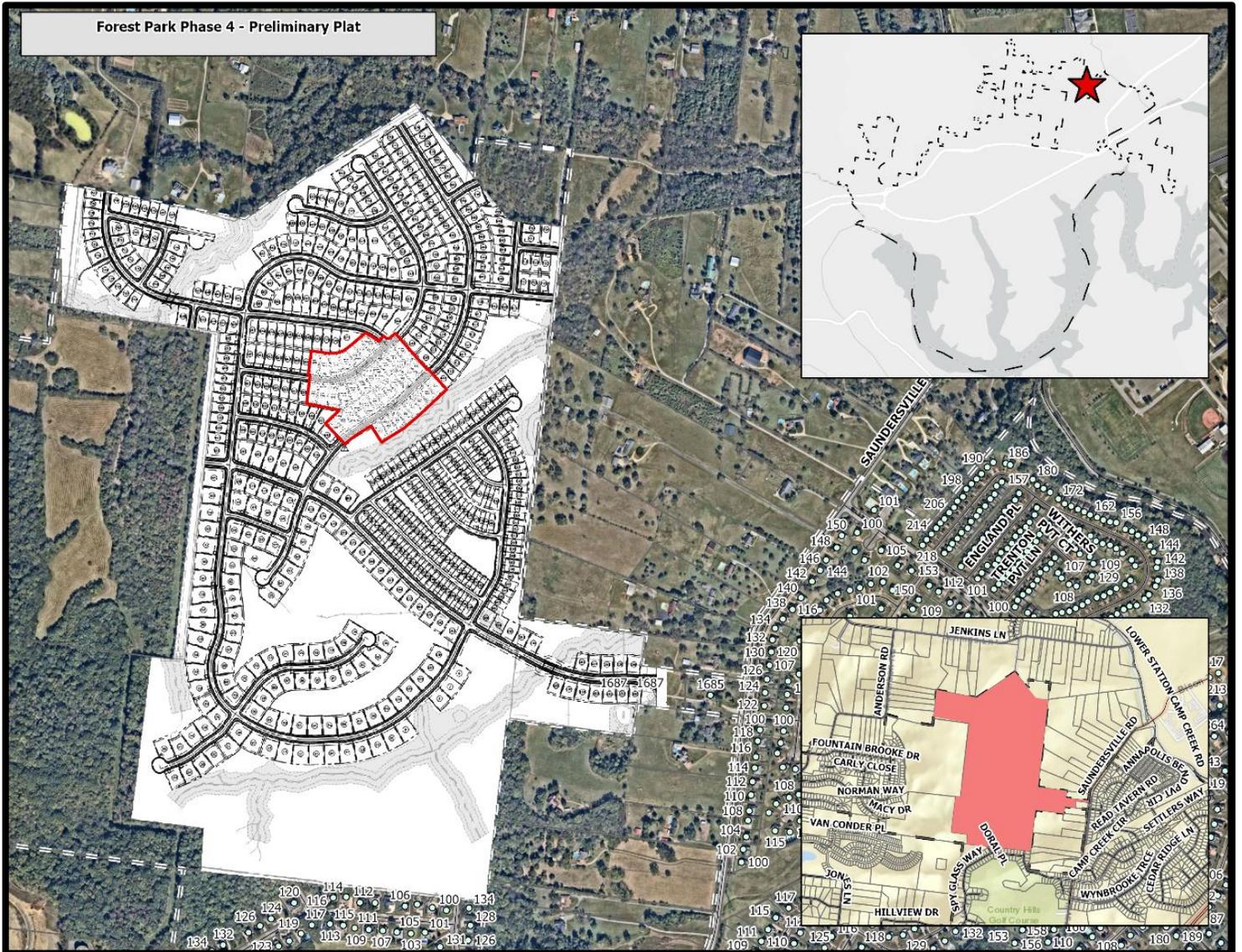
STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

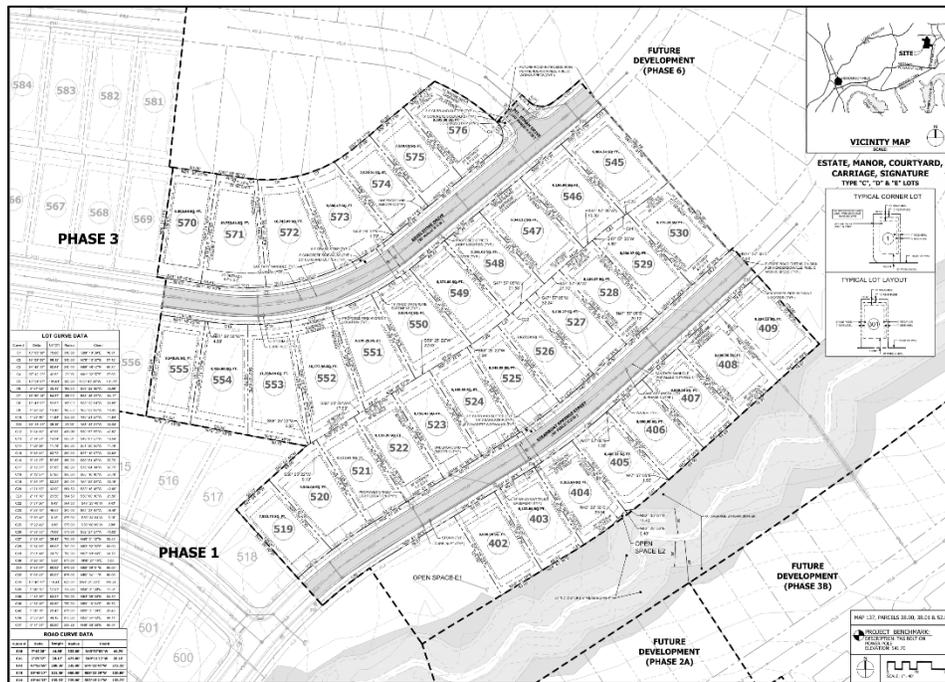
Submitted by David Brigance, HUD Construction Supervisor (January 28th, 2026)

SUB-007053-2025: Forest Park Phase 4 - Preliminary Plat ([Youtube Link](#))
Owner: Jen TN 2 LLC (Beazer Homes LLC)
Location: 1685 Sandersville Rd, Parcel 137 038.00
Lead Planning Staff: Zachary Coleman



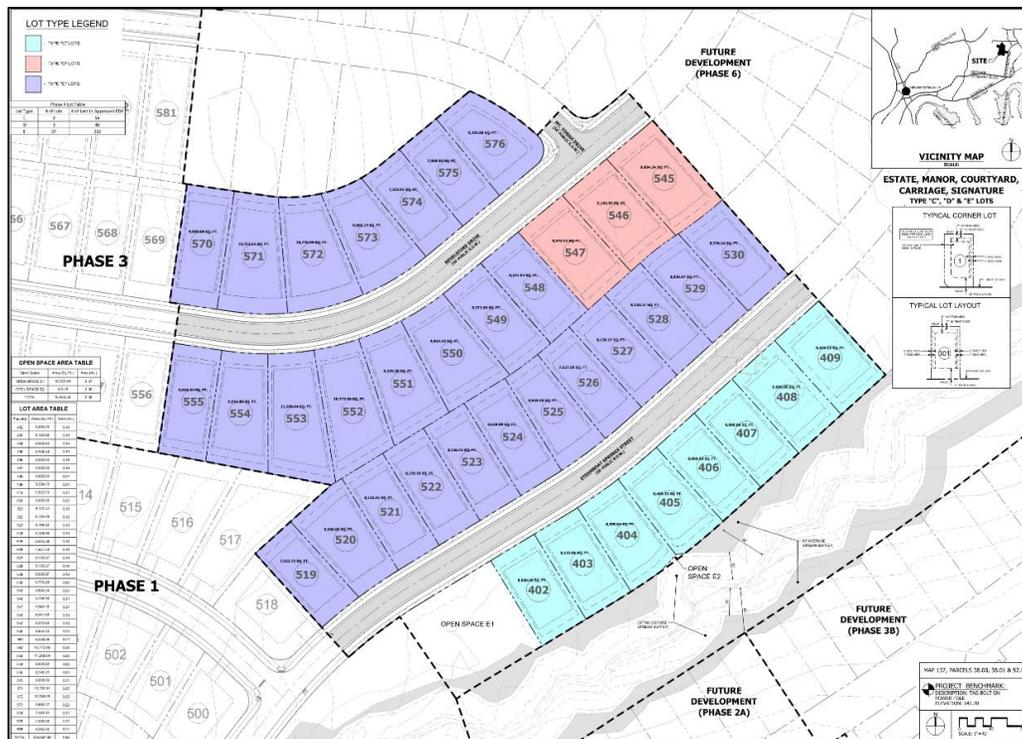
STAFF REPORT:

The applicant, CSDG, on behalf of the owner and developer has submitted a Preliminary Plat for Forest Park Phase 4. This Phase includes 38 single-family lots that are part of the approved amended Final Development Plan for Forest Park. The overall development includes 612 housing units (156 attached 2 unit villas and 3, 4, and 5 unit cottages, 456 single-family units) across 269.7 acres. The site is zoned SR-1 PD.



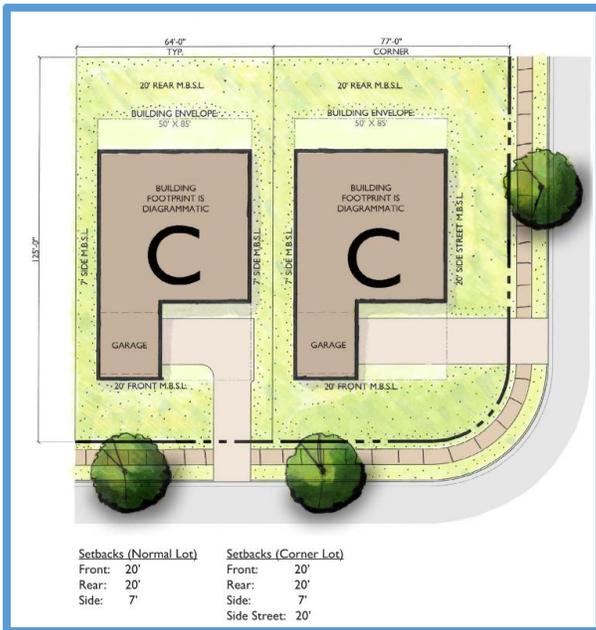
Proposed Lot Layout

Phase 4 of Forest Park contains eight (8) Type “C” lots, three (3) Type “D” lots, and twenty-seven (27) Type “E” lots.

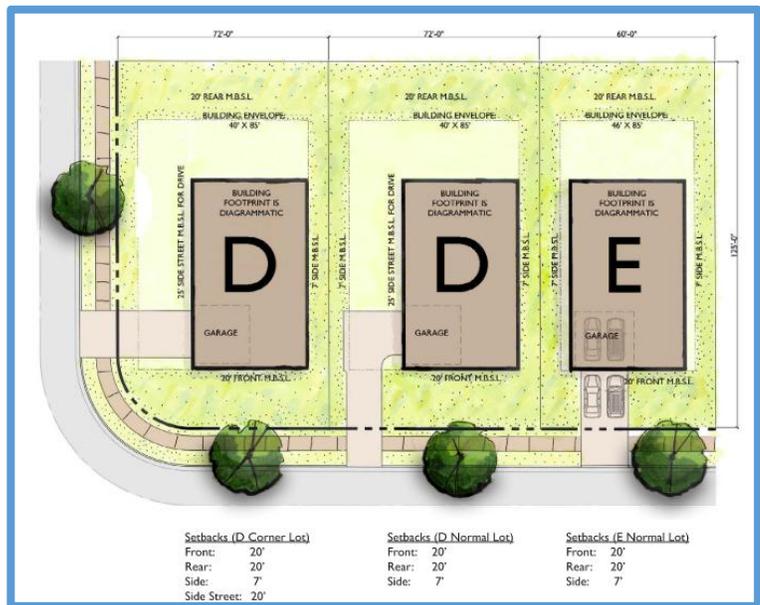


Proposed Lot Types

Type “C” lots are side-access Courtyard homes, Type “D” lots are side-access Carriage homes and Type “E” lots are front-access Signature homes. Typical lot examples of each are provided below:



Lot "C" Example



Lot "D" and "E" Examples

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. All comments were addressed in resubmittal.

Submitted by Zachary Coleman, Senior Planner (January 28th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. See Markups.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments.

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th, 2026)

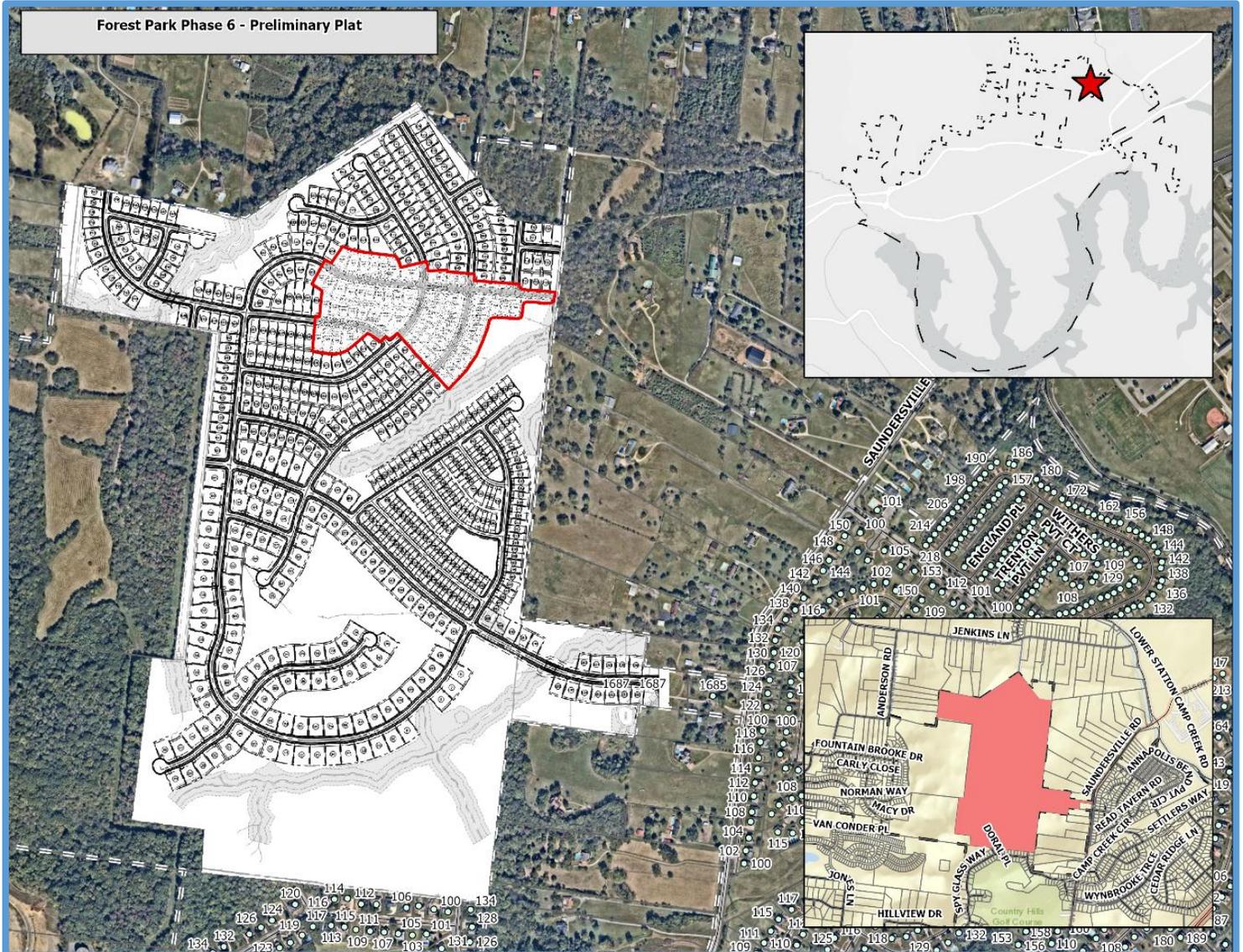
STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

Submitted by David Brigance, HUD Construction Supervisor (January 28th, 2026)

SUB-007054-2025: Forest Park Phase 6 - Preliminary Plat ([Youtube Link](#))
Owner: Jen TN 2 LLC (Beazer Homes LLC)
Location: 1685 Sandersville Rd, Parcel 137 038.00
Lead Planning Staff: Zachary Coleman



STAFF REPORT:

The applicant, CSDG, on behalf of the owner and developer has submitted a Preliminary Plat for Forest Park Phase 6. This Phase includes 57 single-family lots that are part of the approved amended Final Development Plan for Forest Park. The overall development includes 612 housing units (156 attached 2 unit villas and 3, 4, and 5 unit cottages, 456 single-family units) across 269.7 acres. The site is zoned SR-1 PD.



Proposed Lot Layout

Phase 6 of Forest Park contains eighteen (18) Type “C” lots, eight (8) Type “D” lots, and thirty-one (31) Type “E” lots.

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. All comments were addressed in resubmittal.

Submitted by Zachary Coleman, Senior Planner (January 28th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. See Markups.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comments.

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th, 2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments.

Submitted by David Brigance, HUD Construction Supervisor (January 28th, 2026)

MOTION by Slatery, seconded by Wessel, to approve the Consent Agenda as presented with all staff comments.

(1) Forrest Park Phase 3 – Preliminary Plat

(2) Forrest Park Phase 4 – Preliminary Plat

(3) Forrest Park Phase 6 – Preliminary Plat

A brief overview was given by Zachary Coleman on Forrest Park Phase 3, Phase 4, and Phase 6 prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

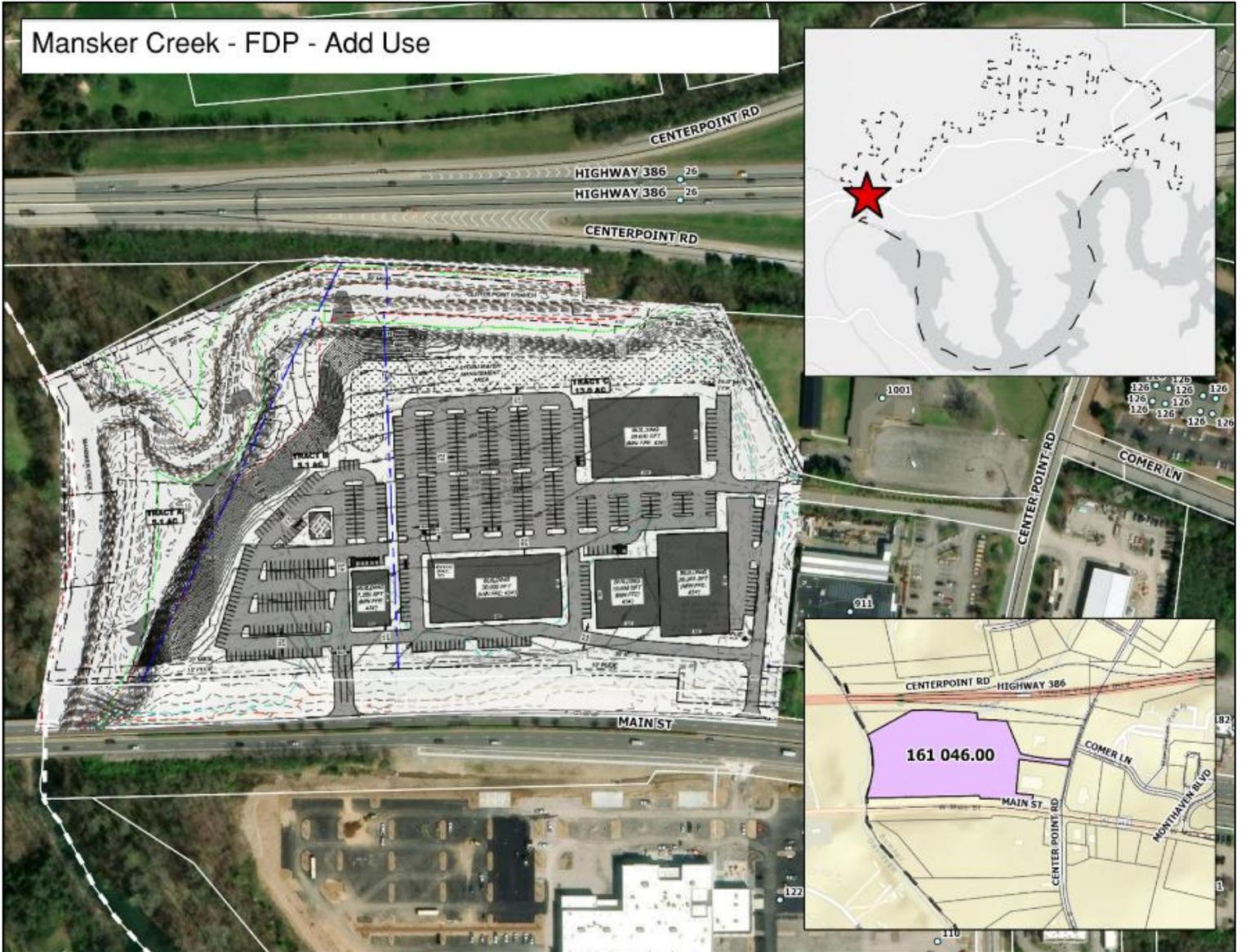
6. DEVELOPMENT PLANS:

DP-007049-2025: Mansker Creek – FDP Add Use [\(Youtube Link\)](#)

Owner: MGM Industries (Justin Bryan)

Location: Parcel 161 046.00

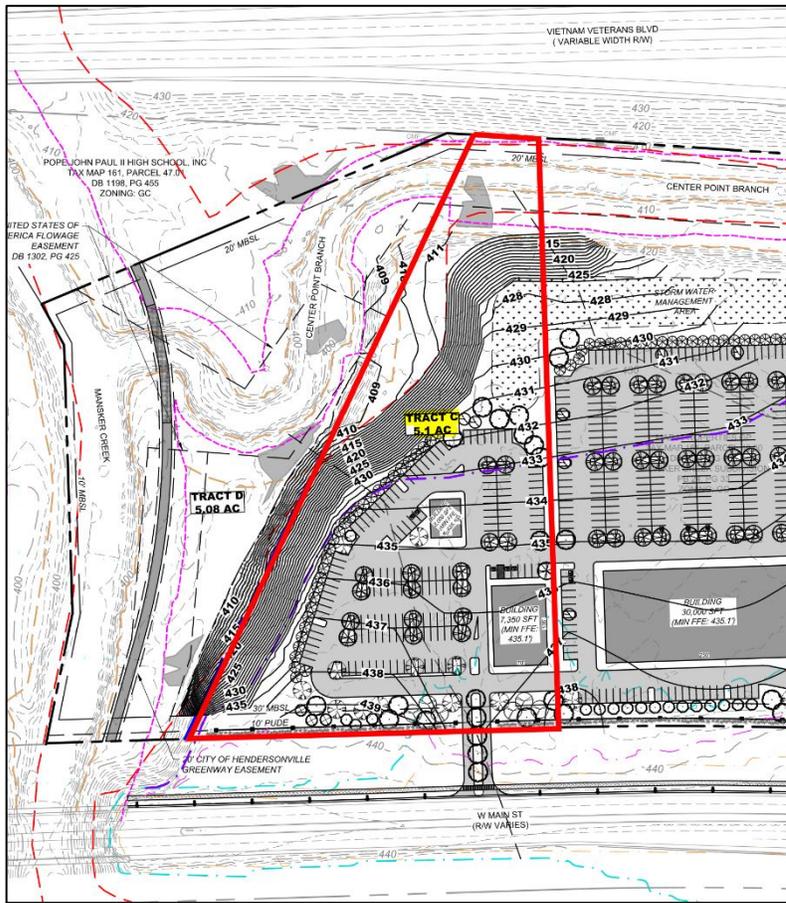
Lead Planning Staff: Zachary Coleman



Overall Amended FDP

STAFF REPORT:

The Applicant, Ryan Woodson, P.E., on behalf of MARJ Properties LLC, is requesting the addition of “Motor Vehicle Dealership” as an approved use to the Amended Final Development Plan (FDP) for Mansker Creek. The current Amended FDP was approved on September 9, 2025. The site is located at 1220 Centerpoint Road (parcel # 161 046.00) is currently zoned General Commercial Planned Development (GC-PD) and consists of 23.18 acres across three tracts (Tracts B, C & D). Tractor Supply was previously developed on Tract A of the development



Tract C from Amended FDP

MOTOR VEHICLE DEALERSHIP

Any business establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles, or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location and may provide on-side facilities for repair and service of vehicles.

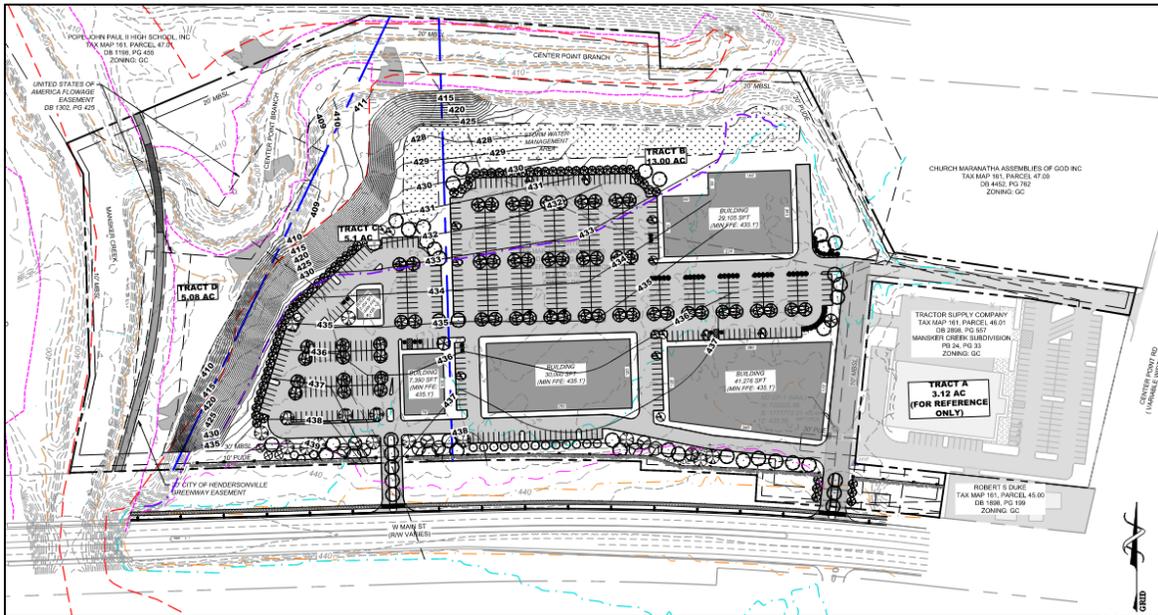
Based on conversations with the applicant there is a business (Enterprise Rental) interested in developing Tract C into a “Motor Vehicle Rental Establishment” (a permitted use) that also sells used vehicles from their fleet. To do so, the “Motor Vehicle Dealership” use must be added to the approved Amended FDP.

The currently approved uses for the site are shown in the image below from the Amended FDP. Farm Equipment Supplies was limited to Tract A in the Amended FDP to allow Tractor Supply to operate while preventing the use on other Tracts of the development.

In considering the approval of the proposed addition of “Motor Vehicle Dealership” as a use, the Planning Commission may recommend such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned development as deemed necessary to guarantee performance of all conditions.

In this case in making a motion, in addition to the acceptance of all Staff Comments, the Planning Commission may recommend that the addition of the “Motor Vehicle Dealership” use be restricted to Tract C and further restricted to the operation of the proposed business.

PERMITTED USES (ADJUSTED TO 2025 EQUIVALENT USES)	
1)	Recreational Training School
2)	Office
3)	Retail Goods Establishment
4)	Animal Hospital
5)	Financial Institution
6)	Funeral Home
7)	General Business Services
8)	Medical/Dental Clinic
9)	Medical/Dental Laboratory
10)	Motor Vehicle Rental Establishment
11)	Personal Services Establishment
12)	Research and Development Facility
13)	Restaurant, Full Service & Carry Out
14)	Restaurant, Quick Service
15)	Farm Equipment Supplies (Tract A Only)
TOTAL PERMITTED S.F. = 190,350 SF	



Approved Amended FDP

January 28, 2026

Hendersonville Planning Department
101 Maple Drive N
Hendersonville, TN 37075

Re: Mansker Creek FDP
Add Use Application
BC&A No. 3034-02



Dear Hendersonville Planning,

Enclosed is a Final Development Plan (FDP) application to add a permitted use to the Mansker Creek FDP. The use to be added is "Motor Vehicle Dealership", and we are proposing to limit this use to Tract C, only. We are submitting this application to be included on the February 3, 2026 Hendersonville Planning Commission meeting agenda. If you have any questions regarding this matter, or need additional information, please do not hesitate to call me at (615) 356-9911.

Sincerely,

Ryan Woodson, P.E., CFM
Barge Civil Associates
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
615-356-9911
rwoodson@bcacivil.com

Applicant Letter

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. Should the use be approved, amend the Amended Final Development Plan to show the added use, any restrictions as to the area that the use is allowed, and the entirety of the Amended FDP as approved.

Submitted by Zachary Coleman, Senior Planner (January 28th, 2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. No comments.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th, 2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No comments.

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th, 2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No comments.

Submitted by David Brigance, HUD Construction Supervisor (January 28th, 2026)

MOTION by Hardwick, seconded by Altizer, for lot C only to approve Mansker Creek Final Development Plan Add Use of “Motor Vehicle Dealership” to the approved use of rental as an accessory of no more than one third of the paved parking spaces that are on the site plan as a de minimis use they can sell with their used fleet that comes through normal turnover of the fleet.

Zachary Coleman gave a summary of Mansker Creek FDP Add Use prior to vote.

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin

MOTION PASSED. (8-0-0)

7. OTHER:

SUB-006966-2025: Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat

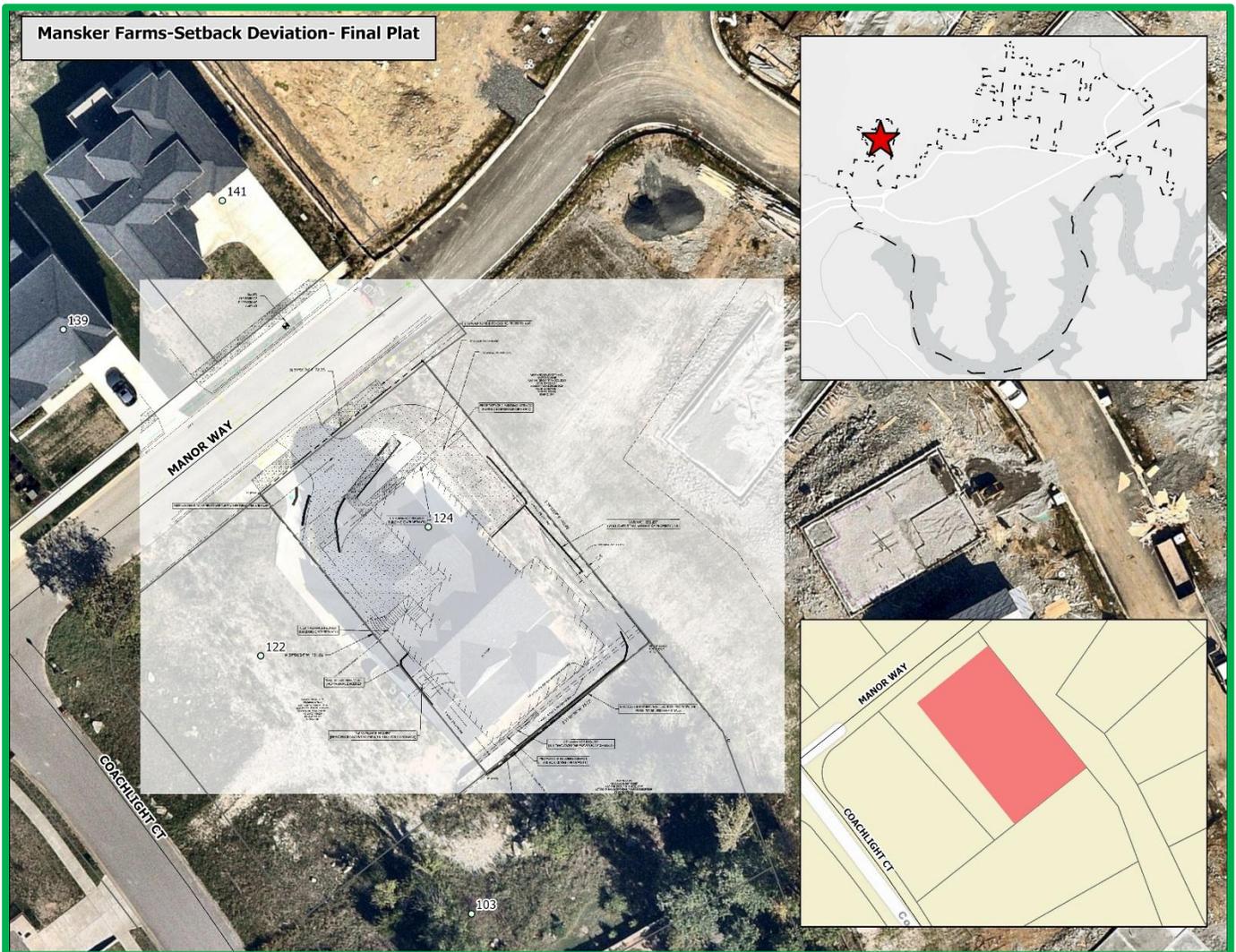
[\(Youtube Link\)](#)

Owner: John Wilkinson

Location: 124 Manor Way, Parcel 1144I N 020.00

Lead Planning Staff: Caitlin Shinn

(Deferral from January 6th HPC Meeting)



STAFF REPORT:

1

UPDATE TO STAFF REPORT 01/26/2026:

The applicant, Wilson Bank & Trust, is withdrawing their HVAC variance request because the unit will be moved to the rear of the property, clear of the setback. They have also agreed to the HOA Board's requirement to remove the concrete driveway behind the garage.

Good afternoon Caitlin,

As discussed in the January 6th Planning Commission meeting, the Homeowners Association of Mansker Farms supports all proposed variances requested from the Commission, with exception of the HVAC Unit Accessory Structure Encroachment.

Due to this, Wilson Bank & Trust will relocate the HVAC unit to the back of the home, within appropriate setbacks. We would ask that the variance request specifically for the HVAC Unit Encroachment be withdrawn from consideration. The unit will be relocated by the bank as soon as possible, at the latest sometime in the month of February.

Please let me know if there's any other information needed.

Thanks, Wes

Wes Taylor | SVP - Consumer, Small Business, & Mortgage Lending
Wilson Bank & Trust

NMLS:447424

Phone: 615-547-5638 | Fax: 615-443-4955

wtaylor@wilsonbank.com
623 West Main Street
Lebanon, TN 37087

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The HOA Board provided a formal response to the applicant's requests.

The requests from the applicant for the property are the following:



**CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING**

Violations/Exceptions Summary for 124 Manor Way

Violations being addressed with proposed improvements:

1. Rear retaining wall being relocated entirely onto subject property and built to meet code requirements.
2. Western stairs reconfigured to have landing on property and meet building code.
3. Sidewalk in ROW to be extended to property line to meet subdivision regulation requirements.
4. Existing driveway and roadside retaining walls to be removed, reconfigured and reconstructed to allow for more vehicular friendly access and address several code issues.
5. Existing sidewalk along front of house to be removed to address code issues.
6. HVAC Unit to be moved out of violation of 70% of setback.

Exception being requested in order of priority:

1. Building Setback Encroachment #1: Front setback (1.8')
2. Building Setback Encroachment #2: Right Side setback (0.23')
3. Building Setback Encroachment #3: Rear setback (1.9')
4. Accessory Structure Encroachment #5: Retaining Wall

UPDATE TO STAFF REPORT 12/17/2025:

The applicant is coordinating with the Mansker Farms Homeowners Association (HOA) regarding the proposed changes. As of the date of this staff report, the HOA Board has not provided a formal response but has confirmed in writing that a decision will be available prior to the January 6, 2026, Planning Commission meeting.

Mansker Farms

To Whom it May Concern,

The Mansker Farms Homeowners Association, Inc Board of Directors has received the formal request from Derek Finn regarding the home at 124 Manor Way, Hendersonville, TN 37075. The ARC Committee for the Association will review the request and make a final decision prior to the Planning Committee meeting in January.

Respectfully,

Mansker Farms Board of Directors

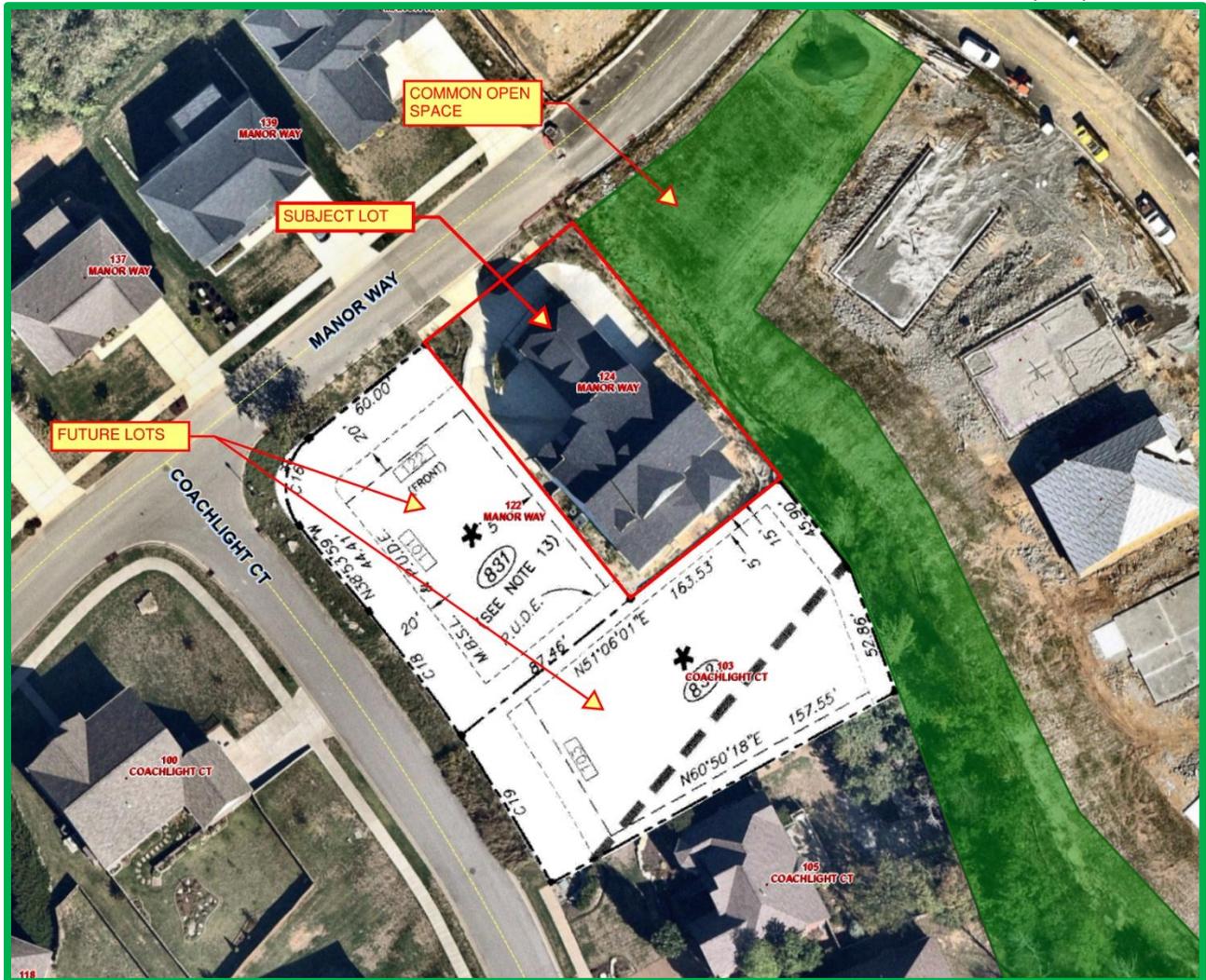
HOA Letter Confirmation

October 29, 2025 Staff Report:

The applicant, Wilson Bank & Trust, is requesting multiple deviations for the property located at 124 Manor Way. This parcel is situated within the Mansker Farm Planned Development, Phase 18, Section 1.

Mansker Farms Planned Development has the required minimum building setbacks of 30' front setback, **5' side setback**, and **rear setback of 10'** and required maximum lot coverage allowance of 30%. Lot coverage is a portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of the total lot area.

Properties to the west and south of the subject parcel are currently undeveloped. To the east, the property falls within Phase 19 Section 1A of the Mansker Farm development, which is actively under construction. Immediately beyond this property to the east, the area along the road is designated open space.



Historical Context

The property was initially purchased by an individual who successfully applied for the original variances from the Board of Zoning Appeals (BZA). The current applicant, Wilson Bank & Trust, has recently acquired the property back from the original owner and is now seeking to rectify the construction errors made by the previous owner.

In December 2021, the Board of Zoning Appeals (BZA) granted several variances for this property:

1. A variance reducing the south/rear building setback from 10 feet to **7.9 feet** for the main residence.
2. A variance reducing the setback for a retaining wall over 5 feet tall from 5 feet to **1 foot**, with the stipulation that footers could not trespass onto an adjacent property.
3. A variance increasing the maximum lot coverage from 30% to **38%**.

Since the 2021 BZA approval, Staff has determined that, as this property lies within a Planned Development, any further changes or deviations must be reviewed and approved by the Planning Commission.

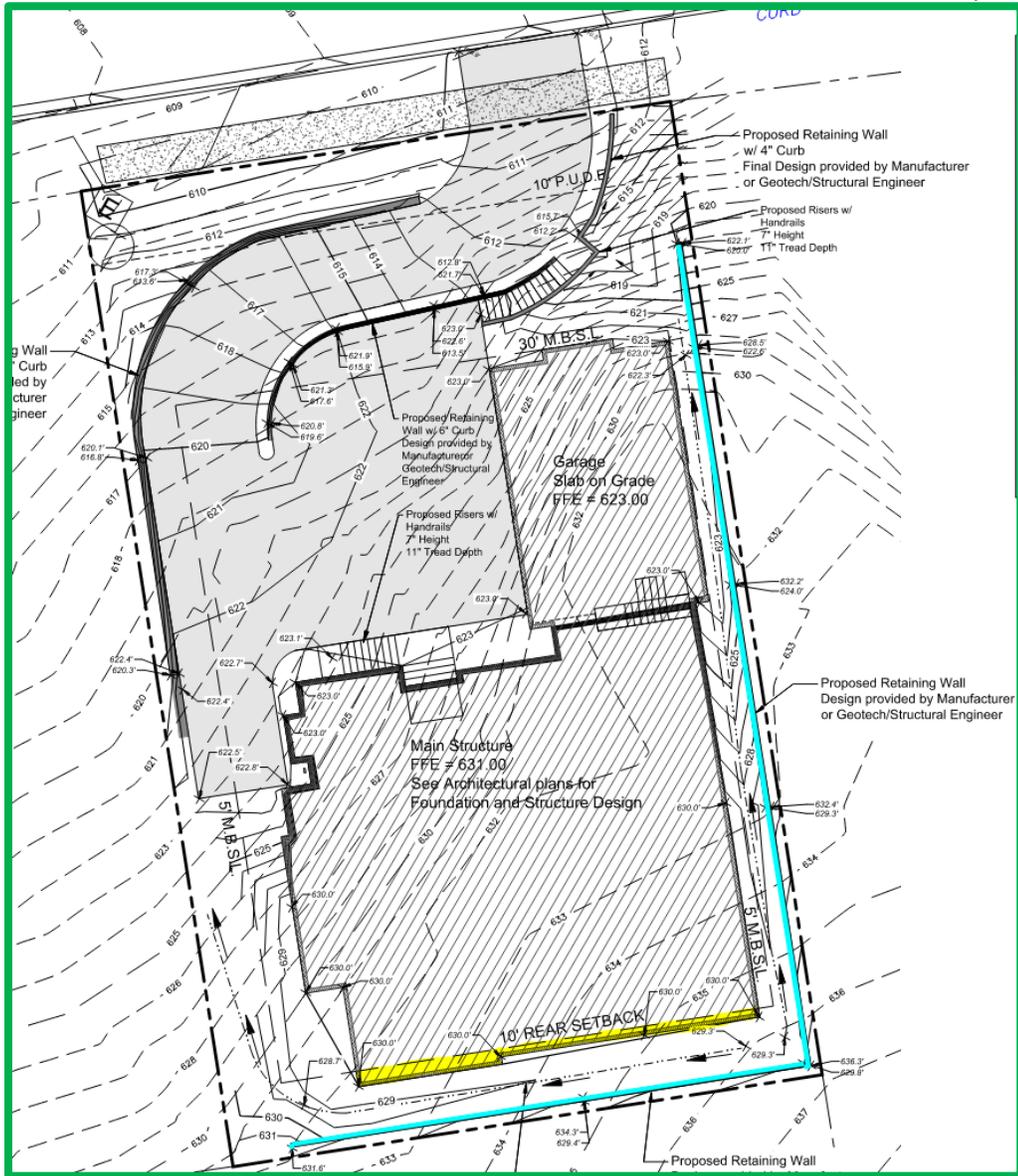


Exhibit for BZA Variance Approval



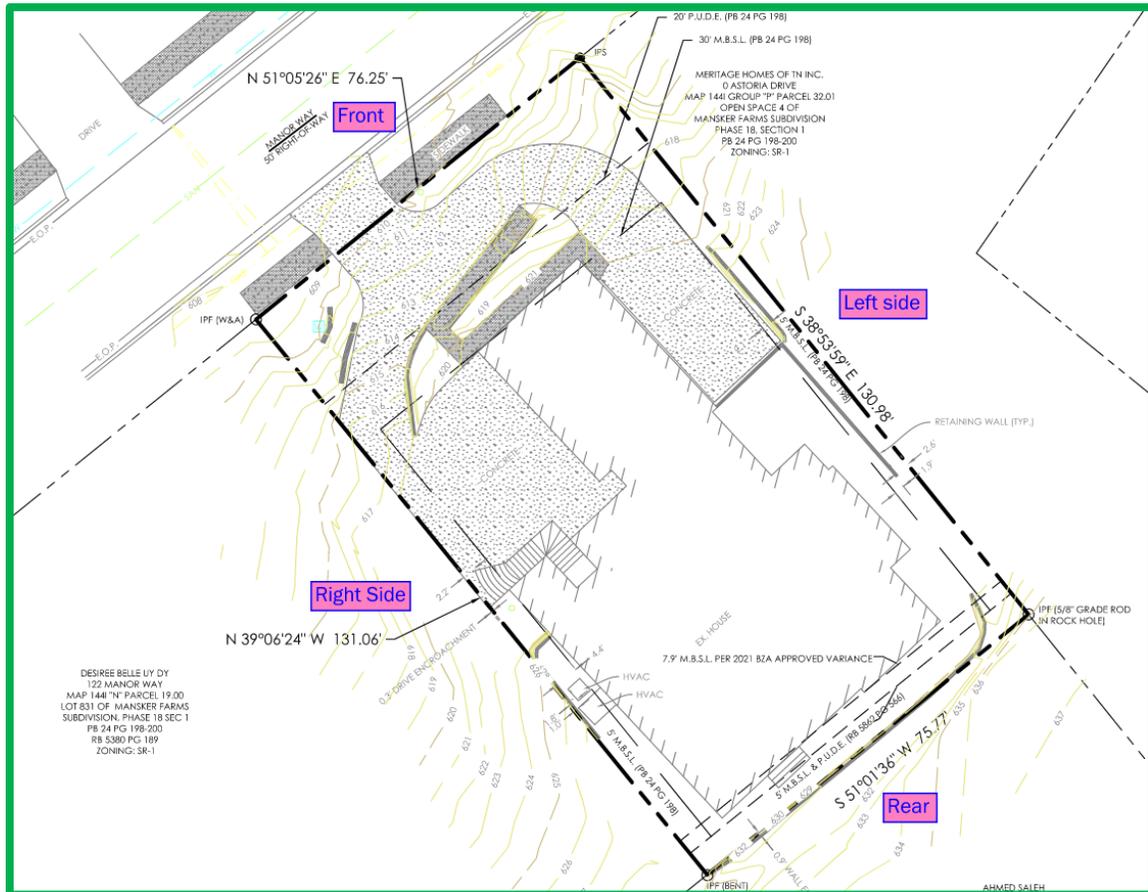
Existing Conditions



Existing Conditions

Proposed Requested Deviations

The applicant is now requesting approval for the following additional deviations:



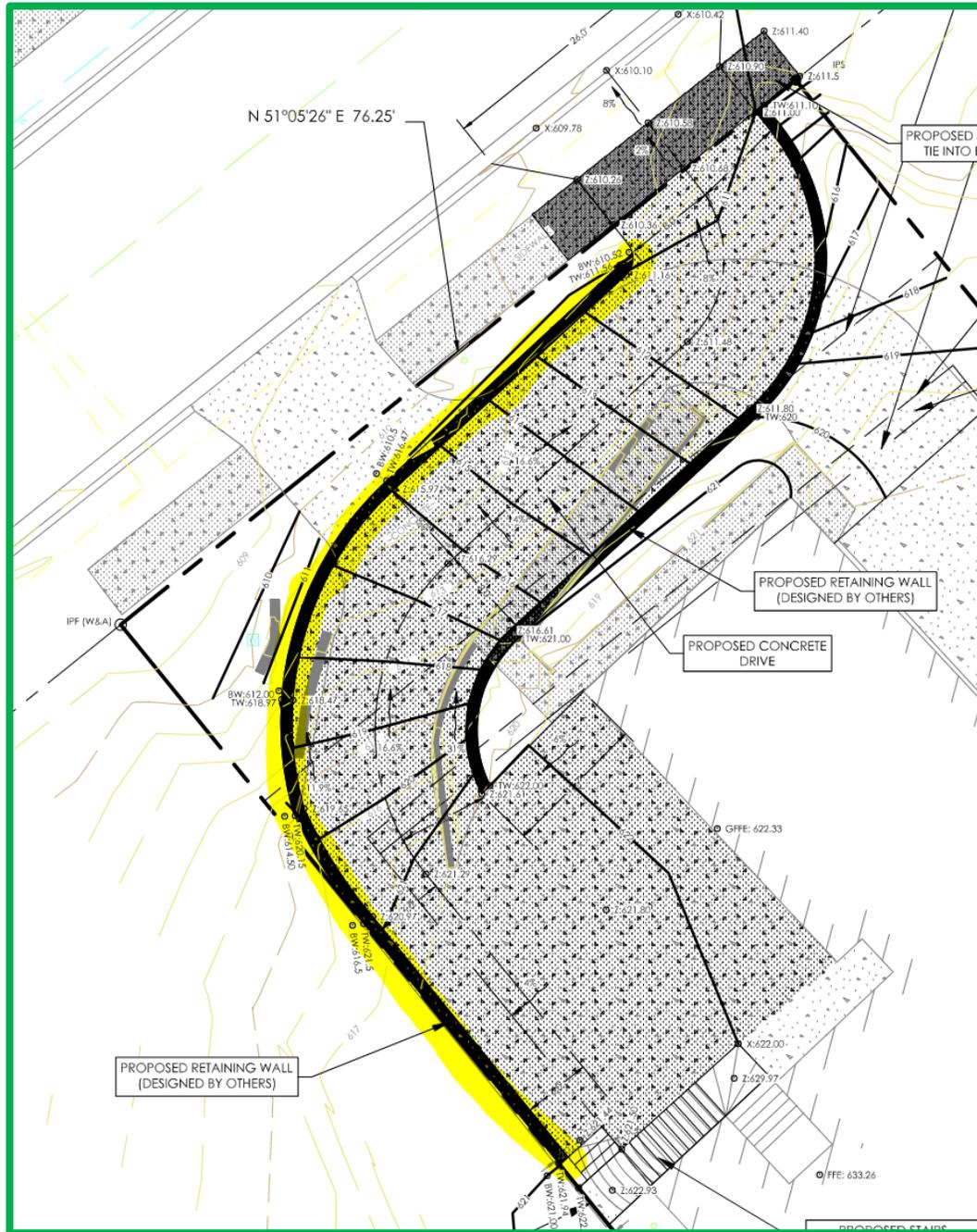
Existing Conditions

Building Setback Encroachments:

1. **Front Setback:** To allow the front building wall to encroach **1.8 feet** over the required front setback, which would establish a new front building setback of **28.2 feet**. (See image 1 on page 6.)
2. **Right Side Setback:** To allow the right building wall to encroach **0.23 feet** over the required right-side setback, which would establish a new right-side building setback to be **4.77 feet**. (See image 1 on page 6.)
3. **Rear Setback:** To allow the rear building wall to encroach **1.9 feet** over the previously amended rear setback of 7.9 feet by BZA, which would establish a new rear building setback of **6 feet**. (See image 2 on page 6.)

Accessory Structure Encroachments:

4. **HVAC Unit:** To allow the HVAC to encroach **0.4 feet** into the allowed 70% encroachment. 70% of the required 5' setback is 3.5 feet. The new encroachment for the HVAC would be 80% at 1 foot from the property line. (See image 2 on page 6)
5. **Retaining Wall:** A deviation is requested to allow a retaining wall over 5 feet in height to be placed along the property line and driveway, instead of the required 5-foot separation distance. See image below.



Newly Proposed Driveway with retaining wall



CORNERSTONE
DEVELOPMENT SERVICES

SURVEYING – GENERAL CONTRACTING – LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
615-864-0940
www.cornerstonedevelops.com

November 17, 2025

City of Hendersonville Planning and Zoning
101 N. Maple Drive
Hendersonville, TN 37075

Re: Request for Variance – Setback Requirement for Existing Headwall at 124 Manor Way

To Whom It May Concern:

I am writing to formally request a variance from the required **5-foot setback** for a structure over 5 feet in height, as outlined in the City's zoning regulations. The structure in question is an **existing retaining wall** located at **124 Manor Way (Tax Map 144I Group "N" Parcel 20.00)**. Due to site conditions and the nature of the infrastructure, we are requesting permission for the retaining wall to remain **on or near the property line** rather than meeting the standard 5' setback requirement.

This retaining wall is essential to maintaining proper drainage and slope stability on the property. Relocating or reconstructing said wall to meet the 5-foot setback would create significant challenges, including: **engineering issues, drainage impacts, excessive cost, disruption to existing infrastructure, environmental concerns, etc.**

Allowing it to remain in its current location will not negatively impact adjoining properties, nor will it alter the character, safety, or functionality of the surrounding area.

We appreciate your time and consideration of this request and would be happy to discuss the site conditions or provide additional information as needed. Please feel free to contact me at **(615) 864-0940**.

Thank you for your attention to this matter.

Thank you,
Ashley Viselli
Chief Administrative Officer
aviselli@cornerstonedevelops.com

Lot Coverage:

The last request is in regards to the requirements of Mansker Farm Planned Development that a maximum of 30% of the lot maybe covered by buildings or structures. For this lot, 30% would be 2,993 square feet for all allowed structures or buildings on the property. The Board of Zoning Appeals granted an increase in the lot coverage from 30% to 38%, which changed the allowed square footage to 3,791. The house was built with 3,985 square feet, which is 40% lot coverage, which is a difference of 194 square feet and a 2% increase from the allowed lot coverage. The applicant is requesting the additional **2% lot coverage**, bringing the total requested lot coverage to **40%**.



**CORNERSTONE
DEVELOPMENT SERVICES**

SURVEYING – GENERAL CONTRACTING – LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
615-864-0940
www.cornerstonedevelops.com

November 19, 2025

City of Hendersonville Planning and Zoning
101 N. Maple Drive
Hendersonville, TN 37075

Re: Request for Lot Coverage Deviation—at 124 Manor Way

To Whom It May Concern:

I am writing to formally request a lot coverage deviation for the property located at **124 Manor Way, Hendersonville, TN.**

The property is currently approved for **38% maximum lot coverage** under the applicable zoning regulations. After review, it has been determined that the existing conditions result in a total lot coverage of **40%**, reflecting a **2% deviation** from the approved allowance.

We respectfully request approval of this **2% lot coverage deviation** to allow the existing site improvements to remain as-is. This request does not alter the character of the surrounding properties, and the additional coverage does not create any adverse impacts on drainage, utilities, or neighboring parcels.

We appreciate your time and consideration of this request and would be happy to discuss the site conditions or provide additional information as needed. Please feel free to contact me at **(615) 864-0940.**

Thank you for your attention to this matter.

Thank you,

Ashley Viselli
Chief Administrative Officer
aviselli@cornerstonedevelops.com

The proposal includes the removal of the existing front driveway and sidewalk to facilitate the construction of the new driveway and access point.



Rear of home – existing wall is over property line



Left side of home from rear view



End of 3-car garage and existing sidewalk/stairs

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. When removing old driveway, the sidewalk and curb will need to be restored.

Submitted by Caitlin Shinn, Planner (January 28th ,2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. Once the existing driveway is demolished, sidewalk and curb and gutter will need to be constructed, and a 5' grass strip will need to be established.

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th ,2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No comments.

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th ,2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comments

Submitted by David Brigance, HUD Construction Supervisor (January 28th ,2026)

MOTION #1 by Kerr, seconded by Wessel, to approve Farms Phase 18 Section 1 Setback Deviation Final Plat contingent upon an eight-month expiration.

MOTION #1 was withdrawn by Kerr.

MOTION #2 by Kerr, seconded by Wessel, to approve Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat contingent upon the completion of the deviation within twelve months from February 3rd HPC meeting.

Hasty, Kerr, Silkwood, and Wessel voted aye.

Nay: Altizer, Evans, Hardwick, and Slatery. None Abstained. Absent: Martin

MOTION FAILED. (4-4-0)

MOTION #3 by Evans, seconded by Altizer, to approved Mansker Farms Phase 18 Section 1 Setback Deviation Final Plat with all staff comments.

Caitlin Shinn gave a summary of Mansker Farms Phase 18 Section 1 Setback Deviation – Final Plat prior to the vote.

Altizer, Evans, Hardwick, Hasty, Silkwood, and Slatery voted aye.

Nay: Kerr and Wessel. None Abstained. Absent: Martin

MOTION PASSED. (6-2-0)

ACTION ITEM: Westlake Gateway City Entry Sign/Monument Design Review:
City of Hendersonville ([Youtube Link](#))
Lead Planning Staff: Keith Free/ Timothy Whitten



STAFF REPORT:

1

The Planning and Public Works departments are pursuing a project to construct a new Gateway sign at the western city limits. The input of the Planning Commission is needed in selection of design alternatives.

The existing Hendersonville gateway sign is located on West Main Street slightly less than a mile from the city limits and just before TNT Watersports and Racetrac.



The Westlake Future Land Use Plan identified gateway signage as one of the proposed improvements to be implemented. The signage shown in the provided examples (see below) are placeholders to convey the intent of the signage.



Gateway Treatments and Branding

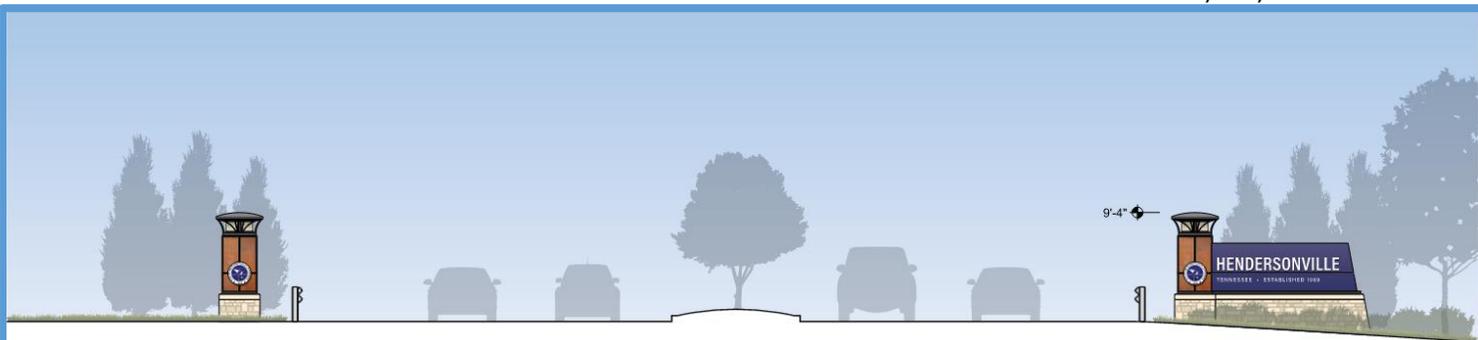
- A** Add Anchor West District monument sign, trees and landscaping at existing median.
- B** Add Anchor West District branding sign, trees and landscaping at existing median.



GATEWAY TREATMENTS AND BRANDING WESTLAKE at Hendersonville

Using an on-call design contract, the Planning Department commissioned Gresham-Smith to develop some design concepts for a gateway sign. Design parameters were that the signage should be unique to the City and convey a sense of transition from the Rivergate area to Hendersonville. The location that was selected is about 700 feet from the city limits, at the west edge of the Chrysler-Dodge-Jeep-Ram dealership and the future Mansker Creek commercial development. The concepts that were returned vary from one (Concept A and alternate) that is a refined and elevated take on the traditional monument style sign that is commonly used in newer commercial developments in the city, to a couple (Concepts B and C) that present more contemporary and unique takes.



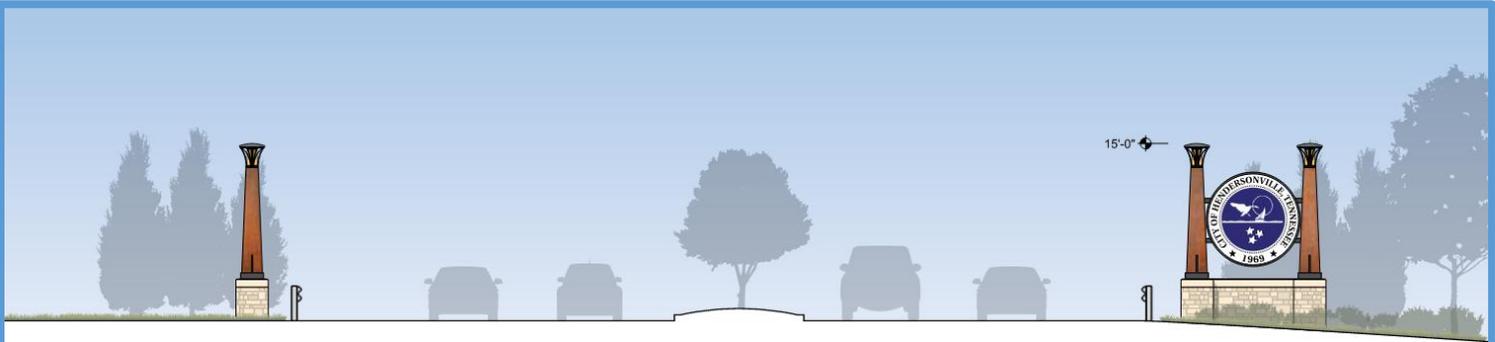


City of Hendersonville
Gateway Signage and Main Street Streetscaping
Revision 1: May 9, 2025

Gateway Concept A (Alternate)

Final design may change pending review, coordination and approval by the Tennessee Department of Transportation and City of Hendersonville officials.

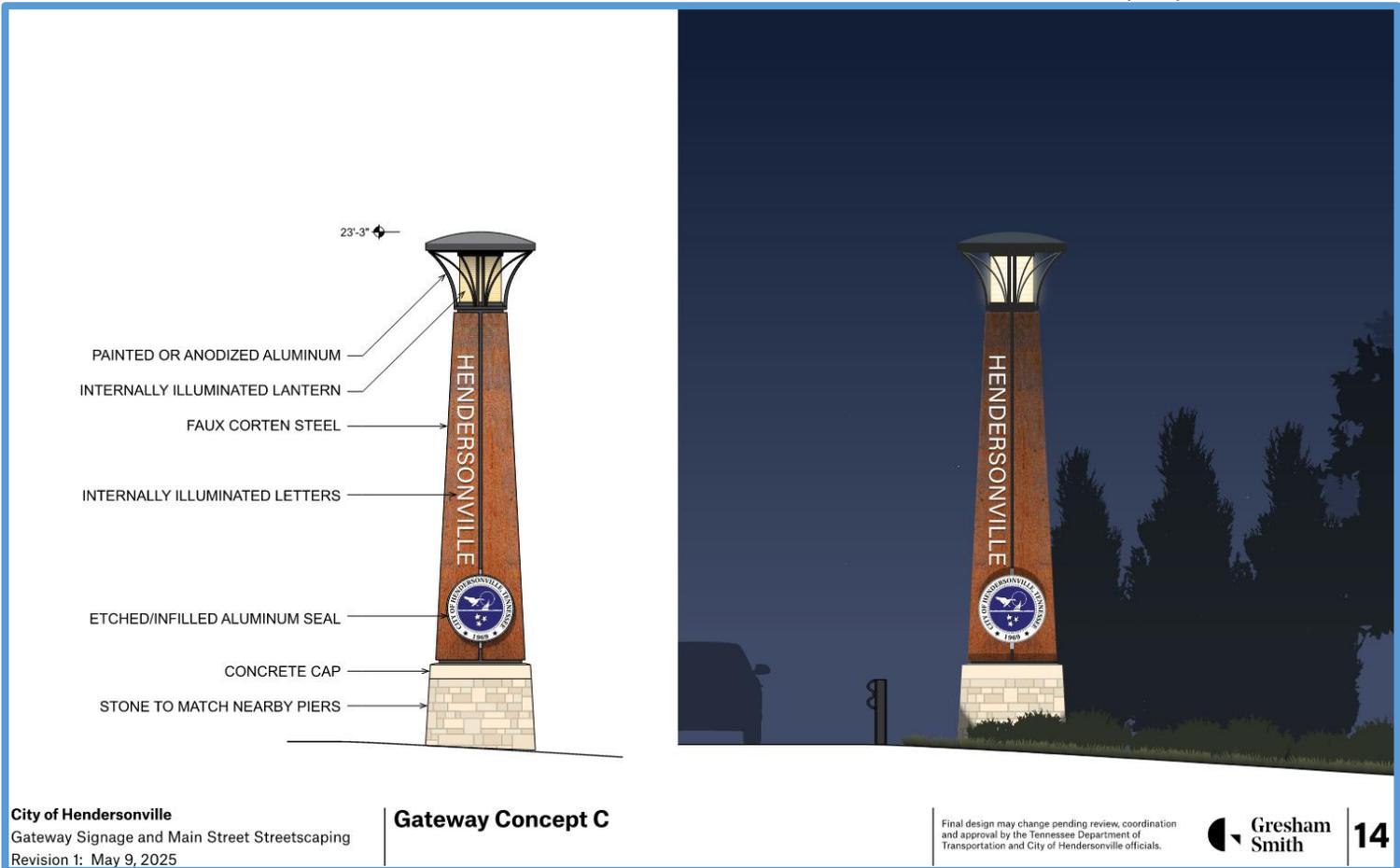




City of Hendersonville
Gateway Signage and Main Street Streetscaping
Revision 1: May 9, 2025

Gateway Concept B

Final design may change pending review, coordination and approval by the Tennessee Department of Transportation and City of Hendersonville officials.



While all the concepts are exceptional, staff is recommending Concept C (the last image shown above) for consideration. This design accomplishes the goal of possessing a strong form that will leave a strong impression of entering a unique place. The scale of the sign in and of itself is impressive, with a 23 foot height. Its form suggests it is more than just a sign, but is also a monument. Motifs within the design pick up on the lakeside character of the City. The overall form is somewhat suggestive of a lighthouse, while the finial around the lantern picks up on the swoop of the sail that is in the city seal. The lantern is proposed to be rippled glass, which is suggestive of water.

An additional merit to this design its footprint, which is much smaller than the other designs. A smaller footprint opens up the future possibility of replicating the sign within existing rights-of-way at other locations, such as at other entry points to the City, as well as internally to designate the sub-districts of the Westlake area.

Concept C was presented to the Capital Projects at its January meeting and was recommended to BOMA.

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. None.

Submitted by Timothy Whitten, RLA, AICP, Assistant Planning Director (January 28th ,2026)

STAFF COMMENTS – PUBLIC WORKS:

3

1. No Comment

Submitted by Stephen Winzenread, PE, Assistant Public Works Director/City Engineer (January 28th ,2026)

STAFF COMMENTS – FIRE DEPARTMENT:

4

1. No Comment

Submitted by Chris Willyard, Deputy Fire Marshal (January 28th ,2026)

STAFF COMMENTS – UTILITY DISTRICT:

5

1. No Comment

Submitted by David Brigance, HUD Construction Supervisor (January 28th ,2026)

MOTION by Altizer, seconded by Wessel, to accept Concept C having two equal towers on either side of Galatin Road and have in the concrete cap the year of the City's establishment and somewhere on the sign where designers can appropriately add "city by the lake" if space is available

Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.
Nay: None. None Abstained. Absent: Martin
MOTION PASSED. (8-0-0)

8. STAFF-LEVEL PROJECTS, APPROVED: [\(Youtube Link\)](#)

SP-007029-2025: First Presbyterian Church Pavilion – Site Plan
(172 West Main St)

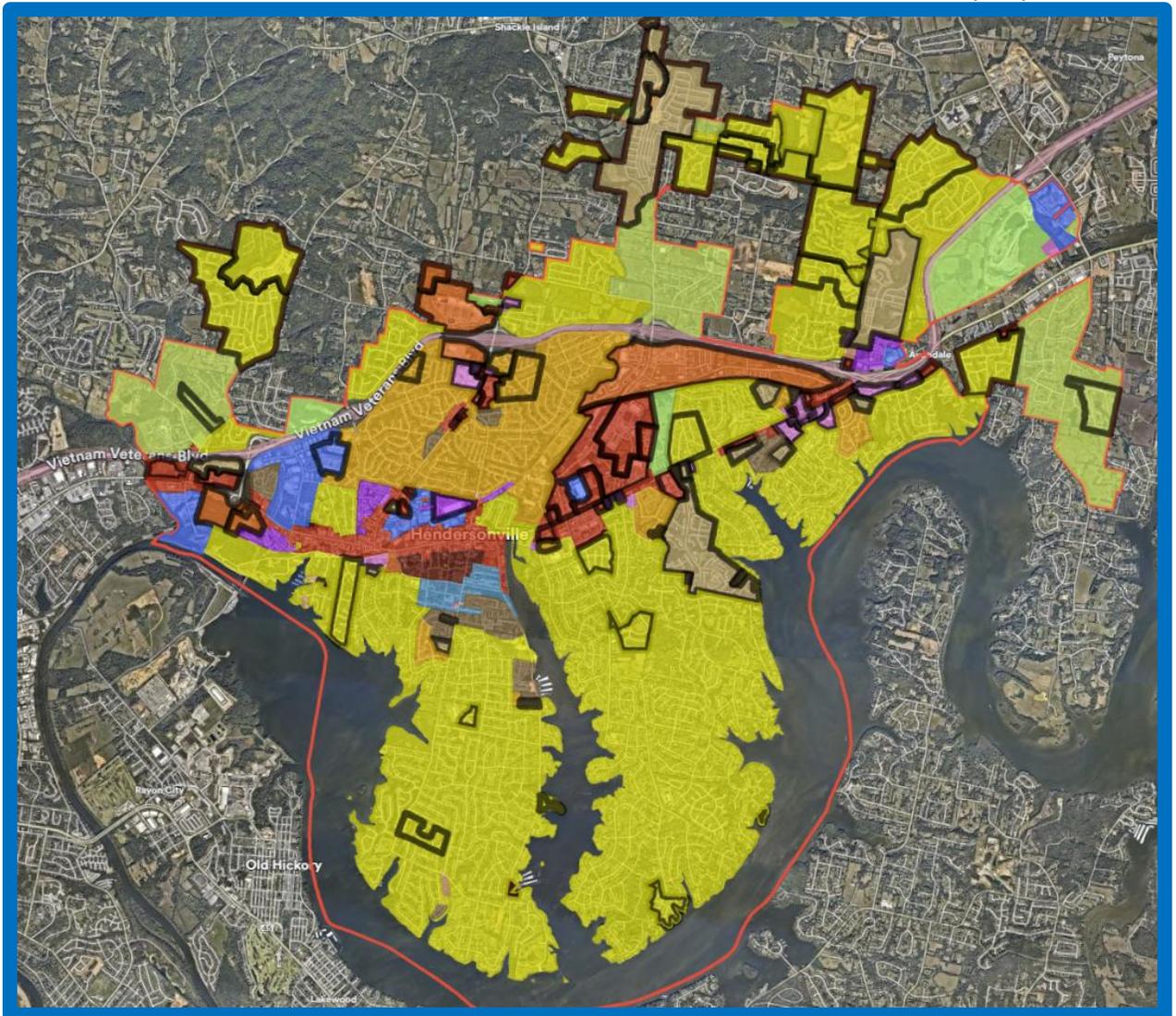
9. STAFF-LEVEL PROJECTS, PENDING: [\(Youtube Link\)](#)

SUB-007050-2025: W.A. Shivel Addition Lot 1, 2, & 3 – Final Plat
(134 Shivel Dr)
A – 1/14/26
Lead Planning Staff: Timothy Whitten

- SUB-006988-2025: C L Powell Addition Lot 17 & 18 Resub – Final Plat
(134 Powell Dr)
S - 01/22/26
Lead Planning Staff: Caitlin Shinn
- SP-007051-2025: Christ Methodist Church Office Parking & Sidewalk – Site Plan
(103 Maple Dr)
S - 1/29/26
Lead Planning Staff: Caitlin Shinn
- SUB-006708-2025: Meadows of Indian Lake Ph 4 Sec 3 Lots 248 & 249 Consolidation –
Final Plat
(344 & 342 Raintree Dr)
S – 1/26/26
Lead Planning Staff: Caitlin Shinn
- SUB-006891-2025: Freehill Business Park Ph 2 Lot 2 & 3 – Final Plat
(157 Molly Walton Dr)
A – 12/18/25
Lead Planning Staff: Timothy Whitten
- SP-007030-2025: Stonecrest Ph 5, Sec 2 & 3 Elevation Amendment – Site Plan
(1351 Saundersville Road)
A – 12/18/25
Lead Planning Staff: Caitlin Shinn
- SP-007058-2025: YMCA Pavillion Addition – Site Plan
(102 Bluegrass Commons Blvd)
A – 01/29/26
Leading Planning Staff: Timothy Whitten

10. PLANNING DIRECTOR COMMENTS: [\(Youtube Link\)](#)

Director Free asked Caitlin Shinn to go over the administrative corrections made to the Zoning Ordinance below:



STAFF REPORT:

1

With the revision that was effective November 18, 2025, there have been a couple of corrections found.

1. **Table 9 – Residential Planned Developments – Lot and Building Bulk Standards (ZO Page 108)**

TABLE 9: RESIDENTIAL PLANNED DEVELOPMENT: LOT AND BUILDING BULK STANDARDS

TABLE 9 RESIDENTIAL PLANNED DEVELOPMENTS LOT AND BUILDING BULK STANDARDS										
BULK REGULATIONS ¹¹	RR	ER	SR-1	SR-2	SR-3	WR	MXR ¹	DN	MFR	MXC ¹
Max. Density (units/ac) ²	0.6	1.3	3	4	4	4	4	4	15	15
Min. Lot Area ^{3,12} (sq ft)	1 acre 43,560 sq ft	20,000	SF:10,000 TH:2,400	SF: 6,500 TH:2,400	SF: 7,500	SF: 6,500 TH,MF: 2,400	SF: 6,500 TH,MF: 2,400	SF: 7,500	SF: 4,000 TH,MF: 2,000	SF: 4,000 TH,MF: 2,200
Min. Lot Width ³ (ft)	75	60	SF: 75 TH:24	SF: 55 TH:24	SF: 55	SF: 55 TH: 24 MF ¹³	SF: 55 TH: 24 MF ¹³	SF: 55	SF: 40 TH: 20 MF: ¹³	SF: 40 TH: 22 MF: ¹³
Max. Lot Coverage	25%	30%	SF: 30% TH: 65%	SF: 35% TH: 70%	30%	SF: 40% TH: 70% MF:40%	SF: 50% TH: 75% MF:40%	SF: 50%	SF: 50% TH: 75% MF:40%	SF: 50% TH: 75% MF:40%
Max. Building Height (ft)	35	35	35	35	35	35	35	25	45	45
Min. Front Yard ^{3,4} (ft)	30	25	SF: 20 TH: 20 ⁵	SF: 20 TH: 20 ⁵	SF: 25	SF: 20 TH: 20 ⁵ MF:20 ⁵	SF: 20 TH: 20 ⁵ MF:20 ⁵	25 ⁶	SF: 20 TH: 20 ⁵ MF:20 ⁵	SF: 20 TH: 20 ⁵ MF:20 ⁵
Min. Side Street ³ (ft)	20	20	SF: 20 TH: 10	SF: 20 TH: 10	SF: 20	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10	20 ⁶	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10
Min. Side Yard ³ (ft)	10	8	SF: 7 TH: 7 ⁷	SF: 6 TH: 6 ⁷	SF: 8	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	8 ⁶	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷
Min. Rear Yard ³ (ft)	25	20	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ⁸	20 ⁸	20 ⁸
Min. Common Open Space ¹⁰	40%	35%	25%	20%	30%	20%	20%	20%	35%	20%

SF – Single-Family, TH – Townhome, MF – Multi-Family

Current Zoning Ordinance without THR

Correction Purpose: Reinserted the Townhouse Residential (THR) zoning district into the Planned Development table. This update corrects an inadvertent omission from a previous draft and clarifies that THR remains a permissible zone within Planned Developments.

TABLE 9: RESIDENTIAL PLANNED DEVELOPMENT: LOT AND BUILDING BULK STANDARDS

TABLE 9 RESIDENTIAL PLANNED DEVELOPMENTS LOT AND BUILDING BULK STANDARDS											
BULK REGULATIONS ¹¹	RR	ER	SR-1	SR-2	SR-3	THR	WR	MXR ¹	DN	MFR	MXC ¹
Max. Density(units/ac) ²	0.6	1.3	3	4	4	8	4	4	4	15	15
Min. Lot Area ^{3,12} (sq ft)	1 acre 43,560 sq ft	20,000	SF:10,000 TH:2,400	SF: 6,500 TH:2,400	SF: 7,500	SF: 4,000 TH:2,600	SF: 6,500 TH,MF: 2,400	SF: 6,500 TH,MF: 2,400	SF: 7,500	SF: 4,000 TH,MF: 2,000	SF: 4,000 TH,MF: 2,200
Min. Lot Width ³ (ft)	75	60	SF: 75 TH:24	SF: 55 TH:24	SF: 55	SF: 40 TH:26	SF: 55 TH: 24 MF ¹³	SF: 55 TH: 24 MF ¹³	SF: 55	SF: 40 TH: 20 MF: ¹³	SF: 40 TH: 22 MF: ¹³
Max. Lot Coverage	25%	30%	SF: 30% TH: 65%	SF: 35% TH: 70%	30%	SF: 50% TH: 75%	SF: 40% TH: 70% MF:40%	SF: 50% TH: 75% MF:40%	SF: 50%	SF: 50% TH: 75% MF:40%	SF: 50% TH: 75% MF:40%
Max. Building Height (ft)	35	35	35	35	35	35	35	35	25	45	45
Min. Front Yard ^{3,4} (ft)	30	25	SF: 20 TH: 20 ⁵	SF: 20 TH: 20 ⁵	SF: 25	SF: 20 TH: 20 ⁵	SF: 20 TH: 20 ⁵ MF:20 ⁵	SF: 20 TH: 20 ⁵ MF:20 ⁵	25 ⁶	SF: 20 TH: 20 ⁵ MF:20 ⁵	SF: 20 TH: 20 ⁵ MF:20 ⁵
Min. Side Street ³ (ft)	20	20	SF: 20 TH: 10	SF: 20 TH: 10	SF: 20	SF: 20 TH: 10	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10	20 ⁶	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10
Min. Side Yard ³ (ft)	10	8	SF: 7 TH: 7 ⁷	SF: 6 TH: 6 ⁷	SF: 8	SF: 6 TH: 6 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	8 ⁸	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷
Min. Rear Yard ³ (ft)	25	20	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ⁸	20 ^{8,9}	20 ^{8,9}	20 ⁸	20 ⁸	20 ⁸
Min. Common Open Space ¹⁰	40%	35%	25%	20%	30%	30%	20%	20%	20%	35%	20%

Townhome Residential (THR) zone reinserted into table

2. 10.4.1.4.C.1 – Location of Accessory Building and Structures (ZO Page 153)

10.4.1.4 | LOCATION OF ACCESSORY BUILDINGS AND STRUCTURES

- A. Accessory buildings and structures are prohibited within required yards of any lot, unless otherwise permitted by this Ordinance.
- B. Within all residential zones, accessory buildings and structures with a roof are further prohibited from being located in front of the principal building, unless otherwise permitted by this Ordinance, or a Variance is granted for such by the Board of Zoning Appeals. ([Table 1](#))
- C. The following exceptions to A and B above are allowed:
 - 1. Accessory buildings and structures with a roof located at least 10 feet from the principal building and not exceeding 400 square feet in size are allowed to encroach in the required rear and side yards as follows:
 - Interior Lots: May encroach to within five feet of the rear and side lot lines. Garage and carports may be within five feet of an alley, but, if greater than five feet, it must be at least 20 feet from the alley.
 - Double Frontage Lots: May encroach to within five feet on the side line.
 - Corner Lots: May encroach to within five feet of the side line and the rear line.

Current Zoning Ordinance without correction

Correction Purpose: To clarify side-yard setback requirements for accessory buildings on corner lots. The revision distinguishes between the interior and street-side property lines, permitting an encroachment of up to five feet only on the interior side.

10.4.1.4 | LOCATION OF ACCESSORY BUILDINGS AND STRUCTURES

- A. Accessory buildings and structures are prohibited within required yards of any lot, unless otherwise permitted by this Ordinance.
- B. Within all residential zones, accessory buildings and structures with a roof are further prohibited from being located in front of the principal building, unless otherwise permitted by this Ordinance, or a Variance is granted for such by the Board of Zoning Appeals. ([Table 1](#))
- C. The following exceptions to A and B above are allowed:
 - 1. Accessory buildings and structures with a roof located at least 10 feet from the principal building and not exceeding 400 square feet in size are allowed to encroach in the required rear and side yards as follows:

Interior Lots:	May encroach to within five feet of the rear and side lot lines. Garage and carports may be within five feet of an alley, but, if greater than five feet, it must be at least 20 feet from the alley.
Double Frontage Lots:	May encroach to within five feet on the side line.
Corner Lots:	May encroach to within five feet of the interior side line and the rear line.

Correction Added

3. **Table 12 – Permitted Encroachments (ZO Page 186-187)**

TABLE 12 PERMITTED ENCROACHMENTS			
Y = PERMITTED // N = NOT PERMITTED			
TYPE OF ENCROACHMENT	YARDS WHERE ENCROACHMENT PERMITTED		
	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Fall-Out Shelter (Underground)	N	N	Y
Fence (Residential District)(Subject to Chapter 10.4.9)	Y	Y	Y
Fence (Commercial District)(Subject to Chapter 10.4.9)	Y	Y	Y
Fire Escape	Y	Y	Y
Flagpole (No more than 3 per zoning lot) (Not to exceed 35' in height)	Y	Y	Y
Garage, Detached	N	Y	Y
Gazebo (Subject to Chapter 10.4.1.4.C.2)	Y	Y	Y
Laundry Drying Equipment (Clothesline & Poles)	N	N	Y
Mechanical Equipment, Ground Mounted (Central air conditioning, heating, ventilating, compressors, etc.) (Subject to Chapter 10.4.11)	Y	Y	Y
Ornamental Lighting, Lamp Posts & Permanently Anchored Lawn Furniture & Decorations (Benches, statues, birdbaths, sculptures, etc.) (Subject to view obstruction and exterior lighting regulations)	Y	Y	Y
Outdoor Fireplaces	N	N	Y
Parking Lots (Subject to Chapter 11.2)	Y	Y	Y
Patio	Y, no more than 10' into a required yard	Y, no closer than 5' to the side line	Y, no closer than 5' to the rear line
Pens, Animal (Subject to 10.4.16)	N	Y, no closer than 5' to the side line	Y, no closer than 5' to the rear line
Pergola (Subject to Chapter 10.4.1.4.C.2)	Y	Y	Y
Planter Box, Building-Mounted or Freestanding (No more than 1' into any required yard)	Y	Y	Y
Playground & Recreational Equipment (Must be located at least 3' from any lot line)	N-Front Y-Corner Side if fenced	Y	Y
Porch, Unenclosed (Subject to Chapter 10.4.17)	Y, no more than 8' into required front and corner side yard	N	Y, no closer than 8' to the rear line
Porch, Enclosed	N	N	N
Retaining Wall - Subject to Chapter 10.4.19	Y	Y	Y
Satellite Dish Antenna (1 meter or less in diameter)(Subject to Chapter 10.4.19)	Y	Y	Y

Current Zoning Ordinance without correction

TABLE 12 PERMITTED ENCROACHMENTS			
"Y" = PERMITTED // "N" = NOT PERMITTED			
TYPE OF ENCROACHMENT	YARDS WHERE ENCROACHMENT PERMITTED		
	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Satellite Dish Antenna (More than 1 meter in diameter) (Subject to Chapter 10.4.19)	N	N	Y, no more than 4' into a required yard
Sidewalk and Private Walkway	Y	Y	Y
Signs	Y, subject to Chapter 13 (Signs)	Y, subject to Chapter 13 (Signs)	Y, subject to Chapter 13 (Signs)
Sills, Belt course, cornices & ornamental features of the principal building (No more than 12" into a required yard)	Y	Y	Y
Sheds & Private Greenhouses (Subject to Chapter 10.4.1)	N	Y	Y
Solar Collectors	N	N	Y
Steps & Stoops, Open	Y, no more than 10' into a required yard	Y, no more than 3' into a required yard	Y
Swimming Pools & Hot Tub (Subject to Chapter 10.4.23)	Chapter 10.4.23.1.B	Y	Y
Tennis Court, Basketball Court, or Similar	N	N	N
Terrace - No more than 5' into any required yard - Located no more than 3' above grade	Y	N	Y
Outdoor Fireplaces	N	N	Y
Trash Receptacles (Dumpsters) - Does not include trash receptacles temporarily placed on the lot for trash collection	N	Y	Y
Water Feature & Man-Made Pond	Y	Y	Y

Current Zoning Ordinance without correction

Correction Purpose: To resolve internal cross-reference errors within the Development Code. This administrative update corrects numerical citations for several subsections—including fences, mechanical equipment, animals, porches, retaining walls, satellite dish antennas, and swimming pools—ensuring the code remains accurate and easy for the public to navigate.

TABLE 12 PERMITTED ENCROACHMENTS			
Y = PERMITTED // N = NOT PERMITTED			
TYPE OF ENCROACHMENT	YARDS WHERE ENCROACHMENT PERMITTED		
	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Fall-Out Shelter (Underground)	N	N	Y
Fence (Residential District)(Subject to Chapter 10.4.11)	Y	Y	Y
Fence (Commercial District)(Subject to Chapter 10.4.11)	Y	Y	Y
Fire Escape	Y	Y	Y
Flagpole (No more than 3 per zoning lot) (Not to exceed 35' in height)	Y	Y	Y
Garage, Detached	N	Y	Y
Gazebo (Subject to Chapter 10.4.1.4.C.2)	Y	Y	Y
Laundry Drying Equipment (Clothesline & Poles)	N	N	Y
Mechanical Equipment, Ground Mounted (Central air conditioning, heating, ventilating, compressors, etc.) (Subject to Chapter 10.4.13)	Y	Y	Y
Ornamental Lighting, Lamp Posts & Permanently Anchored Lawn Furniture & Decorations (Benches, statues, birdbaths, sculptures, etc.) (Subject to view obstruction and exterior lighting regulations)	Y	Y	Y
Outdoor Fireplaces	N	N	Y
Parking Lots (Subject to Chapter 11.2)	Y	Y	Y
Patio	Y, no more than 10' into a required yard	Y, no closer than 5' to the side line	Y, no closer than 5' to the rear line
Pens, Animal (Subject to 10.4.18)	N	Y, no closer than 5' to the side line	Y, no closer than 5' to the rear line
Pergola (Subject to Chapter 10.4.1.4.C.2)	Y	Y	Y
Planter Box, Building-Mounted or Freestanding (No more than 1' into any required yard)	Y	Y	Y
Playground & Recreational Equipment (Must be located at least 3' from any lot line)	N-Front Y-Corner Side if fenced	Y	Y
Porch, Unenclosed (Subject to Chapter 10.4.19)	Y, no more than 8' into required front and corner side yard	N	Y, no closer than 8' to the rear line
Porch, Enclosed	N	N	N
Retaining Wall - Subject to Chapter 10.4.21	Y	Y	Y
Satellite Dish Antenna (1 meter or less in diameter)(Subject to Chapter 10.4.22)	Y	Y	Y

Corrected Table

TABLE 12 PERMITTED ENCROACHMENTS			
"Y" = PERMITTED // "N" = NOT PERMITTED			
TYPE OF ENCROACHMENT	YARDS WHERE ENCROACHMENT PERMITTED		
	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Satellite Dish Antenna (More than 1 meter in diameter) (Subject to Chapter 10.4.22)	N	N	Y, no more than 4' into a required yard
Sidewalk and Private Walkway	Y	Y	Y
Signs	Y, subject to Chapter 13 (Signs)	Y, subject to Chapter 13 (Signs)	Y, subject to Chapter 13 (Signs)
Sills, Belt course, cornices & ornamental features of the principal building (No more than 12" into a required yard)	Y	Y	Y
Sheds & Private Greenhouses (Subject to Chapter 10.4.1)	N	Y	Y
Solar Collectors	N	N	Y
Steps & Stoops, Open	Y, no more than 10' into a required yard	Y, no more than 3' into a required yard	Y
Swimming Pools & Hot Tub (Subject to Chapter 10.4.25)	Chapter 10.4.25 1.B	Y	Y
Tennis Court, Basketball Court, or Similar	N	N	N
Terrace - No more than 5' into any required yard - Located no more than 3' above grade	Y	N	Y
Outdoor Fireplaces	N	N	Y
Trash Receptacles (Dumpsters) - Does not include trash receptacles temporarily placed on the lot for trash collection	N	Y	Y
Water Feature & Man-Made Pond	Y	Y	Y

Corrected Table

4. Corrected inconsistent spacing and general layout errors throughout the document to maintain a unified and clean formatting standard.

As required by 2.6.1.5 in the Zoning Ordinance, a record of the corrections will be listed in Appendix G – Records of Amendments as shown in the next image.

APPENDIX G | RECORDS OF AMENDMENTS

*Per [Chapter 2.6.1.5](#) – all corrections shall be logged in a publicly accessible amendment register maintained by the Planning Department.

Corrections made on 02/04/2026:

1. 8.6 – Residential Planned Developments – Table 9:

Reinserted the Townhouse Residential (THR) zoning district into the Planned Development table. This update corrects an inadvertent omission from a previous draft and clarifies that THR remains a permissible zone within Planned Developments.

2. 10.4.1.4.C.1. Corner Lots

To clarify side-yard setback requirements for accessory buildings on corner lots. The revision distinguishes between the interior and street-side property lines, permitting an encroachment of up to five feet only on the interior side.

3. 10.5.1 – Permitted Encroachments into Required Yards

To resolve internal cross-reference errors within the Development Code. This administrative update corrects numerical citations for several subsections—including fences, mechanical equipment, animals, porches, retaining walls, satellite dish antennas, and swimming pools—ensuring the code remains accurate and easy for the public to navigate.

STAFF COMMENTS – PLANNING DEPARTMENT:

2

1. No comment.

Submitted by Caitlin Shinn, Planner (January 28, 2026)

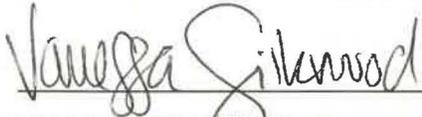
11. ADJOURNMENT ([Youtube Link](#))

MOTION by Slatery, seconded by Kerr, to adjourn the Hendersonville Planning Commission Meeting at 8:25 PM.

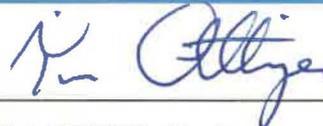
Altizer, Evans, Hardwick, Hasty, Kerr, Silkwood, Slatery, and Wessel voted aye.

Nay: None. None Abstained. Absent: Martin.

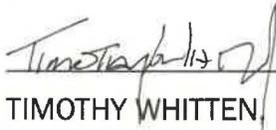
MOTION PASSED. (8-0-0)



VANESSA SILKWOOD, Secretary



TIM ALTIZER, Chairman



TIMOTHY WHITTEN, RLA, AICP, Assistant Planning Director