**PAGE 410** 



#### MINUTES

May 22, 2024

# SECOND MONTHLY MEETING OF THE CITY COUNCIL CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

Present: Mayor Barbara Volk, Mayor Pro Tem Lyndsey Simpson and Council Members: Jeff Miller

Jennifer Hensley and Melinda P. Lowrance

<u>Via Zoom:</u> John Connet, City Manager

Staff Present: Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker,

Communications Manager Allison Justus, Budget Manager Adam Murr, and others.

#### 1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 4:01 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

#### 2. CONSIDERATION OF AGENDA

Council Member Lyndsey Simpson moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

#### 3. CONSENT AGENDA

There were no items on the Consent Agenda.

#### 4. PRESENTATIONS

#### A. School Resource Officer (SRO) Discussion - John Connet, City Manager

Right before the meeting, Henderson County announced that they will be funding the Hendersonville Police Department School Resource Officers for the 2024-2025 Fiscal Year. Mayor Barbara Volk read the following statement:

The City of Hendersonville is pleased to learn that Henderson County will be funding Hendersonville Police Department School Resource Officers for the 2024-2025 Fiscal Year. The City Council appreciates the Board of Commissioners willingness to listen to the concerns of the faculty, students and parents of the effected schools within the Hendersonville City Limits. The city is committed to working with Henderson County, Henderson County Public Schools, and Henderson County Sheriff's Department to protect our students, teachers, and administration. The Hendersonville Police Department School Resource Officers serve a critical role in supporting the school children in our city. Their specialized training allows them to deal with a wide range of issues facing our students. We believe that it is important that Hendersonville Police Department officers are in the Hendersonville schools to form critical relationships with our young people. This is the first step in fostering twenty-first century community policing. We look forward to continuing our service to these schools.

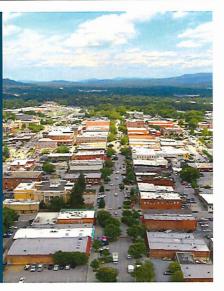
B. Gen H Comprehensive Plan – Grant Meacci & Lorna Allen (Bolten Menk – Lead Consultant); Meg Nealon (Nealon Planning); Jenn Gregory (Retail Strategies); & Ben Hitchings (Green Heron Planning)

Lew Holloway introduced the Comprehensive Plan consultant team to present the thematic elements of the *Gen H 2045 Comprehensive Plan* in anticipation of the final draft of the Plan being released to the public on May 31<sup>st</sup>. This presentation will serve as the kick-off of the final draft review and adoption process which will unfold over the course of June, July, and August. Each of the consultants chimed in on the following PowerPoint presentation.



HENDERSONVILLE COMPREHENSIVE PLAN

City Council Workshop
05.22.2024

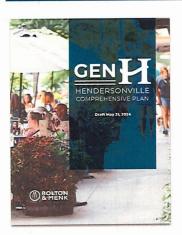


# **AGENDA**

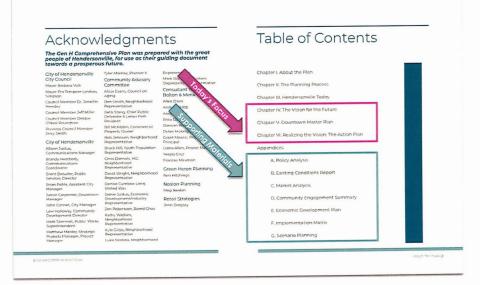
- · Gen H Content
- · Gen H Context & Intent
- · Vision for the Future
- Focus Areas
- Downtown Master Plan
- · Implementing the Plan
- Next Steps

# GEN H CONTENT

# Spotlight on the Plan



Public Draft Release May 31, 2024



# **Developing Gen H**



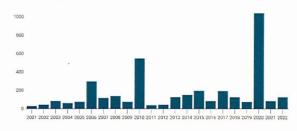
#### Developing Gen H

MAY 22, 2024



# GEN H CONTEXT & INTENT

## **How Much Growth?**

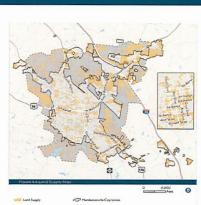


Sources	Pop. Projection, 2045	Potential Pop. Increase by 2045	Number of Potential Housing Units to be added by 2045 (@ 1.91 HH size)
NC OSMB (City, assumes 13% of County)	19,585	4,264	2,232
Henderson County Bldg. Dept.*	24,718	10,337	5,412
City Planning Dept.**	42,367	31,102	16,284
NC OSMB (Henderson County)	47,867	32,546	17,040

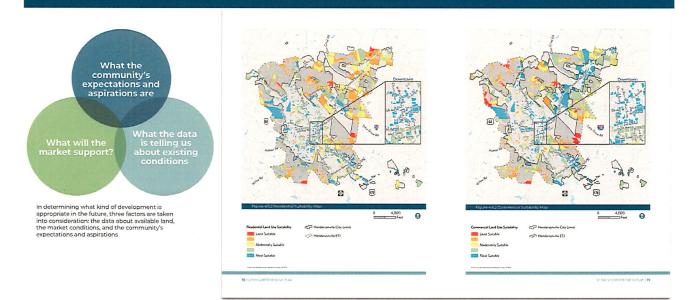
	Pop 2022	Pop 2045	Pop Change by 2045
City	15321*	19585	4264
County	118106**	150652**	32546
**	rce; USCensus. Note: The cit	y's population is 13% of the	County's population.
	Source: NC Office of State Bud	1-1-11	0 1 0000

## Where Should New Development Occur?

- 1. Developed
- Underutilized / Underdeveloped\*
- 4. Undeveloped\*
- \* Land Supply is comprised of these two areas, which in combination encompasses 3,832 acres.



## What Kind of Development Should Be Supported?



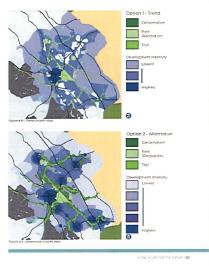
# What is the Appropriate Level of Intensity?

WHAT LEVEL OF INTENSITY
S APPROPRIATE FOR
FUTURE DEVELOPMENT AND
REDEVELOPMENT AND
accommodate future development
for "and supply" includes both
vacant parcels and parcels that could
be redeveloped for a broader range
of uses at higher intensities. The
lower the intensity of development,
the more land will be required to
accommodate growth. With its land
indicate community has a couple of
choices:

Intend—Continue to grow
organically at the same level
organically at the same level

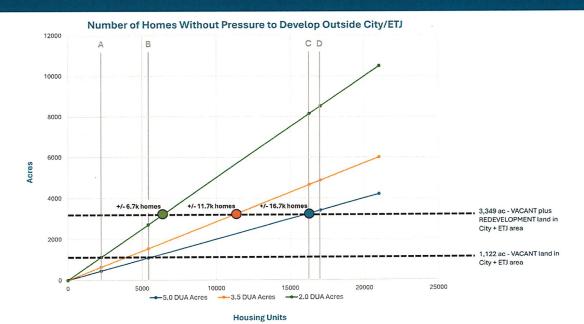
accomplished through deliberate in this in a souplier is direct growth inward and support higher intensity development in nodes. The "Guillage Principles" section that follows describes additional benefits of higher intensity of the weeks growth of the weeks growth

 Alternative - Be intentional about the rouse of developed parcels thereby minimizing the expansion of the existing development feature. (Figure 6.) currently in the potential pen space is the potential pen space is to utilize capacity, equired to development. Option 2 is deliberate invarid and y development Principles' circles (given intensity ey locations, impact form deliking once feasible.





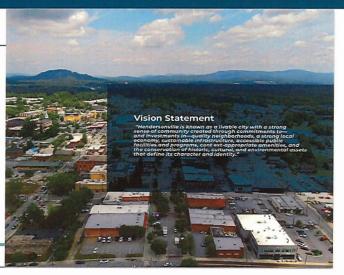
# **Housing Growth**



# THE VISION FOR THE **FUTURE**

# **Defining the Vision & Goals**

#### The Vision



- Vibrant neighborhoods
- Abundant housing choices
- Healthy and accessible natural environment
- Authentic community character
- Safe streets and trails
- Reliable and accessible utility services
- Satisfying work opportunities Welcoming and inclusive community
- Accessible and available community uses and services
- Resilient community

# **Guiding Principles**

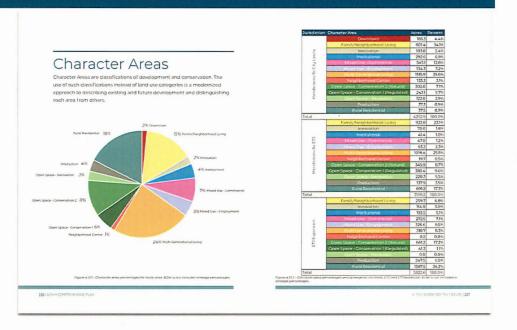
- Mix of Uses
- Compact Development
- · Sense of Place
- Conserved and Integrated Open Space
- · Desirable and Affordable Housing
- Connectivity
- Efficient, Accessible Infrastructure

Gen H Comprehensive Plan

# Vision Map Gen H Comprehensive Plan

# **Character Areas**

- Residential Character Areas comprise over half of the study area (56%)
- Open Space Character Areas account for 19%
- Employment Character Areas account for 15%
- Activity Center Character Areas comprise 10%

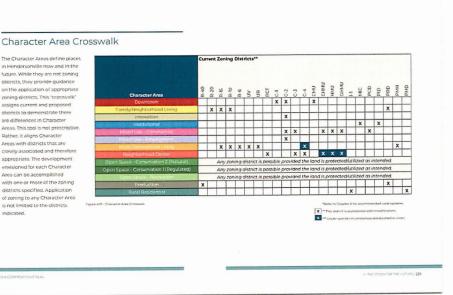


# **Character Areas**



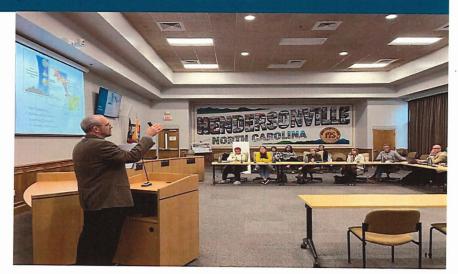
# Translating Character Areas to Zoning

- Provide guidance for
- · Laying groundwork for code amendments



## **How This Chapter Will Be Used**

- Staff
- Boards
- City Council
- Community Partners



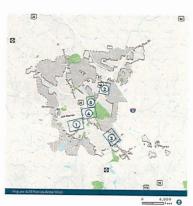
Comprehensive Plan

# FOCUS AREAS

# **Focus Areas**

- 1. Western Ecusta Trail
- 2. Blue Ridge Mall
- 3. Spartanburg Highway
- 4. Downtown Edge\*
- 5. 7th Street\*

Focus Area Concepts



\* Presented in Chapter 5

# **Western Ecusta Trail Focus Area**

#### Western Ecusta Trail











# Blue Ridge Mall Focus Area

#### Blue Ridge Mall Focus Area









# Spartanburg Highway Focus Area

#### Spartanburg Highway Focus Area









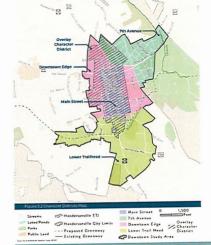


# MASTER PLAN

# **Downtown Character Districts**

- 1. Lower Trailhead
- 2. Main Street
- 3. Downtown Edge
- 4. 7th Avenue

#### Character Districts



# **Downtown Character Districts**



Gen H Comprehensive Plan

# The Nation Service Annual Control of Control

# **Downtown Edge Concept**











# 7th Avenue Concept





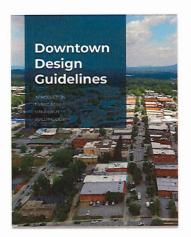






IN THE VISION FOR THE PUTURE | 145

# **Downtown Design Guidelines**



DRGANIZATION

The Guidelines are divided into three sections: Public Realm, Site Design,

Public Realm

Public Realm guidelines address the shared downtown community spaces such as the public streets, sidewalks, parks, and plazas. These Guidelines aim to create vibrant public realms that foster community interaction and engagement.

ite Design ite Design guidelines address pecific standards for future evelopment as they relate to uilding placement, height, and nassing, Additional standards

building placement, height, and massing. Additional standards related to open space, stormwater management, and parking are also discussed. These standards are important in ensuring future development complies with the Building Design

Building Design guidelines speak to the architectural character of the downtown districts and provide recommendations on licade design as well as various building elements such as entry, windows. roofs, doorway, ground floors, and materiality. Special emphasis is placed on ground floor activation as it is vital within the downtown

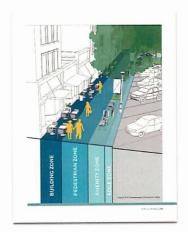




INTRODUCTION | 20

202 OCA II COMPACICISME PO

# **Public Realm**



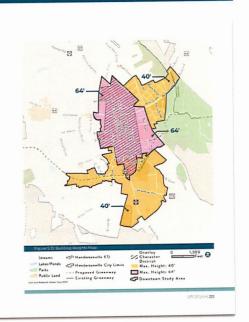
Public Realm Diagram



# Site Design



On-Site Open Space Typology



Gen H Comprehensive Plan

# **Building Design**



Façade Articulation Diagram

#### **Building Design**

#### ARCHITECTURAL CHARACTER An overview of the architectural

character of each of the proposed character districts can be seen below future development should look to the existing architectural language within each character district for inspiration but should not mimic buildings antirely.

#### Main Street

- Made up of primarily 1-2 story commercial buildings with flat
- Both natural and painted brick
   Many buildings are adorned
   with decorative friezes at the
   top adding dimension and

#### Downtown Edge

- Made up of primarily 1-2 story commercial and civic buildings
- Both flat and pitched roofs are

260 I GETTH COMPREHENCIAL PLAN

#### FACADE ARTICULATION AND MASSING

- Large buildings shall utilize building detail and articulation to help distribute their mass and scale. For buildings 150 feet in length or larges
- Facades shall be divided into shorter segments by means of modulation; such modulation shall occur at intervals of no more than 60 feet and shall be no less
- A courtyard, with a minimum width and depth of 60 feet, shall be visible from the street on primary frontages spaced no more
- Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas shall be outdoor dining areas shall façade and are considered in meeting required build-to
- The first two floors above the street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements
- Special interest to the base shall be provided by incorporating elements such as corolling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other scripturing of the
- Buildings on a corner or at an axial terminus should be designed with additional height or architectural embellishment. Examples include:
- Chamfered or rounded
- Projecting and recessed
- balconies and entrances

SULDING DESIGN ( 26)

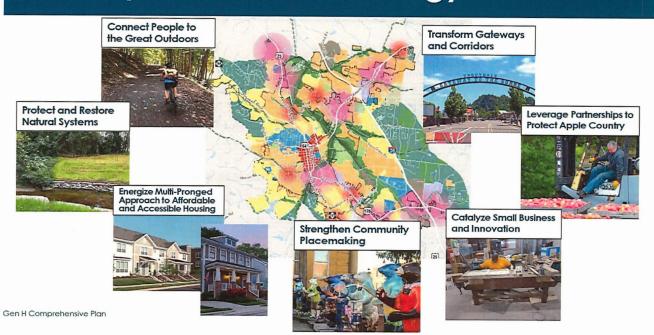
Gen H Comprehensive Plan

# IMPLEMENTING THE PLAN

# **Implementation Components**

- 1. Implementation Strategy
- 2. Implementation Projects
- 3. Operational Policies

# 1. Implementation Strategy



# 2. Implementation Projects



#### Ordinances

Requirements for where new development projects can locate and what design standards they must meet.



#### Public Investments

Parks, streets, greenways, community facilities, and other community improvements funded with public monies.



#### Programs and Policies

Analysis of specific issues and detailed plans for specific areas in the community to better understand local circumstances and develop a shared path forward.



#### Follow-Up Studies and Plans

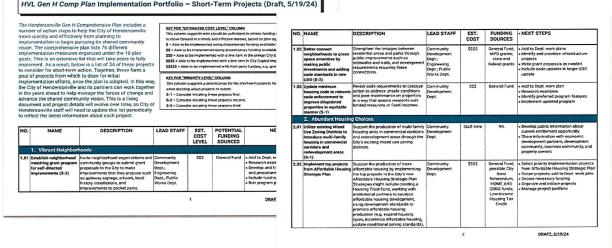
Public initiatives such as a community tree planting program and policies such as how to request neighborhood traffic calming measures.

# 2. Implementation Projects



Gen H Comprehensive Plan

# 2. Implementation Projects



# 2. Implementation Projects





QUESTIONS	REFORES			
		Staff		Rams
	CAC	Leadenship	P TOTAL	Team
Top God				
2 Abundant Haveing Choices			- 4	
5. Side Stratts and Trails	2		14	
3 HostPy and Aconspire Natural Divergences		1		
1. Vibrant Neighborhoods			-	
4. Authentic Community Character		3	3	
10 Resident Community		2	2	
6. Reliable and Accessible intrustructure			2	
Accessible and Amitable Community Uses and Struces		2		
intal	12	1	1	
NO.	V	16	30	
O1 - Vibrani Heighborhoods				
Opdisterminisms housing code to reinversi code unforcement to improve dilapsicated				
properties in an equivable marrier (#1.00)	7	11	10	51
Establish neighborhood matching grant program for sof-directed improvements (#1.01)	5	2	7	83
Better connect neighborhoods to green space arrentiles by making public investments and		•	,	03
adding code standards in new LDO (#1 (C)	2	4	6	82
Cia Control Co	14	17	31	94
	_	- Br	31	_
Q2 Atsundent Housing Choices				
Implement top projects from Affordable Housing Strategic Flam (42 02)	8	3	11	82
Develop City Land Blank to clear dilapidated properties and promote redevalopment (#2.64)	4	6	10	83
Utilize or sting Mand Use Zoning Clairies to introduce must-family housing in commercial				00
contidors and redevelopment areas (#2.01)	2		10	51
Biptions code provisions in new LCO to diversify housing stock to promote lifecycle housing	-			-
and more resignificational age diversity (#2.0%)		1		82
lotal	14	18	32	172
Q2 — Healthy and Accessible Natural Environment				
imprement top priorities of Purks & Creun Space Muster Plan (#3.00)	6	14	20	5-3
integrate Natural Resources requirements in HML ordinances with floodplain requirements as	6		6	51
Develop urban forestry plan for maintaining and expanding tree canopy (KO 00)	2	1	3	82
Lipidate green space protection standards as part of new LDO to promote access and		2	2	52
luter .	14	17	31	
OI - Authoritic Community Character				
Bilabrish society property program as component of revised Commercial Building			12	51
Update development standards in new LDO to catalyze aging commercial redevelopment.				01
consider form-based code standards for activity cureers (\$4.06)			-	-
Subjectly condoxs and other eness as necessful for the development of appropriate Design	2	*	6	S2
Dreate Unified Development Ordinance (USO) to improve during and quality of development	2	5	7	52
Drieste Downtown Design Caldebrass with UDO applicates (#4 02)	2	3	5	51
Prista Common Carrigh Cardelman with CCC repaires (M-CZ)		1	1	52
The state of the s	14	17	31	

Total	14	17	31	-
QS – Safe Streets and Trails		- 17	31	_
Implement low-cost projects from 2023 Valis Hando Federarian Flan and begin design on	6	1	7	S
Continue to use an local and NCDOT resurfacing projects as an opportunity to improve	5	3	- 6	3
Develop Citystreet cross sections that support pedestrian friendly design and bartic carriers	3	9	12	5
Continuate develop tourn approach to coordinate floodplain, creek, and stream restoration				
with new trail apportunities and an sheet ped-bike facilities (#5.07)		3	.3	S
Promote trail-oriented development guidelines and standards in new LDO (#5.00)		1	1	53
TOLAI	14	17	31	
Ol - Reliable and Accessible Utility Services				
Align utility and infrastructure policy plans with land use plans and with local and state	11	7	15	S
Pursus priority water, weatewater, and stormwater projects	2	10	12	8
Total	13	17	70	
	_		- 00	_
QF Statistying Work Opportunities				
Use Diswedown Opportunities fund as lost case for possible expansion outside downsown	7	5	12	5
Continue to engage business community in business improvement and palicy decisions	7	12	19	5
Total	14	17	31	
Oil - Wisicoming and Inclusive Environment				
Brow age development of orestproneur assessment program (#8.06	6	1	7	5
Ownlop Citizens Academy to build local leadership and dies participation (#5.0%	5	10	15	5
Correlate #OArranation clan call 000	3	7	10	5
Total	14	18	30	- 3
Continue to consider access and aguily in development of service master plans (e.g. Penks Continue to explore smart other technologies to make selected improvements to service Total	14	9	17 13	53
Q10 - Resilient Community				
Conduct analysis to ensure full alignment of adopted City plans (\$10.0%)				
Other?	7	11	18 7	S
Total	12	13	26	
	12	12	25	
What olse would you like to know or share? CAC:				
Make affordable housing a priority				
would like to know how to access these plan in writing.				
Dome of the implementation responses referred to other plans like the Park and Groowley				
plan. I would like to know more about some of those other plans.				
want to know that displacement tools have teen to them. That they are more than guicelines				
and wishes, but truly lough and concrete				
Need to emphasize that without implementation the plans are useless. The last comp plan is				
good everagle - Lots of recommendations nover got implemented conomic development outside the downtown area would enrich those areas and perhaps				
conomic development outside the downtown area would ennich those areas and perhaps do not see anything on here that would impact the youth, not just 18 and under but early 20's.				
is well, no language about supporting parks and sec to revemp/update niche parks (skale				
carks/velodromo/bixe parks, etc.), nothing about how we can provide engaging things for				
ITAFF:				
Brakegies to ensure implementation is happening across Dapes?				
Ablic salidy is the council's #1 priority. (brong intrastructure is #3. These goals should be Nails a living, breathing document that can be changed as priorities change.				

# 3. Operational Policies





- A. Touchstone for Decision-Making
- **B.** Staff Collaboration
- C. Plan Alignment
- D. Annual Progress Report
- E. Regular Updates

# Advancing the Vision on the Ground



nprehensive Plan

# ADOPTING GEN H

# **Next Steps**

- 5/31 Draft Gen H Plan Released to Public\*
- 6/1-6/17 Public Input period for Draft Gen H Plan\*\*
- 6/17-6/21 Staff Review of Public Input
- 6/24 Planning Board Presentation\*
- 7/10 Public Hearing/Presentation to City Council\*
- 7/11-7/31 Draft Gen H Plan Revisions
- 8/1 City Council Adoption of Gen H Comprehensive Plan
- \* Draft Gen H Plan will be available online and in print at City facilities
- \*\* Public input opportunity

#### Comments from Council:

Councilwoman Lyndsey Simpson thinks this is great and that it is a lot to digest and she is excited to see the full plan. I am going to try to read it all front to back. One question. You were talking about the available properties within the city and the ETJ (it was almost 4,000 acres). I am curious how much of that is in the city and how much in the ETJ, if you could break that out, that would be helpful.

Councilwoman Melinda Lowrance said under "Operational Policies" item D. Progress Report, I would like to see the community partnerships involved in that progress report. Under E. Regular Updates, you have it as ten year and maybe we could do 5 years instead to revisit this.

Mayor Volk thanked everyone for the wrap-up as we go into the final stages and she looks forward to implementing this and implementing the various projects will be helpful as we go through it.

Councilwoman Jennifer Hensley asked to be excused at 5:10 p.m. to attend her daughter's graduation.

C. Historic Preservation Commission Annual Council Update – Cheryl Jones, Board Chair and members of the Historic Preservation Commission

Cheryl Jones spoke on behalf of the Historic Preservation to share what they are doing, what's coming and to meet some of the members. The following members were present: Jim Welter, David McKinley, Jane Branigan and Ralph Hammond-Green. Cheryl shared the following PowerPoint presentation.

# Historic Preservation Commission

Annual Report - 2024

City of Hendersonville City Council May 22<sup>nd</sup>, 2024

Community Development | Planning Division Commission Members

# Historic Preservation Commission Powers

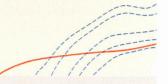
- Established by NCGS 160D-942
  - Undertake an inventory of properties of historical, prehistoric, architectural and/or cultural significance
  - Recommend buildings, sites, areas, etc. for designation as "Historic Districts" or "Landmarks" or the revocation thereof
  - Acquire property for purposes of preservation and public access
  - Restore, preserve and operate historic properties
  - Conduct educational activities
  - Review and act upon proposals for alterations, demolitions, or new construction within historic districts (Certificate(s) of Appropriateness or COA's)



# Certificate of Appropriateness

- +Quasi-Judicial Proceeding
- +Applies Design Standards to modifications and new construction of exterior elements of historic properties





#### Commission Sub-Committees

- tours, newsletters and other activities
  facilitating knowledge and interaction
  between the Commission and public
- <u>Designation Committee:</u> Reviews potential districts and building for national and/or local designation.
- <u>Design Guidelines Committee:</u> Reviews Local District Standards to develop updates.
- <u>Design Review Advisory Committee:</u> Reviews COA's and makes recommendation to Commission. (Not currently active)



# Project Updates

#### Lenox Park Local Landmark Designation

Commission has funded and submitted for state review a "Designation Report" for the Lenox Spring Park property managed by the City at the corner of Lenox Park Drive and South Whitted Street. The Commission intends to provide the City Council with a recommendation for Local Landmark designation for the site.

#### **Historic District Banner Replacement**

The Commission identified deteriorated district banners and funded replacement banners.
 Public Works is in the process of or has recently completed installing the replacement
 banners.

#### **Local Outreach**

- 1. Blue Ridge Community College Gathering
- 2. Coloring Book Distribution to Elementary Schools throughout the county
- 3. Rack Cards
- 4. Downtown/Seventh Avenue partnerships

# Project Updates (cont.)

#### **Landina Guest House**

Partnership to recognize historic "Green Book" Tourist Home and Restaurant at 710 1st Avenue West.

#### **Buffalo Solider Project**

1. Ongoing partnership to recognize the final resting place of Sergeant Walter Bryson. Buried in Oakdale Cemetery, Sgt. Bryson has a storied military past which shines a unique light onto the experiences of African American in the US military.

#### Rudi Jewelry Façade Project

 Partnership with UNC-Greensboro, the Downtown Committee and property owner to renovate the façade of the historic Queen Theater, now Rudi's Jewelry.

# Future Projects-Workplan

#### Oakdale Cemetery Roundhouse Project & Community Education

Effort to renovate the roundhouse at Oakdale Cemetery and include improvements to educational features in the document.

#### **Buffalo Solider Project**

1. Ongoing partnership to recognize the final resting place of Sergeant Walter Bryson. Buried in Oakdale Cemetery, Sgt. Bryson has a storied military past which shines a unique light onto the experiences of African American in the US military.

#### Rudi Jewelry Façade Project

1. Partnership with UNC-Greensboro, the Downtown Committee and property owner to renovate the façade of the historic Queen Theater, now Rudi's Jewelry.

# Future Projects-Workplan (cont.)

#### **Revise Design Standards**

Effort to review and revise the Design standards for the districts to modernize requirements and integrate 160D requirements.

#### **Property Condition & Inventory**

1. Reviewing local districts and national districts and updating and amending property inventories.

#### African-American Cultural Site Identification and Research

1. Work to develop community resources education and designation where feasible for the historic cultural sites known in the community as Peacock town, Black Bottom, West End and Brooklyn.

Council thanked the committee for all that they do.

#### 6. ADJOURN

At 5:37 p.m. Council returned to open session via a unanimous vote of Council.

Barbara Volk, Mayor

ATTEST:

Jill Murray, City Clerk