CITY OF HENDERSONVILLE
CITY COUNCIL SECOND MONTHLY MEETING
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Wednesday, May 22, 2024 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **CONSIDERATION OF AGENDA**

3. **CONSENT AGENDA** - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

4. **PRESENTATIONS**

   A. School Resource Officer (SRO) Discussion – *John Connet, City Manager*

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

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

5. **ADJOURN**

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 City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 5/22/2024

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: School Resource Officer (SRO) Discussion – *John Connet, City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

The Henderson County Board of Commissioners has withdrawn funding for Hendersonville Police Department SROs in the four schools in the city limits. City staff needs direction from the City Council on withdrawing HPD officers from the schools.

BUDGET IMPACT: $ (305,000) +/-

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway

MEETING DATE: May 22, 2024

AGENDA SECTION: Presentation

DEPARTMENT: Community Development

TITLE OF ITEM: Gen H Comprehensive Plan –*Grant Meacci & Lorna Allen (Bolton Menk - Lead Consultant); Meg Nealon (Nealon Planning); Jenn Gregory (Retail Strategies); & Ben Hitchings (Green Heron Planning)*

SUGGESTED MOTION(S):

N/A

SUMMARY:

The Comprehensive Plan consultant team of will 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 31st. 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.

ATTACHMENTS:

Presentation Link - https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:a050a69a-af89-4c1d-8fe5-cea9858b5d16

GENH

HENDERSONVILLE COMPREHENSIVE PLAN

City Council Workshop

05.22.2024



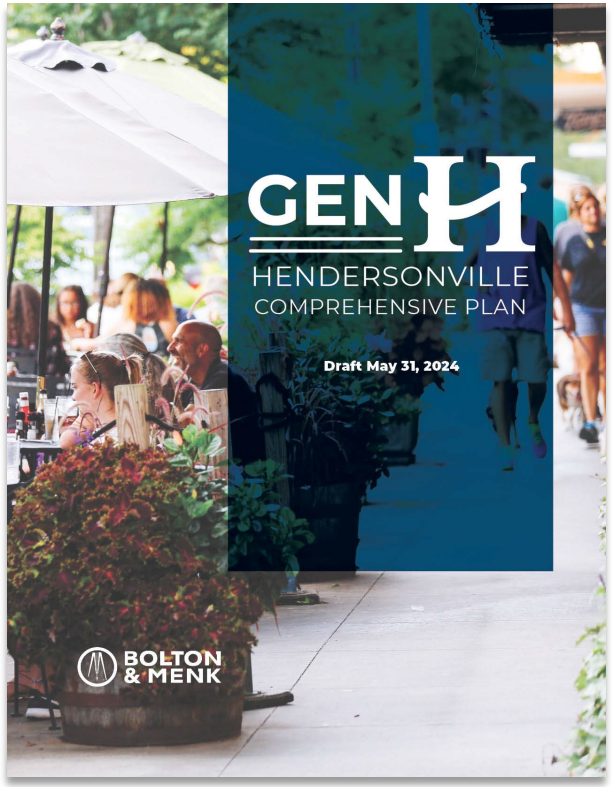
AGENDA

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

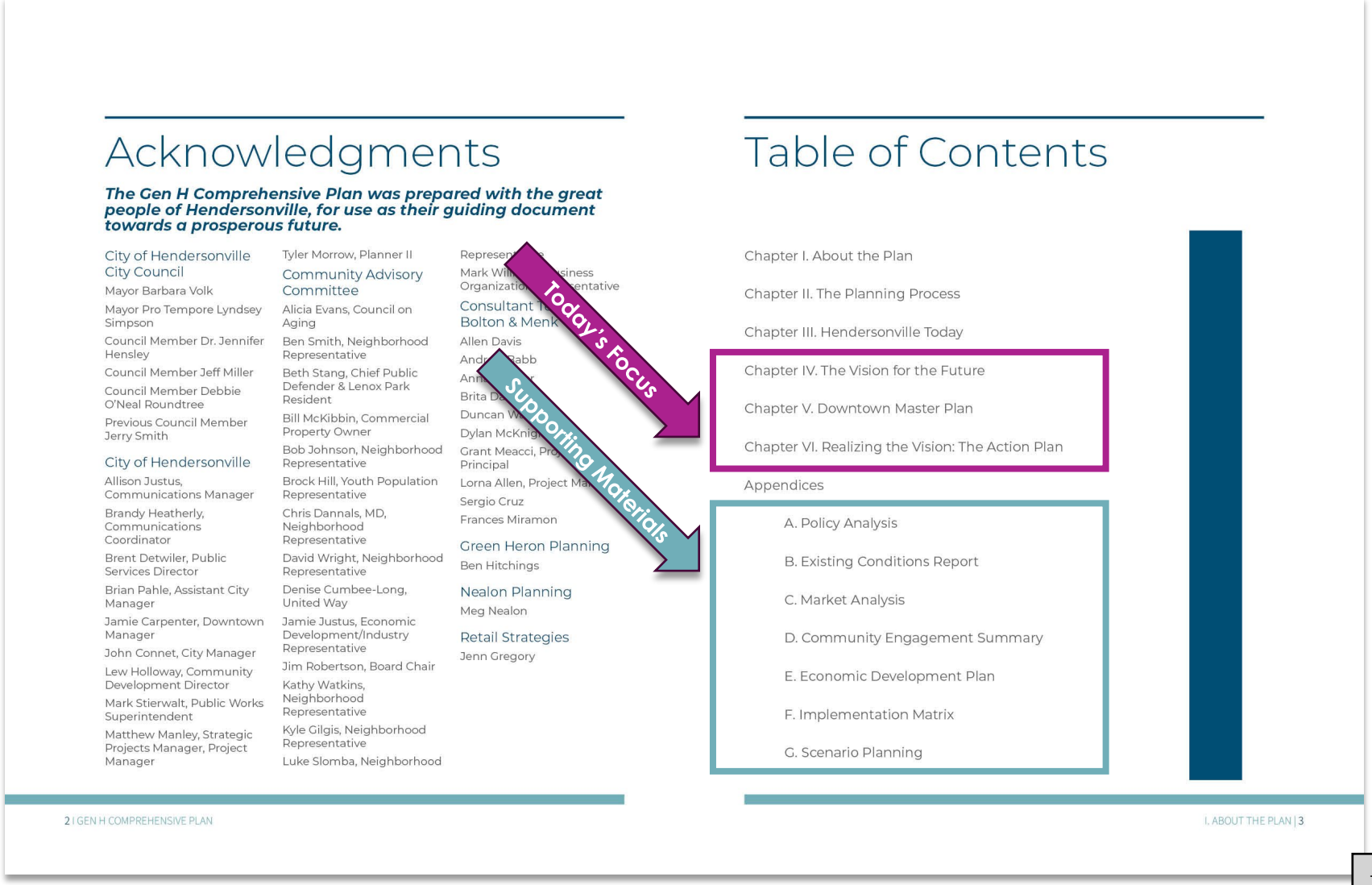
GEN H CONTENT CONTEXT, INTENT

Spotlight on the Plan

Item B.



Public Draft Release
May 31, 2024



Acknowledgments

The Gen H Comprehensive Plan was prepared with the great people of Hendersonville, for use as their guiding document towards a prosperous future.

City of Hendersonville City Council
Mayor Barbara Volk
Mayor Pro Tempore Lyndsey Simpson
Council Member Dr. Jennifer Hensley
Council Member Jeff Miller
Council Member Debbie O'Neal Roundtree
Previous Council Member Jerry Smith

City of Hendersonville
Allison Justus, Communications Manager
Brandy Heatherly, Communications Coordinator
Brent Detwiler, Public Services Director
Brian Pahle, Assistant City Manager
Jamie Carpenter, Downtown Manager
John Connet, City Manager
Lew Holloway, Community Development Director
Mark Stierwalt, Public Works Superintendent
Matthew Manley, Strategic Projects Manager, Project Manager

Tyler Morrow, Planner II

Community Advisory Committee
Alicia Evans, Council on Aging
Ben Smith, Neighborhood Representative
Beth Stang, Chief Public Defender & Lenox Park Resident
Bill McKibbin, Commercial Property Owner
Bob Johnson, Neighborhood Representative
Brock Hill, Youth Population Representative
Chris Dannals, MD, Neighborhood Representative
David Wright, Neighborhood Representative
Denise Cumbee-Long, United Way
Jamie Justus, Economic Development/Industry Representative
Jim Robertson, Board Chair
Kathy Watkins, Neighborhood Representative
Kyle Gilgis, Neighborhood Representative
Luke Slomba, Neighborhood

Represen
Mark Wil siness Organizatio entative

Consultant T Bolton & Menk
Allen Davis
Andr Babb
Ann r
Brita Da
Duncan W
Dylan McKnig
Grant Meacci, Pro Principal
Lorna Allen, Project Ma
Sergio Cruz
Frances Miramon

Green Heron Planning
Ben Hitchings

Nealon Planning
Meg Nealon

Retail Strategies
Jenn Gregory

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C. Market Analysis
D. Community Engagement Summary
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F. Implementation Matrix
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I. ABOUT THE PLAN | 3

Today's Focus

Supporting Materials

Developing Gen H

ENGAGEMENT SCHEDULE

August 2023
- Email Campaign Launch
- Survey Launch
- Gen H Marketing Campaign & Educational Series

Sept.-Oct. 2023
- (16) Pop-Up Events
- CAC Meeting #2
- (5) Council Comp-versations

November 2023
- (3) Roundtable Discussions
- CAC Meeting #3
- Policymaker Workshop
- Open House #1
- (2) Presentation Days at Local High Schools

March-April 2024
- Draft Plan
- Technical Review Committee
- PMT Comments
- CAC Meeting #6

Summer 2024
- City Council Public Hearing
- City Council Adoption Vote

July 2023
- Website Launch

August 2023
- CAC Meeting #1
- (7) Pop-Up Events
- (3) DEI Workshops
- (2) Bruce Drysdale 3rd Grade Presentations
- Building Bridges Luncheon Presentation

January 2024
- CAC Meeting #4
- Roundtable Discussion with African-American Pastors

February 2024
- Open House #2
- CAC Meeting #5
- Open House Survey Launch
- ESB & Tree Board Meeting

Spring 2024
- Public Hearing Draft
- Planning Board Presentation

Developing Gen H

The City of Hendersonville hired consultant firm Bolton and Menk, Inc., to aid in the development of the Comprehensive Plan. Working alongside City staff, the Gen H project team reviewed previous plans and studies, analyzed existing conditions, met with community members to establish plan visions and goals, and to ultimately develop a plan for adoption and implementation. The Gen H Plan was developed over the course of four phases that included the following steps:

Phase I - Issues & Opportunities
- Review of background information (planning documents, mapping data, previous studies, housing statistics, etc.)
- Forecasts of how Hendersonville may evolve over time
- Public engagement plan to reach as many Hendersonville residents as possible

Phase II - Vision & Goals, Growth & Conservation Framework
- Convene a Community Advisory Committee for input and guidance throughout the project
- Launch public survey, public engagement meetings, and engagement tools
- Gather input from a diverse group of stakeholders including City Council, staff, and community members
- Development of vision statements and growth framework based on community input
- Development of growth alternatives

Phase III - Implementation Strategy
- Development of strategies and actions to achieve the goals of the community
- Continuation of the public engagement process
- Draft of the Gen H document

Phase IV - Adoption
- Engagement with community, advisory boards and stakeholders groups
- Finalization of the plan
- Final review, Public Hearing and Adoption by City Council

WHAT IS IN THE GEN H PLAN?

The Gen H Plan provides guidance and recommendations for the following topics:
- Land Use and Growth
- Public Infrastructure
- Community Character, Cultural and Historic Resources
- Natural Resources, Sustainability, and Resiliency
- Parks, Recreation, and Public Spaces
- Downtown and other community-identified focus areas
- Community and Economic Development



Students from Bruce Drysdale Elementary participate in Gen H activities at City Hall | City of Hendersonville

How Much Growth?

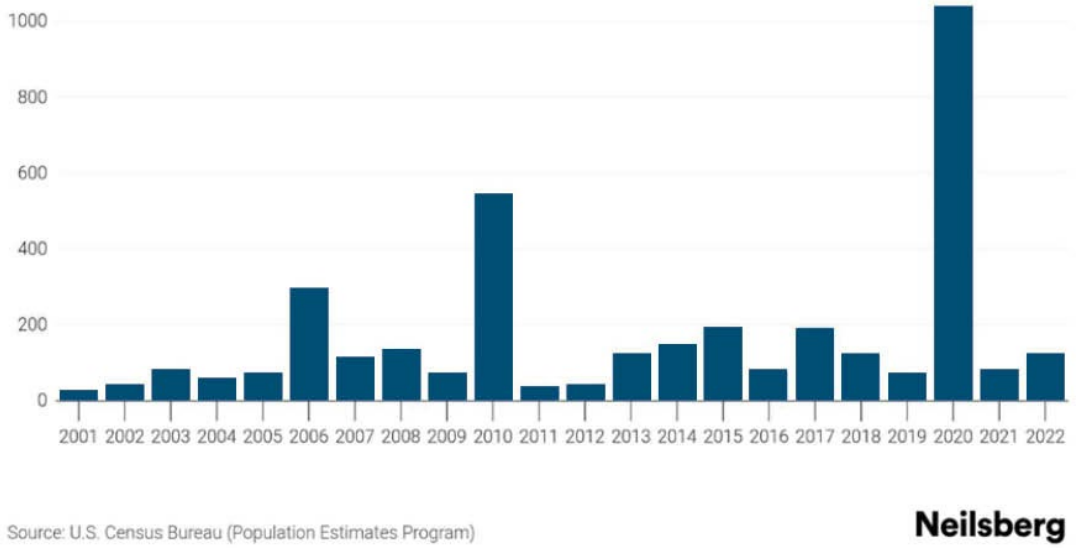


Figure 4.1 A graph that shows historic population growth for the city over the last few decade | US Census

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

Figure 4.3 Potential housing units added by 2045 based on projected population

	Pop 2022	Pop 2045	Pop Change by 2045
City	15321*	19585	4264
County	118106**	150652**	32546
*Source: USCensus. Note: The city's population is 13% of the County's population.			
**Source: NC Office of State Budget and Management, Henderson County, 2023			

Figure 4.2 Estimated population of Hendersonville by 2045 | NC Office of State Budget and Management

Where Should New Development Occur?

1. Developed
2. Protected
3. Underutilized / Underdeveloped*
4. Undeveloped*

* Land Supply is comprised of these two areas, which in combination encompasses 3,832 acres.

WHERE SHOULD NEW DEVELOPMENT OCCUR?

The second question is, "Where can the growth (i.e., new homes, new businesses, and additional support services) be located?" Therefore, an early step in the process is mapping the development status to determine which parcels make up the "land supply," or the places where growth may go, and then determining which types uses (residential, commercial, or industrial) will be attracted to available land based on the attributes of the parcels that make land more or less suitable for such uses.

Land Supply

The land within the city and its extraterritorial jurisdiction (ETJ) totals 9,630 acres. Over half of that land (60%) is already developed, within right-of-way (ROW), and not likely to redevelop. Less than 1% is protected through conservation easements and other land protection mechanisms. The remaining land is either undeveloped (vacant) or underdeveloped (and ripe for redevelopment). The "land supply" is comprised of these two areas, which in combination encompass 3,832 acres, and it is the area of land to be considered for future development or conservation.

The Land Supply Map (Figure 4.4) depicts the distribution of the four categories of development status. The status of parcels in the city and the ETJ can be described as follows:

- **Developed** - The level of investment is high and such parcels are not likely to redevelop over the next 20 years.
- **Protected** - Parcels of land are protected as public parks, state-maintained parkland, or privately-owned conservation easements.
- **Underutilized / Underdeveloped** - The level of investment is low relative to the parcel value and the property is therefore ripe for redevelopment.
- **Undeveloped** - With few or no structures, parcels of land remain vacant or relatively undeveloped

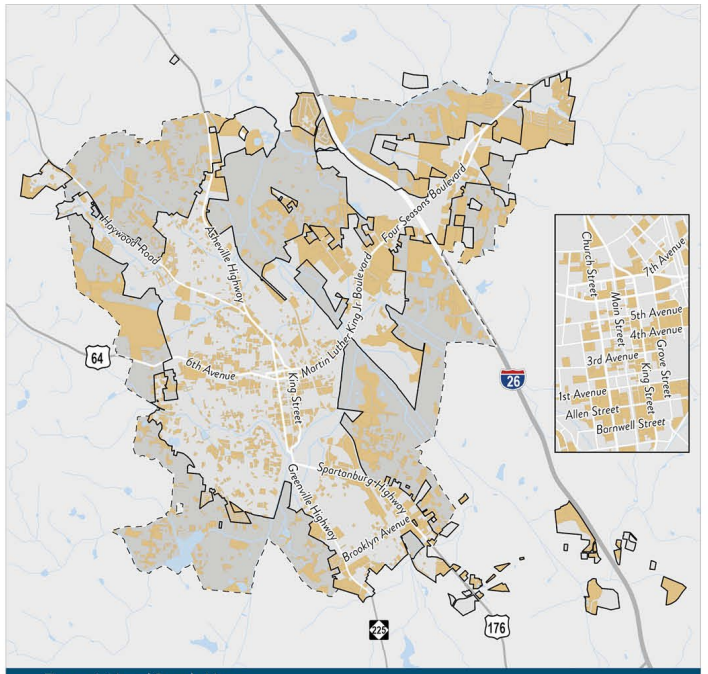


Figure 4.4 Land Supply Map

What Kind of Development Should Be Supported?



In determining what kind of development is appropriate in the future, three factors are taken into consideration: the data about available land, the market conditions, and the community's expectations and aspirations

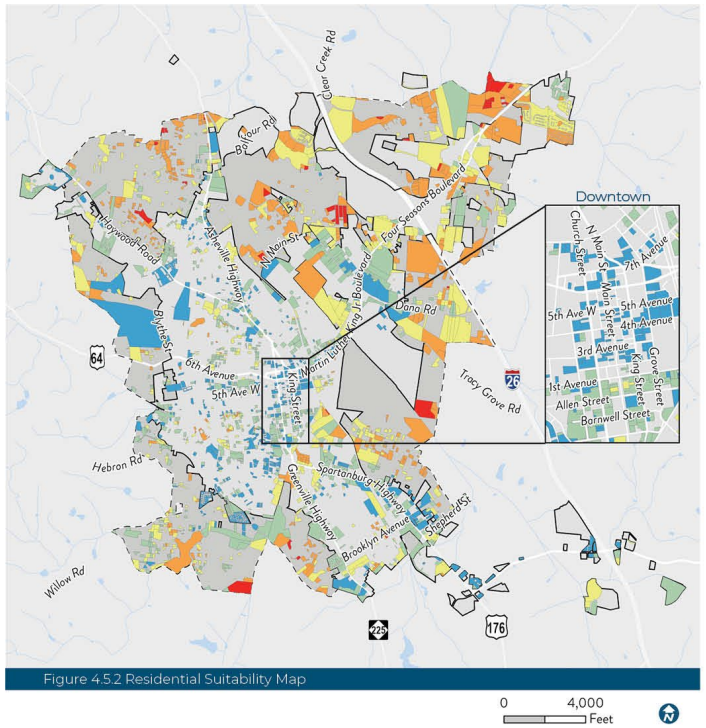


Figure 4.5.2 Residential Suitability Map

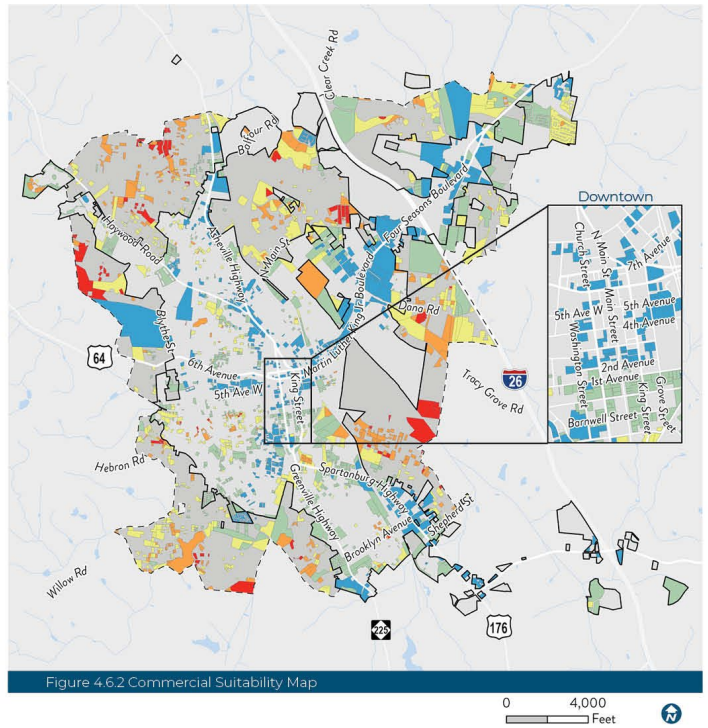


Figure 4.6.2 Commercial Suitability Map

What is the Appropriate Level of Intensity?

WHAT LEVEL OF INTENSITY IS APPROPRIATE FOR FUTURE DEVELOPMENT AND REDEVELOPMENT?

As noted earlier, the available land to accommodate future development (or "land 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 this in mind, the community has a couple of choices:

1. **Trend** - Continue to grow organically at the same level of intensity and expand the development footprint (Figure 4.8), or
2. **Alternative** - Be intentional about the reuse of developed parcels thereby minimizing the expansion of the existing development footprint (Figure 4.9).

Option 2 would likely reduce pressure to develop areas on the periphery of Hendersonville that are currently in agricultural use or have the potential to become protected open space in the future. It would also utilize existing infrastructure capacity, reducing capital costs required to extend services to new development.

As shown in Figure 4.9, Option 2 is accomplished through deliberate efforts to direct growth inward and support higher intensity development in nodes. The "Guiding Principles" section that follows describes additional benefits of higher intensity development in a few key locations, such as achieving a compact form that makes walking and biking between destinations more feasible.

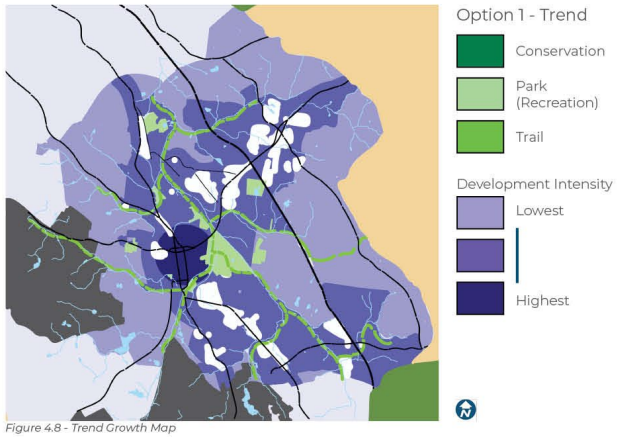


Figure 4.8 - Trend Growth Map

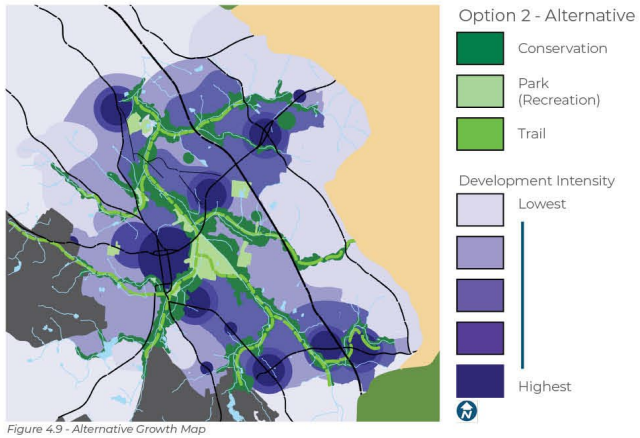


Figure 4.9 - Alternative Growth Map

Trend - Old Field Succession

The current trend is expansive urban development across all areas of the Urban Service Area. Like old field succession in a former apple orchard, this approach is often characterized by uncontrolled growth, declining vigor, lower productivity, diminished value, and eventual decline. The result could produce outcomes that do not align with the community's vision and values for Hendersonville.

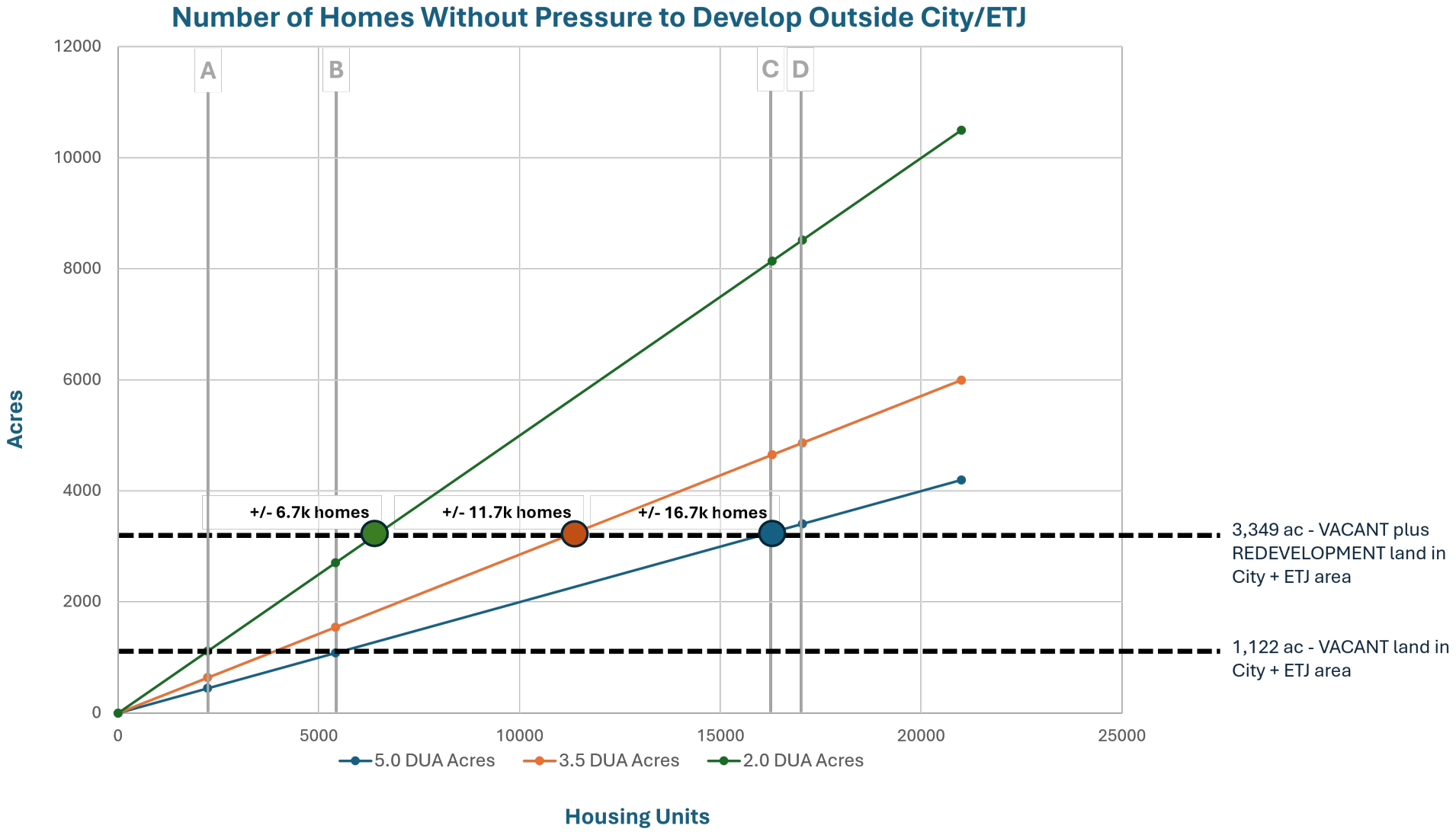
Alternative - Selective Pruning

An alternative approach involves focusing growth and development within the existing development footprint, with an emphasis on redevelopment, infill, and adaptive reuse of structures. This proactive strategy, akin to selective pruning in an orchard, involves the removal of blight and the reduction of competition, particularly in greenfield areas, fostering a healthier and more sustainable urban environment.



Old growth field (top left), Aging retail (bottom left), Actively maintained orchard (top right, Shopping center with reinvestment (bottom right) | Green Heron Planning

Housing Growth

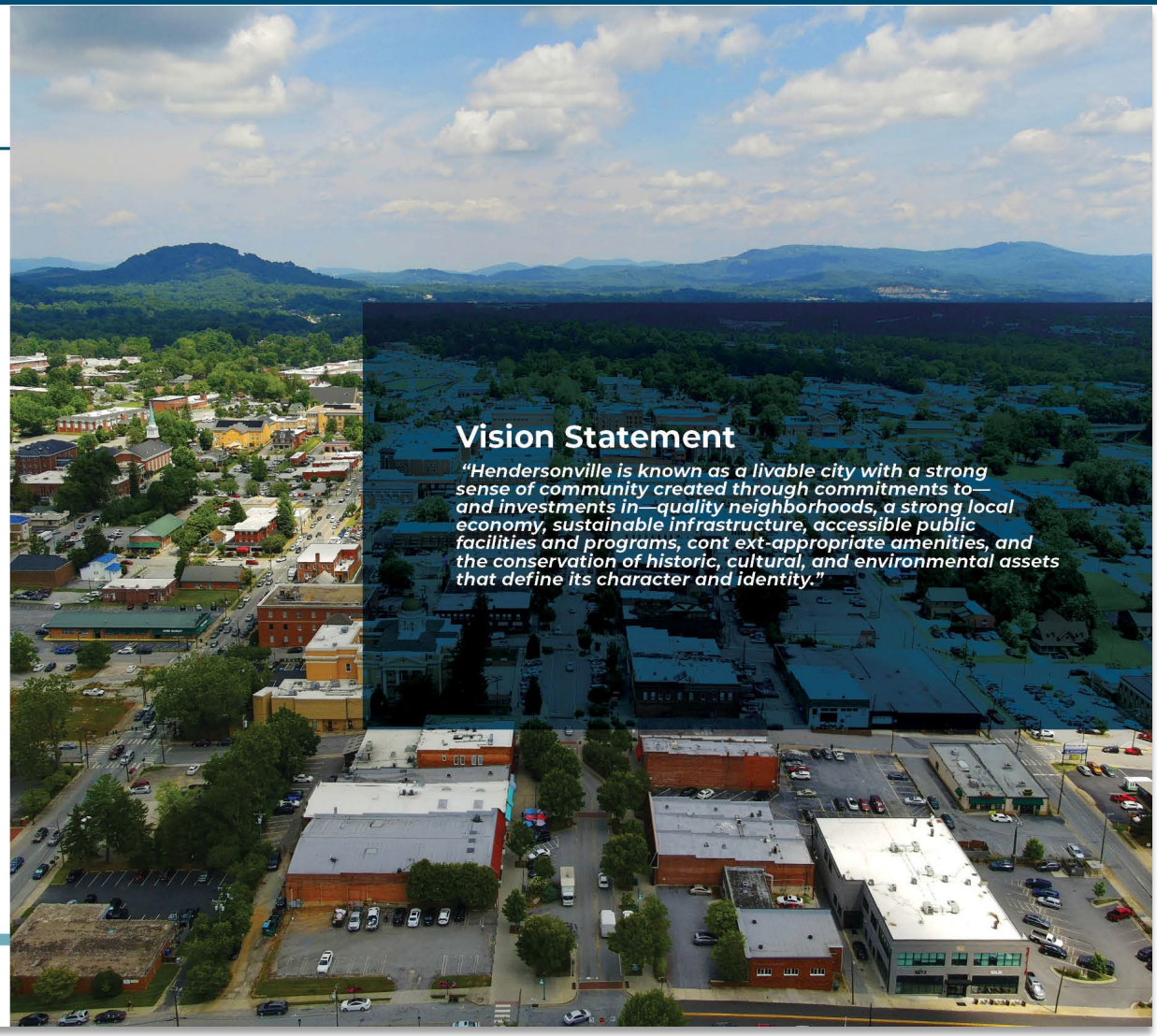


THE VISION FOR THE FUTURE

Defining the Vision & Goals

The Vision

The "Vision" for the future of Hendersonville is expressed in terms of an aspirational statement about the future ("Vision Statement"), Goals, Objectives, and Guiding Principles, all of which are reflected in the Future Land Use and Conservation Plan (or Vision Map). The map is described through definitions of the Characters Areas depicted on the map.



Goals

- 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

1. Mix of Uses
2. Compact Development
3. Sense of Place
4. Conserved and Integrated Open Space
5. Desirable and Affordable Housing
6. Connectivity
7. Efficient, Accessible Infrastructure

Guiding Principle

Did You Know?

Community Input

Opportunity

COMPACT DEVELOPMENT

Along with the mix of land uses, the intensity of development in a community can have a significant impact on its ability to provide affordable housing options, reduce traffic congestion, make efficient use of infrastructure, deliver services, and generally create livable communities. Building up with taller buildings in the appropriate places is a way to accommodate more uses in fewer locations. In doing so, developers maximize the use of the available land, particularly where infrastructure capacity already exists and rising real estate values warrant higher levels of investment for reasonable returns. By locating a mix of uses in close proximity, walking and biking are more feasible means of travel between destinations, and reliance on the automobile is reduced. Services become more accessible as centralized points of delivery are physically close to population concentrations.

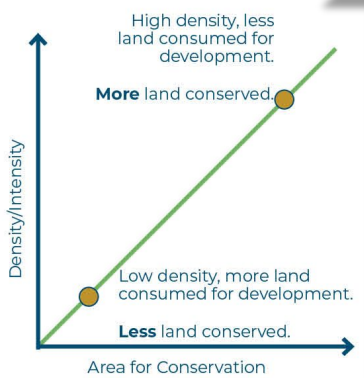


Figure 4.11 Density Intensity vs. Conservation Diagram

DID YOU KNOW?

A more compact form of development concentrates uses in a smaller geography. The result is less pressure to convert farmland and open space into new development. Allowing more density in key locations within the community can delay the expansion of the development footprint and allow time for open space conservation initiatives to effectively establish protections.

Based on the Community Survey, 65% of respondents prioritize preservation of agricultural land and open space.

OPPORTUNITY: The 15-minute Neighborhood

A "15-minute neighborhood" has many uses within a 15-minute walk or 15-minute bike ride from homes. Activity centers designed to accommodate a range of compatible uses, including residential, can offer the option to live within a short walk or bike ride to shopping, dining, entertainment, services, and work. In Hendersonville, several existing and future neighborhood centers with local-serving retail, restaurant, civic, or service uses can form the core of a 15-minute neighborhood that also features schools, parks, a range of housing in flanking neighborhoods, and other compatible uses.

OPPORTUNITY: Context-Sensitive Infill Development

Future infill development and redevelopment can accommodate future growth while respecting the character of both the built and natural environments in existing communities. New development should consider existing development adjacent to the site. Context-sensitive design incorporates:

- **Transitions in a scale** (building height and mass and/or lot size), from smaller structures that are compatible with the surrounding context (e.g., the edges of a neighborhood) to taller buildings.
- **Architectural features** that help new development blend in with nearby buildings through similarly sized and patterned elements, such as windows, doors, awnings, arcades, cornices, facade materials, roof types, and other details.

Vision Map



OPEN SPACE

Open Space- Conservation, Regulated

Open Space- Conservation, Natural

Open Space- Recreation

Figure 4.14 - Open Space Map

EMPLOYMENT

Mixed-Use Employment

Institutional

Innovation

Production

Figure 4.15 - Employment Map

LIVING

Rural Residential

Family/Neighborhood Living

Multi-Generational Living

Figure 4.16 - Living Map

ACTIVITIES

Downtown

Mixed-Use Commercial

Neighborhood Center

Figure 4.17 - Activities Map

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IV. THE VISION FOR THE FUTURE | 119

Future Land Use & Conservation Map (DRAFT)

0 4,500 Feet

- Open Space - Conservation 1 (Regulated)
- Open Space - Conservation 2 (Natural)
- Open Space - Recreation
- Rural Residential
- Family/Neighborhood Living
- Multi-Generational Living
- Downtown
- Mixed Use - Commercial
- Neighborhood Center
- Mixed Use - Employment
- Institutional
- Innovation
- Production
- Small Activity Center
- Large Activity Center
- Existing Greenways and Trails
- Proposed Greenways and Trails
- Hendersonville City Limits
- Hendersonville ETJ

Source: City of Hendersonville, Henderson County, NCDOT

Item B.

Gen H Comprehensive Plan

Character Areas

- Residential Character Areas comprise over half of the city (57%)
- Open Space Character Areas account for 20%
- Employment Character Areas account for 11%
- Activity Center Character Areas comprise 12%

Character Areas

Character Areas are classifications of development and conservation. The use of such classifications instead of land use categories is a modernized approach to describing existing and future development and distinguishing each area from others.

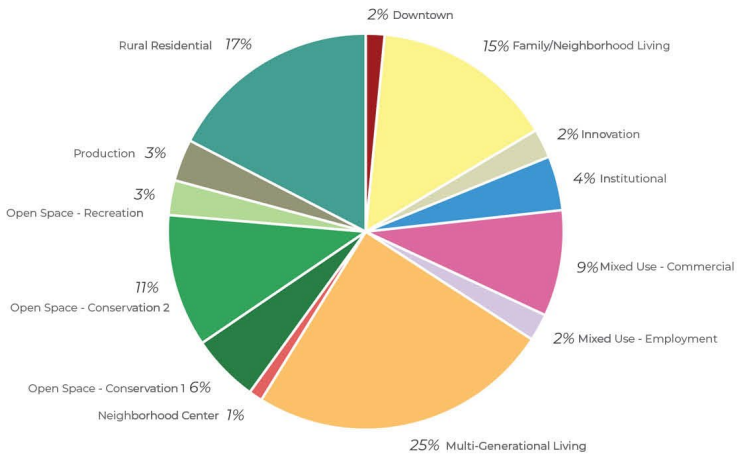


Figure 4.13.1 - Character Area percentages for study area. ROW is not included acreage percentages.

Jurisdiction	Character Area	Acres	Percent
Hendersonville City Limits	Downtown	185.25	4.36%
	Family/Neighborhood Living	621.26	14.61%
	Innovation	103.05	2.42%
	Institutional	292.62	6.88%
	Mixed Use - Commercial	577.38	13.58%
	Mixed Use - Employment	103.08	2.42%
	Multi-Generational Living	1513.41	35.59%
	Neighborhood Center	114.87	2.70%
	Open Space - Conservation 2 (Natural)	301.98	7.10%
	Open Space - Conservation 1 (Regulated)	243.11	5.72%
	Open Space - Recreation	122.04	2.87%
	Production	37.19	0.87%
	Rural Residential	37.53	0.88%
Total		4252.77	100.00%
Hendersonville ETJ	Family/Neighborhood Living	905.01	22.67%
	Innovation	69.99	1.75%
	Institutional	48.66	1.22%
	Mixed Use - Commercial	91.78	2.30%
	Mixed Use - Employment	68.92	1.73%
	Multi-Generational Living	1018.42	25.52%
	Neighborhood Center	19.02	0.48%
	Open Space - Conservation 2 (Natural)	345.92	8.67%
	Open Space - Conservation 1 (Regulated)	383.44	9.61%
	Open Space - Recreation	220.25	5.52%
	Production	128.65	3.22%
	Rural Residential	691.15	17.32%
Total		3991.22	100.00%
ETJ Expansion	Family/Neighborhood Living	273.24	7.15%
	Innovation	113.96	2.98%
	Institutional	193.51	5.06%
	Mixed Use - Commercial	376.45	9.85%
	Mixed Use - Employment	97.02	2.54%
	Multi-Generational Living	447.83	11.72%
	Neighborhood Center	0.19	0.01%
	Open Space - Conservation 2 (Natural)	661.21	17.30%
	Open Space - Conservation 1 (Regulated)	41.34	1.08%
	Open Space - Recreation	0.00	0.00%
	Production	247.20	6.47%
	Rural Residential	1370.37	35.85%
Total		3822.32	100.00%

Figure 4.13.2 - Character Area percentages and acreage by city limits, ETJ, and ETJ expansion. ROW is not included in acreage percentages.

Character Areas

Open Space

OPEN SPACE - CONSERVATION 1, REGULATED (OS-C1)

These areas consist primarily of protected, undisturbed open space. Regulated floodways are the predominant component. However, publicly protected lands (e.g., State- and Federally-maintained parkland) may also comprise this character area. Maintaining environmental integrity is a major consideration in land-disturbing activities, such as greenways or vehicular access.

OPEN SPACE - CONSERVATION 2, NATURAL (OS-C2)

These areas are natural and are either protected through public or private ownership or through State or Federal regulations. They consist primarily of floodplains as well as passive parks, accessible nature preserves, privately-managed open

Though some development can be supported in these areas, most uses are associated with access to protected open space (e.g., nature preserves, agriculture, and natural resource management).

OPEN SPACE - RECREATION (OS-R)

These areas are typically publicly-maintained facilities, improved for a variety of uses including ballfields, golf courses, gardens, arboretums, and parks. Though various types of active recreation spaces are also suitable uses in other character areas, this character area delineates the locations of large open space areas with public access.



Restored wetland at Mud Creek | Conserving Carolina, Gordon Tutor





Activity Centers

DOWNTOWN (DT)

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 as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and formal greens.

"Suburban Commercial" has been omitted as a Character Area in favor of transforming

MIXED-USE COMMERCIAL(MX-C)

These areas are centers of activity that include a mix of retail, restaurant, service, office, and civic uses as well as a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas, formal greens, and pocket parks

NEIGHBORHOOD CENTER (NC)

Neighborhood Center encompasses small centers (typically up to 100,000 sf of nonresidential space) with local-serving uses may be located within walking distance of and complement



Mixed-Use Commercial is envisioned to incorporate residential buildings with ground floor retail. Multimodal transportation is encouraged here. | Pappas Properties



A small brewery/taproom might be found in the Neighborhood Center character area, becoming a walkable destination. | Bring Fido



Living

RURAL RESIDENTIAL LIVING (RR)

Characterized by low-density residential development, this area is comprised of single-family detached homes on a lot size of one acre or greater. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved. Golf course communities can also be found in these areas.

FAMILY/NEIGHBORHOOD LIVING (FNL)

This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to

trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved.

MULTI-GENERATIONAL LIVING (MGL)

This area is characterized by mixed residential development and a limited amount of small scaled neighborhood-serving commercial. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed. In our bustling urban landscapes, the need for improved interconnectivity of streets has become paramount. Creating an interconnected street network isn't just about convenience; it's about relieving congestion, reducing travel times, and enhancing the provision of essential services. By weaving together a seamless web of roads and pathways, we can unlock smoother traffic flows, shorten commute durations, and ensure quicker access to vital amenities. It's not just about connecting streets; it's about connecting communities and fostering a more efficient, accessible, and vibrant urban environment for all. Greenway trails connect parks as well as provide links to trails and walkways in neighboring development.



Rural Residential Living is comprised of single-family detached homes on a lot size of 1 acre or greater. | Adobe



Multi-generational Living may include multi-family units so long as they have improved open spaces | Canopy



Family/Neighborhood Living includes smaller lot single-family detached homes. | New Horizon

Employment

MIXED-USE EMPLOYMENT (MX-E)

Employment centers contain a mix of uses including office, light industrial, and institutional. These areas offer traditional workspace and can be supplemented by unconventional, collaborative workspace where innovation and education can be fostered. Highly walkable areas with clustered parking and minimized vehicular circulation, incorporation of some retail, recreational, and residential uses to create a live, work, and play environment is supported. Open space is in the form of formal and informal parks and green spaces connected by trails. Flexible open space that can be programmed for gatherings of various sizes and purposes are also integrated.

PRODUCTION (PRO)

This area is mainly for manufacturing and production, including heavy manufacturing, assembly

operations, water and sewer treatment plants, major power plants, landfills, and supporting activities like light manufacturing, warehousing, distribution, and office uses. These areas are close to major transportation routes and separated from surrounding areas by transitional spaces or landscaping that shield view of structures, loading docks, or outdoor storage. Typically, both parcels and buildings are large. On-site open spaces are privately managed for intended to be used by building occupants. Streets are often private, designed for trucks, and may have controlled access through security mechanisms like gates.



Kingsley Mill | Kingsley Port Mill, SC

INSTITUTIONAL (INST)

Institutional areas are a type of mixed-use center with buildings serving related purposes like education, healthcare, or public facilities such as courthouses and local government offices. They may also include restaurants, retail, offices, and multi-family residential units. Institutional areas feature green spaces connected by pedestrian paths, clustered parking, and minimized vehicular access.

INNOVATION (INV)

This area supports light manufacturing, maker spaces, creative offices, and warehouses. Commercial services cater to both daytime workers and local residents. It's conveniently located near major transportation routes. The design follows compatibility standards, using transitional spaces and landscaping to hide loading docks. The area features diverse parcel and building sizes, with a central open space and connected greenway system. Streets vary between pedestrian-friendly and those accommodating trucks.



Institutional (INST) areas are typically a mixed-use center with education or healthcare purposes. | CPCC



Innovation (INV) areas support light manufacturing as well as maker spaces and creative offices. | LoopNet



Production (PRO) is for manufacturing and production and includes large parcels and buildings. | Deposit Photos

Translating Character Areas to Zoning

- Provide guidance for staff
- Laying groundwork for code amendments

Character Area Crosswalk

The Character Areas define places in Hendersonville now and in the future. While they are not zoning districts, they provide guidance on the application of appropriate zoning districts. This "crosswalk" assigns current and proposed districts to demonstrate there are differences in Character Areas. This tool is not prescriptive. Rather, it aligns Character Areas with districts that are closely associated and therefore appropriate. The development envisioned for each Character Area can be accomplished with one or more of the zoning districts specified. Application of zoning to any Character Area is not limited to the districts indicated.

Character Area	Current Zoning Districts**																						
	R-40	R-20	R-15	R-10	R-6/R-6SU	UR	RCT	C-1/C-1SU	C-2/C-2SU	C-3/C-3SU	C-4	SU	CMU/CMU-SU	SU	HMU	I-1	MIC/MIC-SU	PCD/PCD-SU	PID	PRD	PMH	PMD
Downtown								X	X				X									
Family/Neighborhood Living		X	X	X																X		
Innovation									X													
Institutional																	X		X			
Mixed Use - Commercial									X	X		X			X			X				
Mixed Use - Employment									X			X										
Multi-Generational Living			X	X	X	X					X										X	
Neighborhood Center							X			X	X			X	X							
Open Space - Conservation 2 (Natural)	*Any zoning district is possible provided the land is protected/utilized as intended.*																					
Open Space - Conservation 1 (Regulated)	*Any zoning district is possible provided the land is protected/utilized as intended.*																					
Open Space - Recreation	*Any zoning district is possible provided the land is protected/utilized as intended.*																					
Production	X																			X		
Rural Residential																X						X

Figure 4.18 - Character Area Crosswalk

*Refer to Chapter 6 for recommended code updates

X ** This district is appropriate with modifications.

X *** Under special circumstances (established in code).

How This Chapter Will Be Used

- Staff
- Boards
- City Council
- Community Partners



FOCUS AREAS

Focus Areas

- Western Ecusta Trail
- Blue Ridge Mall
- Spartanburg Highway
- Downtown
- 7th Street

Focus Areas

The evolution of the planning area will occur over a period of years. Some areas will be subject to development pressures in the near future. Others present opportunities for redevelopment that, through thoughtful design, could achieve many of the community's goals and should be encouraged. Five focus areas have been studied as part of the planning process to better understand development potential consistent with the Future Land Use & Conservation Plan map. Each set of conceptual illustrations on the pages that follow conveys one of several possibilities for the delineated area. Considering the potential use of parcels collectively, decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community's objectives. The supporting notes are intended to highlight the design principles represented in the illustrations and inform the creation of site design standards to be met as changes occur.

The focus areas include:

1. Downtown - Emphasis on retaining character, growing south and east, and infill residential opportunities
2. 7th Street - Focus on improving connections, infill development, and neighborhood stabilization.
3. Western Ecusta Trail - Positioning for trail oriented development at a neighborhood scale, improved connections, and mixed use along Kanuga
4. Blue Ridge Mall - Following national trends and reinvisioning a mixed use activity center
5. Spartanburg Highway - Transitioning from suburban, car-oriented to a walkable destination

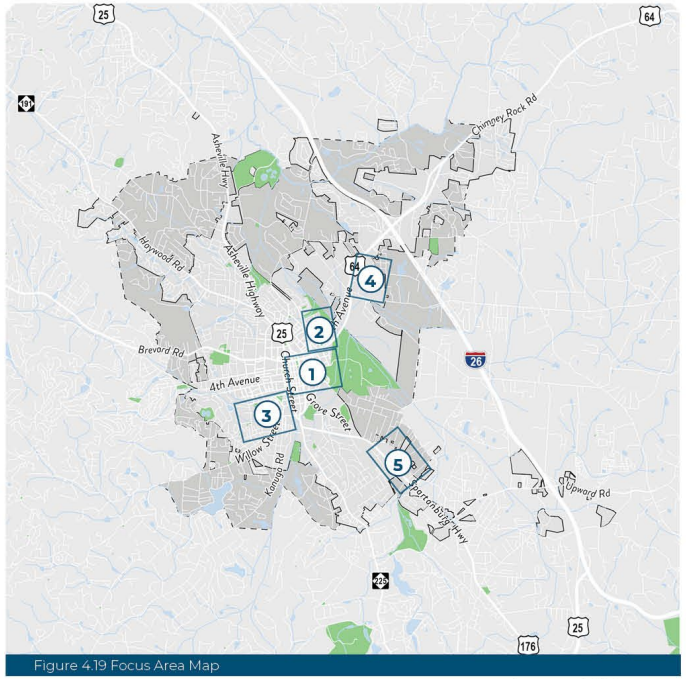


Figure 4.19 Focus Area Map

Source: City of Hendersonville, Henderson County, NCDOT

Western Ecusta Trail

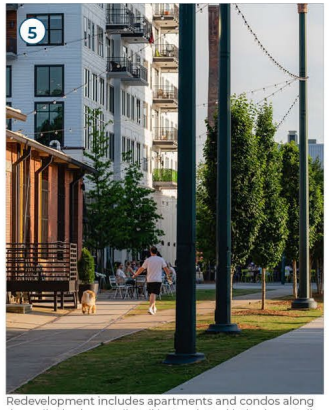
Western Ecusta Trail

CONCEPT

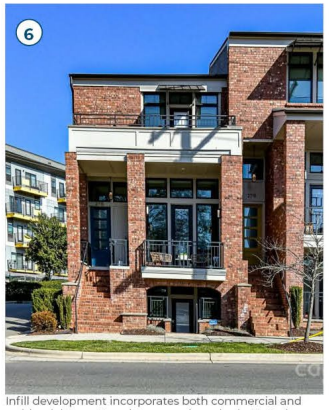
With an orientation toward the future Ecusta Trail, this neighborhood center offers a destination along the path as well as a gathering place for the residents of the flanking neighborhoods. Existing businesses can be complemented by additional, local-serving restaurants and shops. Organized around a park, much of the infill commercial and residential uses put eyes on the public space, increasing safety while ensuring a level of activity that the local businesses require to be viable. Redevelopment along Kanuga Street offers another yet different stop along the trail route, and the streetscape improvements are designed to form an urban greenway functioning as a connector to the Ecusta Trail. Other perpendicular routes tie into the trail, increasing access to it and improving connectivity to the broader greenway network.



Figure 4.23 - Western Ecusta Trail Concept



Redevelopment includes apartments and condos along the trail. Charlotte Rail Trail in South End | Charlotte Rail Trail



Infill development incorporates both commercial and residential uses. Townhomes and condos in NoDa | Canopy MLS



Neighborhood trails are located in "front yard" open space areas. Charlotte Rail Trail in South End | Charlotte Rail Trail



Kanuga Street could accommodate a urban pedestrian path. Indianapolis Cultural Trail | Rundell Ernstberger Assoc., LLC

Blue Ridge Mall

Blue Ridge Mall Focus Area

Concept

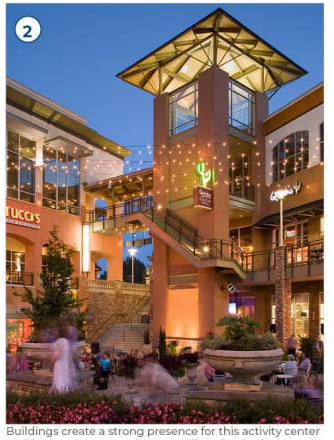
In this location, well situated along Four Seasons Boulevard, the Blue Ridge Mall and flanking commercial sites are good candidates for redevelopment. The age of the buildings coupled with shifts in consumer behaviors point to near-term opportunities to better utilize the properties for a mix of uses and amenities. While the concept suggests the inclusion of retail and restaurants, the reimagining of this area could introduce entertainment, lodging, and residential uses to create a vibrant destination. Enhanced by streetscape and open space in the form of community greens, plazas, and pocket parks, the place is both attractive and competitive in the market. It helps transform the area into a new front door to the city as well as to the established neighborhoods nearby.



Figure 4.22 - Blue Ridge Mall Concept



A mix of complementary uses concentrated in this location help create a vibrant destination.
West Ave District – a vibrant social hub in the heart of historic downtown Kannapolis, NC | Charlotte Business Journal



Buildings create a strong presence for this activity center at this city gateway. ParkTowne Village in Charlotte, NC | RAD Architecture



Amenities include small plazas and pocket parks. | Adobe

Spartanburg Highway

Spartanburg Highway Focus Area

Concept

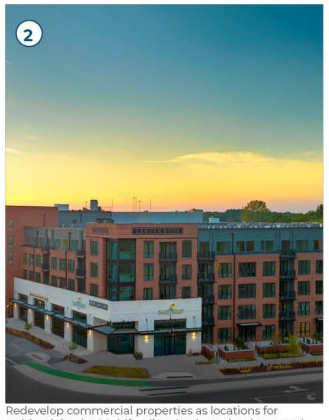
This aging commercial corridor has an opportunity to be reinvented to be more responsive to changing market conditions and the housing needs of the community. Redevelopment can give new life to an area where diminished business viability, evidenced by increasing vacancy rates, lower lease rates, and declining property values, is halted. Reinvestment is feasible, accomplished at a level of intensity that enables a mix of compatible uses that maximize utilization of the land and available infrastructure. The mix of uses recognizes the reduced demand for retail and office space due to changing consumer behavior (rising rates of online shopping) and remote working, and increasing demand for housing products that address affordability and lifestyle preferences. Existing uses, including some institutional and civic uses, are retained and integrated into the evolving fabric.



Figure 4.24 - Spartanburg Highway Concept



Redevelop sites along Spartanburg Highway as mixed use. Vertis Green Hills | Southern Land Company



Redevelop commercial properties as locations for residential units. Multifamily mixed use development | Camden NoDa



Townhomes offer a sensitive transition to nearby neighborhoods. 325 East Townhomes | Zillow



Existing auto dealerships transition to storefronts, following current trends. Boston, MA Lucid Motors | Boston Magazine

THE DOWNTOWN MASTER PLAN

Downtown

Downtown Focus Area

Concept

Building on the success of the Main Street district, this area promotes growth east towards Mud Creek and north towards 7th Avenue. Building strong network connections to the east along 5th, 4th, and 1st Avenues will be key for multimodal connectivity from the Oklawaha Greenway to Main Street and the heart of downtown. Infill development along King and Grove Streets will create new opportunities for more residential in the core and within the Williams Street area. New open spaces opportunities should occur in the form of pocket parks, trail heads, neighborhood parks, and extensions of the Main Street streetscape. Infill mixed use development can provide variety within the government district between 3rd and 7th Avenues and could include a shared-use parking deck for the county courthouse and proposed residential.

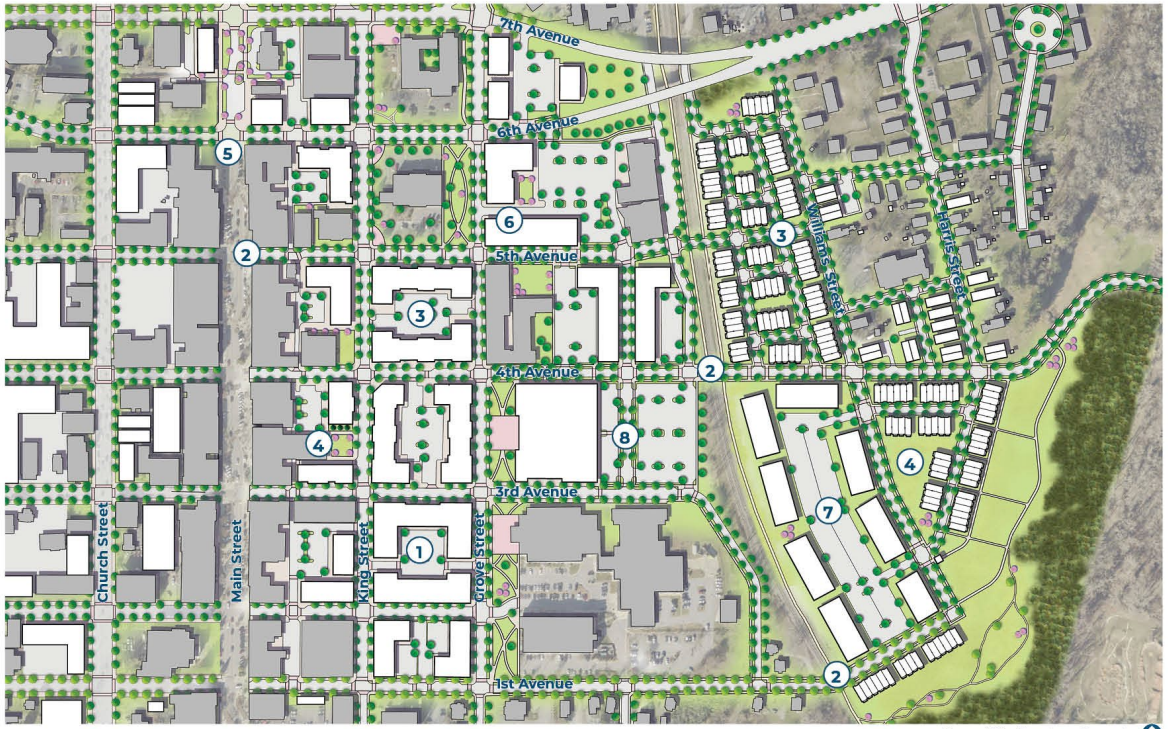
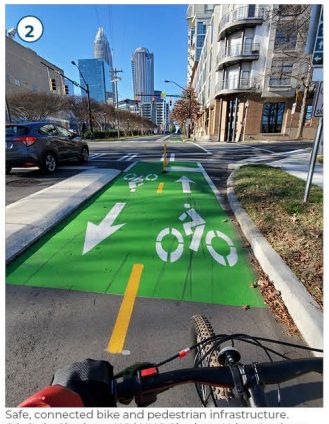


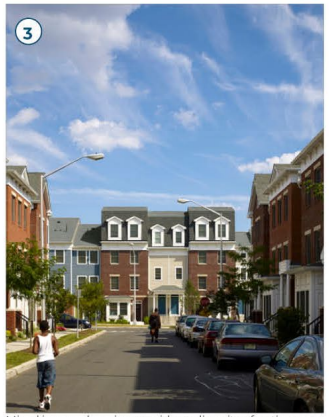
Figure 4.20 - Downtown Concept



Turn parking lots and under utilized parcels into places. Fenwick Apartments, Silver Spring, MD | Montgomery PD



Safe, connected bike and pedestrian infrastructure. 6th St. in Charlotte, NC | UNC Charlotte Urban Institute



Mixed income housing provides a diversity of options within downtown. Lafayette Gardens mixed income community | NJ Future



Pocket parks and small open spaces promote character in downtown. Montrose Collective mixed use in Houston | Paper City

7th Avenue

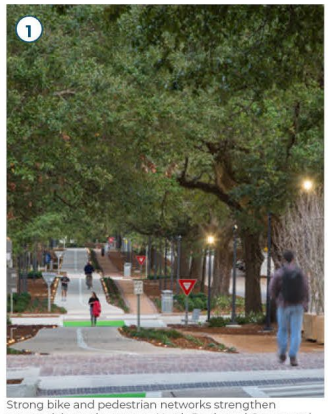
7th Avenue Focus Area

Concept

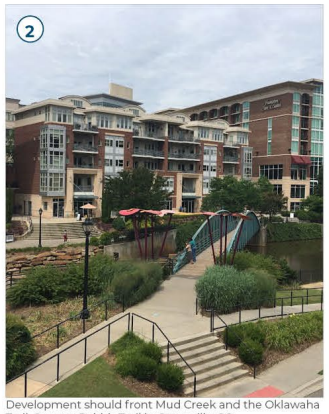
Just beyond downtown, the 7th Avenue district has a charm all its own, with historic buildings and modest single family neighborhoods. This eclectic area is poised for reinvestment, however will require strategies to mitigate displacement and direct future investments equitably. With the Oklawaha Trail to the east and the new 7th Avenue streetscape under construction, there is opportunity to better connect the area to downtown and support a walkable destination. Development should orient along the Oklawaha Trail to create a unique destination within the district. Along 7th Avenue, infill development should include a mix of commercial and residential. New residential infill should be mindful of the existing character and provide a variety of housing types and affordability. New open spaces should be interspersed and reinvestment in King Park should be considered.



Figure 4.21 - 7th Avenue Concept



Strong bike and pedestrian networks strengthen connectivity to downtown. North Boulevard Greenway | DDD Baton Rouge, LA



Development should front Mud Creek and the Oklawaha Trail. Swamp Rabbit Trail in Greenville, SC



Active on the ground floors of mixed use buildings add to vibrancy. Residential mixed use in Charlotte| Camden Gallery



New infill or additions can be sensitive to the existing character. Kolstrand Building | Aaron Lietz

Character Districts

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

Character Districts

Within the downtown study area, there are four areas with their own unique character. The Master Plan study area includes four character districts:

- Main Street
- 7th Avenue
- Downtown Edge
- Lower Trailhead

A building height overlay district, established by the 2007 North Carolina Senate Bill 649, applies to all four character districts. It limits building heights to a maximum of 64 feet, superseding regulations of other character districts.

MAIN STREET

This district is situated in the downtown core of Hendersonville and is desired to remain intact with respect to the city's historic buildings. New businesses and economic growth is encouraged to continue to enhance the downtown. This district includes the Main Street MSD.

7TH AVENUE

This district lies to the northeast of the study area with parcels connected by 7th Avenue. This historic district has potential to grow into a commercial hub and an extension of the downtown core. This district include the 7th Avenue MSD.

DOWNTOWN EDGE

This district, like Main Street, is centrally located in the downtown study area but focuses outside of the core. This district has the opportunity to accommodate commercial, office, and residential growth downtown.

LOWER TRAILHEAD

This emerging district contains the southern parcels in the downtown study area and is comprised of single-family residential parcels, big box stores, and open land, allowing opportunity for trail-oriented redevelopment along the proposed Ecusta Trail.

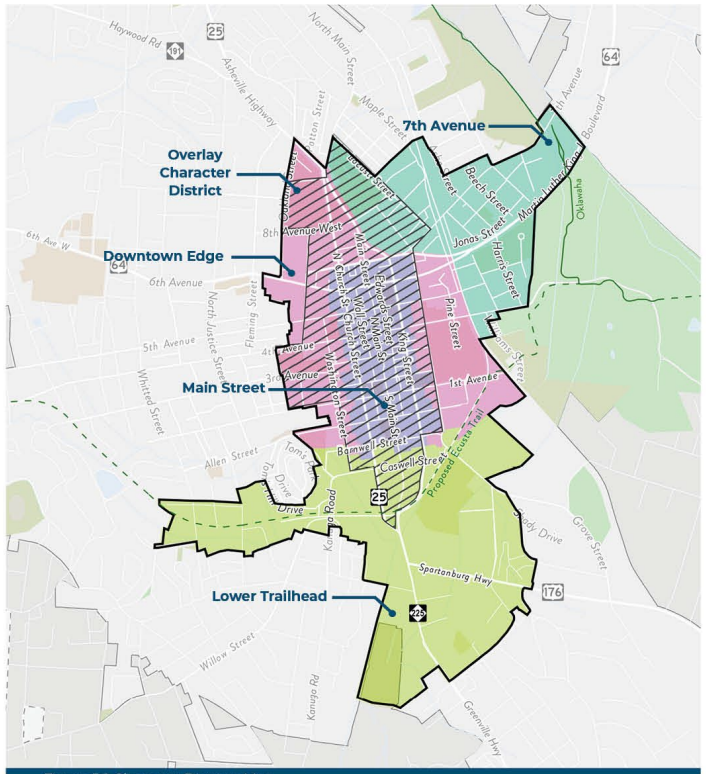
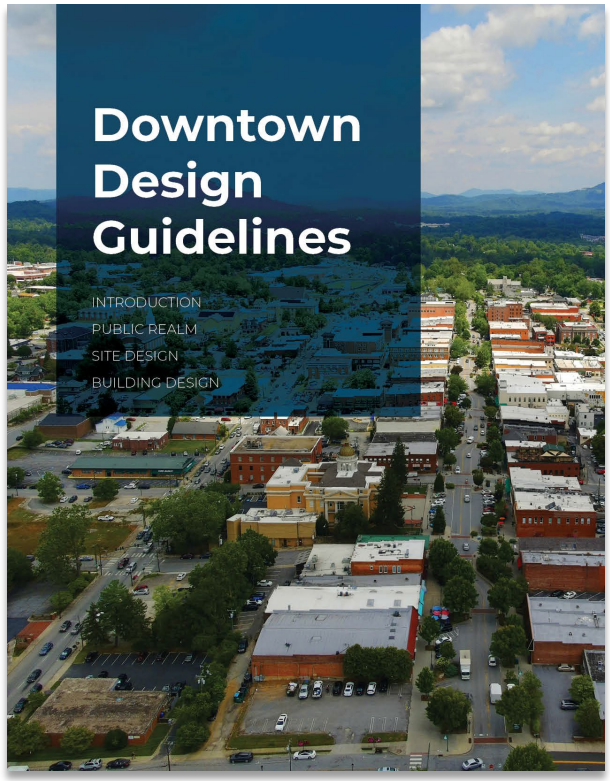


Figure 5.2 Character Districts Map

Downtown Design Guidelines



ORGANIZATION

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

Public Realm

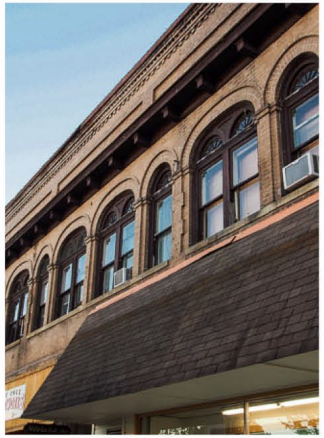
Public Realm guidelines address the shared downtown community spaces such as the public streets, sidewalks, parks and plazas. These Guidelines aim to create vibrant public realms that foster community interaction and engagement.

Site Design

Site Design guidelines address specific standards for future development as they relate to 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 area's character.

Building Design

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



Downtown building facade | Hendersonville, NC Visitors

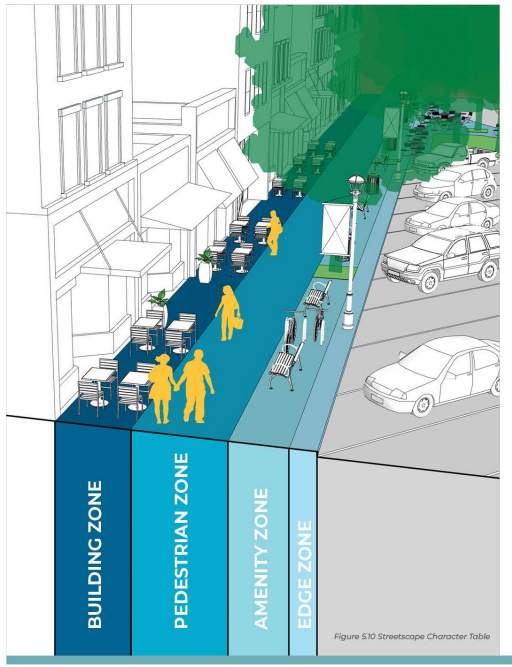


Painted sidewalk on Maple Street



Hendersonville Main Street | City of Hendersonville

Public Realm



Public Realm Diagram

Public Realm

The "Public Realm" refers to all public or semi-public space, spanning from building edge to building edge.

Activation of the public realm is crucial for fostering a vibrant and pedestrian-friendly downtown. Through strategic design and programming, cities can create environments that encourage pedestrian activity.

Wide sidewalks, outdoor dining, landscaping, pedestrian and bicycle facilities, public art, plazas, and parks all contribute in creating a high-quality public realm that is inviting, inclusive, and dynamic.

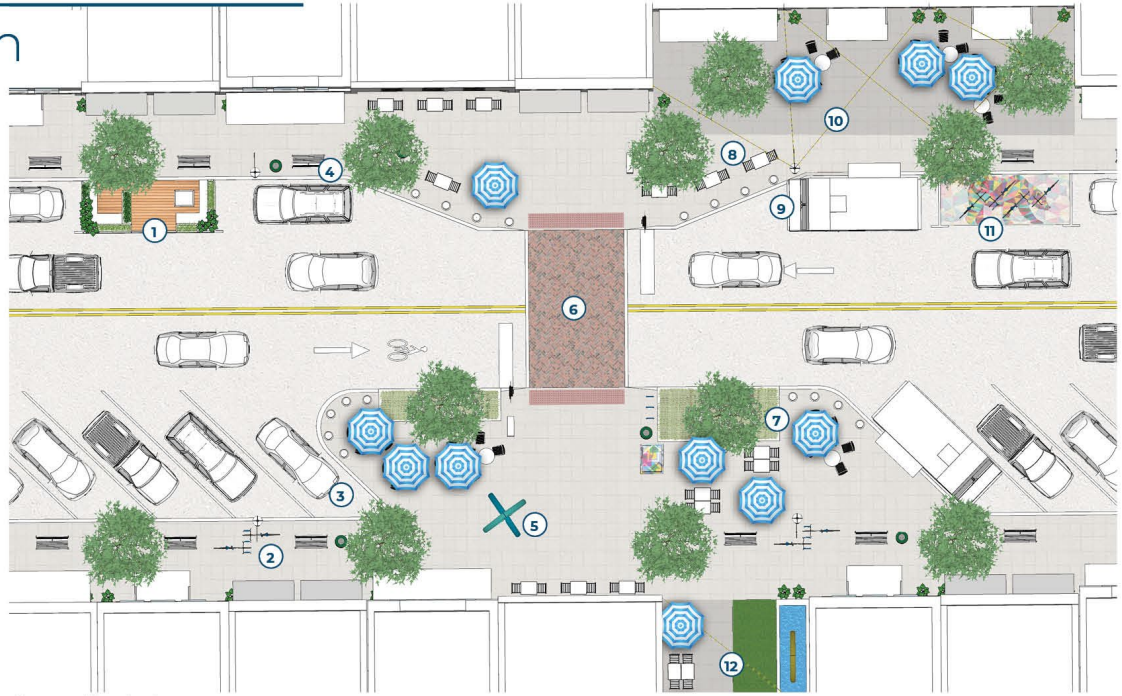
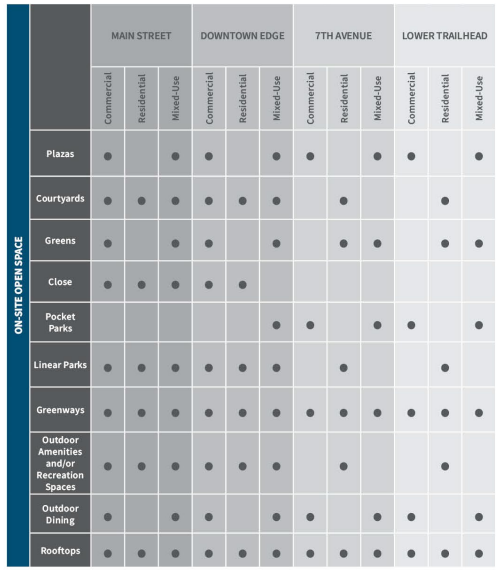


Figure 5.3 Public Realm Diagram

1. Parklet
2. Bicycle Facilities
3. On-Street Parking
4. Street Furniture
5. Public Art
6. Crosswalk
7. Landscaping
8. Outdoor Dining
9. Food Truck Parking
10. Lighting
11. Pavement Mural
12. Pocket Park

Site Design



ON-SITE OPEN SPACE	MAIN STREET			DOWNTOWN EDGE			7TH AVENUE			LOWER TRAILHEAD		
	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use	Commercial	Residential	Mixed-Use
Plazas	●		●	●		●	●		●	●		●
Courtyards	●	●	●	●	●	●		●			●	
Greens	●		●	●		●		●	●		●	●
Close	●	●	●	●	●							
Pocket Parks						●	●		●	●		●
Linear Parks	●	●	●	●	●	●		●			●	
Greenways	●	●	●	●	●	●	●	●	●	●	●	●
Outdoor Amenities and/or Recreation Spaces	●	●	●	●	●	●		●			●	
Outdoor Dining	●		●	●		●	●		●	●		●
Rooftops	●	●	●	●	●	●	●	●	●	●	●	●

Figure 5.36 - On-Site Open Space Typology

SITE DESIGN | 259

On-Site Open Space Typology

BUILDING HEIGHT MAP

The Building Heights Map, as shown on the right, outlines the maximum height allowed within each character district. The map includes the existing overlay character district, as mandated by Senate Bill 649, which was enacted by the General Assembly of North Carolina (2007). Within this district, building heights are restricted to a maximum of 64 feet.*

Recommendations include:

- Extend the 64' height limit to include all parcels within the downtown character districts.
- Allow a maximum height of 40' within the 7th Avenue and Lower Trailhead Character Districts. development endeavors.

CHARACTER DISTRICTS	BUILDING HEIGHT	
	Min.	Max.
Main Street Character District	22' (2-story)	64' (4-story)*
Downtown Edge Character District	22' (2-story)	64' (4-story)
7th Avenue Character District	22' (2-story)	40' (3-story)
Lower Trailhead Character District	22' (2-story)	40' (3-story)

Figure 5.29 - District Height Transition

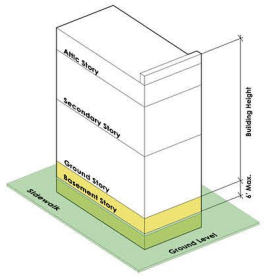


Figure 5.30 - Calculation of Building Height

*With the exception of the buildings facing Main Street within the Main Street Historic District are not to exceed 3 stories.

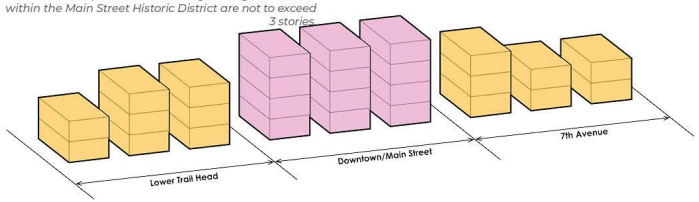


Figure 5.31 - Building Height Table

252 | GEN H COMPREHENSIVE PLAN

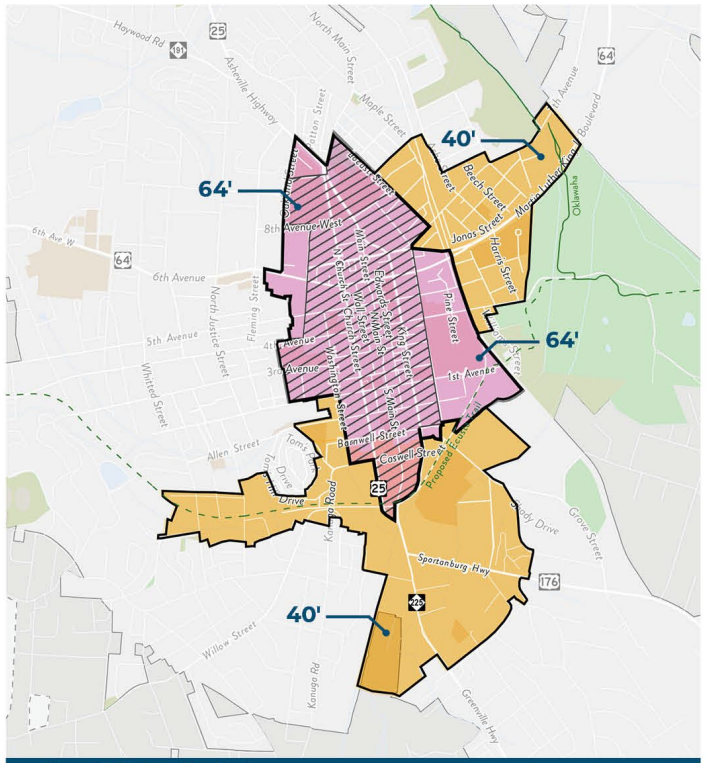


Figure 5.32 Building Heights Map

Streams
Lakes/Ponds
Parks
Public Land
Hendersonville ETJ
Hendersonville City Limits
Proposed Greenway
Existing Greenway
Overlay Character District
Max. Height: 40'
Max. Height: 64'
Downtown Study Area
0 1,500 Feet

Source: City of Hendersonville, Henderson County, NCDOT

SITE DESIGN | 253

Building Design

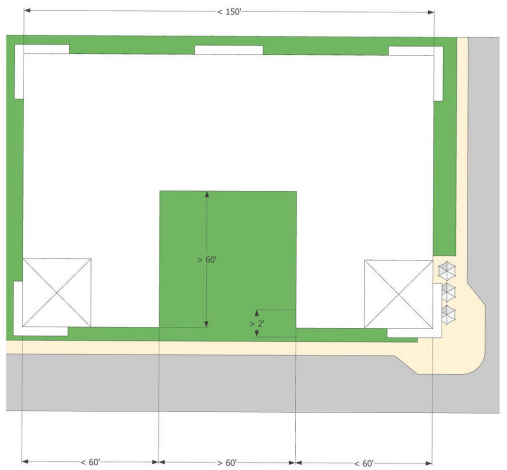


Figure 5.37 - Facade Articulation and Massing Diagram

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 entirely.

Main Street

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

Downtown Edge

- Made up of primarily 1-2 story commercial and civic buildings
- Both natural and painted brick
- Both flat and pitched roofs are present within this district

7th Avenue

- Made up of primarily 1 -2 story commercial and warehouse buildings with flat roofs
- Primarily natural brick
- Also contains some early twentieth century single-family residential

Lower Trailhead

- Contains a variety of land use and styles at present but the future Ecusta Trail with transform the area's character
- Future development should be trail oriented
- Architectural styles within this district might lean more modern except in areas such as Lenox Park where existing historic districts exist

FAÇADE 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 longer:
  - 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 than 2 feet in depth
  - A courtyard, with a minimum width and depth of 60 feet, shall be visible from the street on primary frontages spaced no more than 150 feet
- Ground-floor designs such as arcades, galleries, colonnades, outdoor plazas, or outdoor dining areas shall be incorporated into the building façade and are considered in meeting required build-to percentages
- The first two floors above the street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance pedestrian environment.
- Special interest to the base shall be provided by incorporating elements such as corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting, and other sculpturing of the base.
- Buildings on a corner or at an axial terminus should be designed with additional height or architectural embellishment. Examples include:
  - Chamfered or rounded corners
  - Projecting and recessed balconies and entrances
  - Enhanced window designs

IMPLEMENTING THE PLAN

Implementation Components

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

1. Implementation Strategy

Connect People to the Great Outdoors



Transform Gateways and Corridors

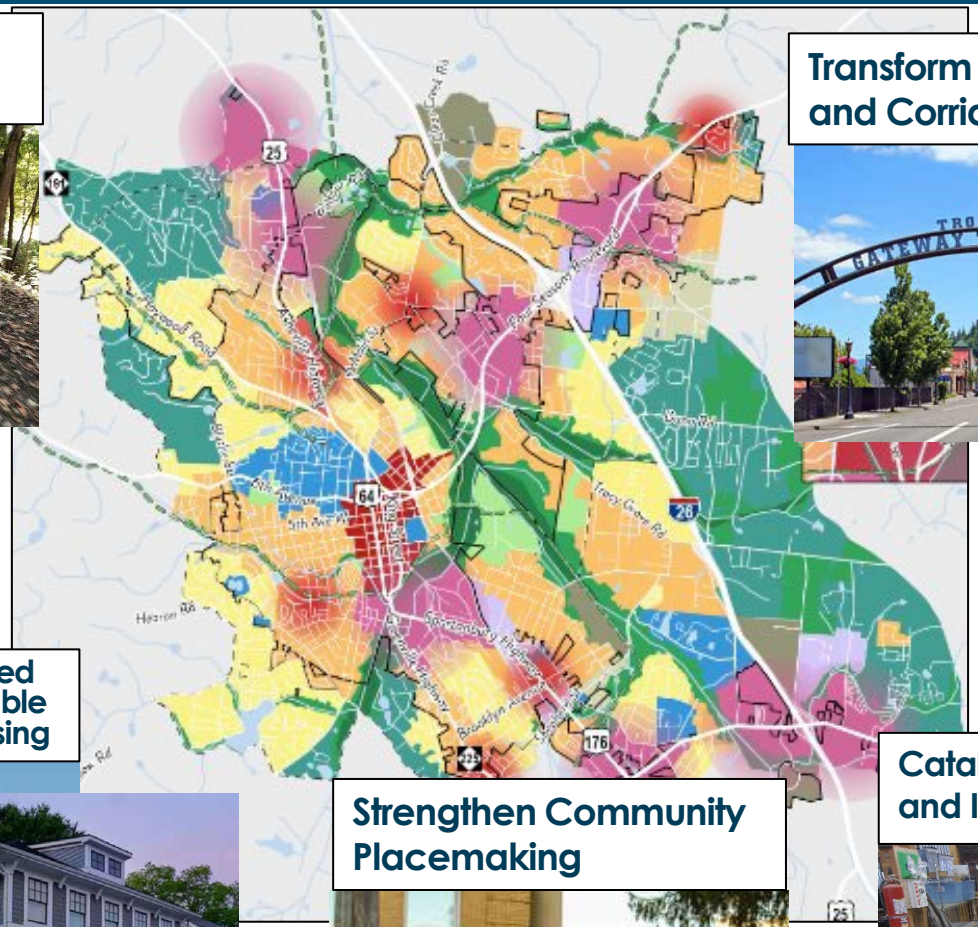


Protect and Restore Natural Systems

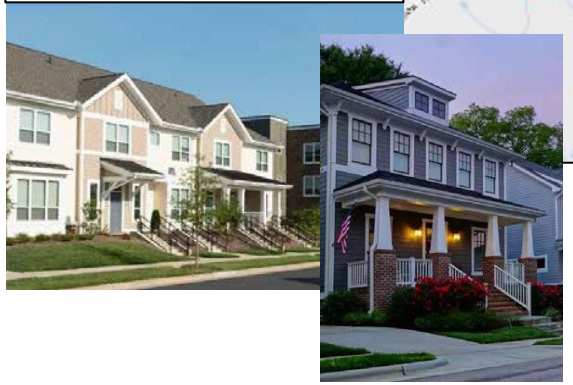


Leverage Partnerships to Protect Apple Country





Energize Multi-Pronged Approach to Affordable and Accessible Housing



Strengthen Community Placemaking



Catalyze Small Business and Innovation



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

1. Vibrant Neighborhoods

1.01: Establish neighborhood matching grant program for self-directed improvements

Invite neighborhood organizations and community groups to submit grant proposals to the City to make improvements that they propose such as gateway signage, artwork, local history installations, and improvements to pocket parks.

1.02: Better connect neighborhoods to green space amenities by making public investments and adding code standards in new UDO

Strengthen the linkages between residential areas and parks through public improvements such as sidewalks and trails, and development requirements requiring these connections.

1.03: Update minimum housing code to reinvent code enforcement to improve dilapidated properties in equitable manner

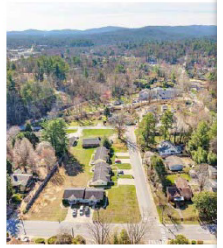
Revise code requirements to catalyze action to address unsafe conditions and poor maintenance on properties in a way that assists residents with limited resources or fixed incomes.

1.04: Define process for resident initiated designation of additional local historic districts

Map out procedure for residents to pursue designation of new loca historic districts.

1.05: Offer neighborhood conserva overlay district option

Create process for residents to request preparation of developme standards that protect the form ar character of existing neighborhoo while allowing for compatible hom updates and redevelopment.



2. Abundant Housing Choices

2.01: Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas

Support the production of multi-family housing units in commercial corridors and redevelopment areas through the City's existing mixed use zoning districts.

2.02: Implement top projects from Affordable Housing Strategic Plan

Support the production of more affordable housing by implementing the top projects in the City's new Affordable Housing Strategic Plan. Strategies might include creating a Housing Trust Fund, working with institutional partners to catalyze affordable housing development, using development standards to promote affordable housing production (e.g. expand housing types, incentivize affordable housing, update conditional zoning standards), working with selected neighborhoods (e.g. Green Meadows) to develop a community land trust to protect and develop affordable housing, studying publicly owned land for use for affordable housing, and assisting property owners as micro developers.

2.03: Explore code provisions in new UDO to diversify housing stock to promote lifecycle housing and more neighborhood age diversity

Support the development of neighborhoods with housing for all ages by allowing a broader range of housing types and other development standards in a manner consistent with community character

2.04: Develop City Land Bank to clear dilapidated properties and promote redevelopment

Create an organization to acquire, stabilize, improve, and resell unsafe and abandoned properties to put them back into productive use.

2.05: Support development proposals that mix subsidized housing with market-rate housing

Catalyze the production of affordable housing by encouraging development that mixes affordable and market-rate dwellings.

3. Healthy and Accessible Nat Environment

3.01: Update green space protection standards as part of new UDO to promote access and prioritize type and quality of green space protected with new development

Develop green space standards for new development that clarify the preferred type and characteristics of land to be protected, and that promote local access to this resource.

3.02: Explore updating floodplain development standards, including increasing freeboard requirements, strengthening redevelopment standards

Review existing floodplain protection requirements for new development and redevelopment against current best practices to identify potential updates to reduce flood risk and damage.

3.03: Integrate Natural Resources requirements in HVL ordinances with floodplain requirements as part of new UDO

Combine the development standards for natural resources and floodplain protection ass part of drafting a new Unified Development Ordinance.

3.04: Seek federal and state g fund floodplain property buy reduce repetitive losses

Reduce the risk of future pro damage and loss of life by ac properties damaged by flood property owners on a volunta using funding from state and sources.

3.05: Implement top prioritie & Green Space Master Plan

Improve the local park syster pursuing the top implement projects called for in the new Green Space Master Plan.

3.06: Develop urban forestry for maintaining and expandi canopy

Work systematically to protec expand the tree canopy in th drafting and implementing a forestry plan.

4. Authentic Community

4.01: Create Unified Development Ordinance (UDO) to improve clarity and quality of development standards

Provide a single, integrated set of development standards that is consistent with the new Gen H Comprehensive Plan by drafting a Unified Development Ordinance.

4.02: Codify Downtown Design Guidelines with UDO updates

Translate the Downtown Design Guidelines into enforceable standards for new development and redevelopment by integrating them into the new UDO.

4.03: Study entry corridors and other areas as needed for the development of appropriate Design Guidelines in new UDO

Improve the appearance and function of entry corridors and other areas by exploring the development of design guidelines for these areas for inclusion in the UDO.

4.04: Update development standards in new UDO to catalyze aging commercial redevelopment; consider developing form based code standards for activity centers

Increase the vitality and utilization of aging commercial areas by preparing updated development standards that promote walkable mixed-use environments. Consider using form-based code standards for these and other activity centers.

4.05: Explore additional Municipal Service Districts or other mechanisms to catalyze downtown redevelopment within the 7th Street, Downtown, Lower Trail Head districts, and other key nodes and commercial corridors

Evaluate the creation of new public investment mechanisms including Municipal Service Districts to promote walkable redevelopment in and around downtown, and other key activity nodes and commercial corridors.

2. Implementation Projects

HVL Gen H Comp Plan Implementation Portfolio – Short-Term Projects (Draft, 5/19/24)

The Hendersonville Gen H Comprehensive Plan includes a number of action steps to help the City of Hendersonville move quickly and effectively from planning to implementation to begin pursuing its shared community vision. The comprehensive plan lists 76 different implementation measures organized under the 10 plan goals. This is an extensive list that will take years to fully implement. As a result, below is a list of 34 of these projects to consider for short-term action. Together, these form a pool of projects from which to draw for initial implementation efforts, once the plan is adopted. In this way, the City of Hendersonville and its partners can work together in the years ahead to help manage the forces of change and advance the shared community vision. This is a living document and project details will evolve over time, so City of Hendersonville staff will need to update this list periodically to reflect the latest information about each project.

KEY FOR "ESTIMATED COST LEVEL" COLUMN

This column suggests who should be authorized to initiate funding to move forward in a timely and effective manner, based on plan ap

$ = Able to be implemented using discretionary funding available

$$ = Able to be implemented using discretionary funding available

$$$ = Able to be implemented with a line item in the annual City b

$$$$ = Able to be implemented with a line item in City Capital Imp

$$$$$ = Able to be implemented with third-party funding, e.g. gra

KEY FOR "PRIORITY LEVEL" COLUMN

This column suggests a prioritization for the short-term projects fo when deciding which projects to initiate.

S-1 = Consider initiating these projects first.

S-2 = Consider initiating these projects second.

S-3 = Consider initiating these projects third.

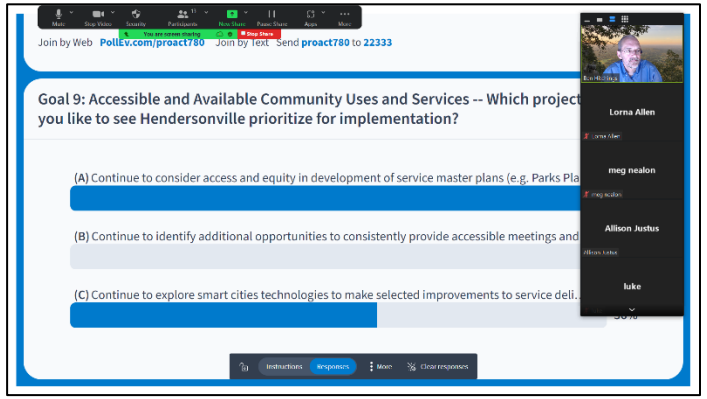
NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST LEVEL	POTENTIAL FUNDING SOURCES	NE
	1. Vibrant Neighborhoods					
1.01	**Establish neighborhood matching grant program for self-directed improvements (S-3)**	Invite neighborhood organizations and community groups to submit grant proposals to the City to make improvements that they propose such as gateway signage, artwork, local history installations, and improvements to pocket parks.	Community Development Dept.; Engineering Dept.; Public Works Dept.	$$$	General Fund	• Add to Dept. w • Research exan • Develop and fi and procedure • Include fundin • Run program p

1 DRAF

NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	• NEXT STEPS
1.02	**Better connect neighborhoods to green space amenities by making public investments and adding code standards in new UDO (S-2)**	Strengthen the linkages between residential areas and parks through public improvements such as sidewalks and trails, and development requirements requiring these connections.	Community Development Dept.; Engineering Dept.; Public Works Dept.	$$$$	General Fund; MPO grants; state and federal grants	• Add to Dept. work plans • Identify and prioritize infrastructure projects • Write grant proposals as needed • Include code updates in larger UDO update
1.03	**Update minimum housing code to reinvent code enforcement to improve dilapidated properties in equitable manner (S-1)**	Revise code requirements to catalyze action to address unsafe conditions and poor maintenance on properties in a way that assists residents with limited resources or fixed incomes.	Community Development Dept.	$$$	General Fund	• Add to Dept. work plan • Research examples • Identify preferred program features • Implement updated program
	2. Abundant Housing Choices					
2.01	**Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas (S-1)**	Support the production of multi-family housing units in commercial corridors and redevelopment areas through the City's existing mixed use zoning districts.	Community Development Dept.	Staff time	NA	• Develop public information about current entitlement opportunity • Share information with economic development partners, development community, business community, and property owners
2.02	**Implement top projects from Affordable Housing Strategic Plan**	Support the production of more affordable housing by implementing the top projects in the City's new Affordable Housing Strategic Plan. Strategies might include creating a Housing Trust Fund, working with institutional partners to catalyze affordable housing development, using development standards to promote affordable housing production (e.g. expand housing types, incentivize affordable housing, update conditional zoning standards),	Community Development Dept.	$$$$	General Fund; possible City Bond Referendum; HOME AND CDBG funds; Low-Income Housing Tax Credit	• Select priority implementation projects from Affordable Housing Strategic Plan • Scope projects; add to Dept. work plan • Secure necessary funding • Organize and initiate projects • Manage project portfolio

2 DRAFT, 5/19/24

2. Implementation Projects





QUESTIONS	RESPONSES CAC	Staff Leadership	TOTAL	Planning Team
Top Goal				
2. Abundant Housing Choices	8	6	14	
5. Safe Streets and Trails	2	4	6	
3. Healthy and Accessible Natural Environment	1		1	
1. Vibrant Neighborhoods	1		1	
4. Authentic Community Character		3	3	
10. Resilient Community		2	2	
6. Reliable and Accessible Infrastructure		2	2	
9. Accessible and Available Community Uses and Services		1	1	
Total	12	18	30	
Q1 -- Vibrant Neighborhoods				
Update minimum housing code to reinvent code enforcement to improve dilapidated properties in an equitable manner (#1.03)	7	11	18	S-1
Establish neighborhood matching grant program for self-directed improvements (#1.01)	5	2	7	S-3
Better connect neighborhoods to green space amenities by making public investments and adding code standards in new UDO (#1.02)	2	4	6	S-2
Total	14	17	31	
Q2 -- Abundant Housing Choices				
Implement top projects from Affordable Housing Strategic Plan (#2.02)	8	3	11	S-2
Develop City Land Bank to clear dilapidated properties and promote redevelopment (#2.04)	4	6	10	S-3
Utilize existing Mixed Use Zoning Districts to introduce multi-family housing in commercial corridors and redevelopment areas (#2.01)	2	8	10	S-1
Explore code provisions in new UDO to diversify housing stock to promote lifecycle housing and more neighborhood age diversity (#2.03)		1	1	S-2
Total	14	18	32	
Q3 -- Healthy and Accessible Natural Environment				
Implement top priorities of Parks & Green Space Master Plan (#3.05)	6	14	20	S-3
Integrate Natural Resources requirements in HM ordinances with floodplain requirements as	6		6	S-1
Develop urban forestry plan for maintaining and expanding tree canopy (#3.06)	2	1	3	S-2
Update green space protection standards as part of new UDO to promote access and		2	2	S-2
Total	14	17	31	
Q4 -- Authentic Community Character				
Establish vacant property program as component of revised Commercial Building	8	4	12	S-1
Update development standards in new UDO to catalyze aging commercial redevelopment; consider form-based code standards for activity centers (#4.04)	2	4	6	S-2
Study entry corridors and other areas as needed for the development of appropriate Design	2	5	7	S-2
Create Unified Development Ordinance (UDO) to improve clarity and quality of development	2	3	5	S-1
Create Downtown Design Guidelines with UDO updates (#4.02)		1	1	S-2
Total	14	17	31	

Total	14	17	31	
Q5 -- Safe Streets and Trails				
Implement low-cost projects from 2023 Walk Hendo Pedestrian Plan and begin design on	6	1	7	S-2
Continue to utilize local and NCDOT resurfacing projects as an opportunity to improve	5	3	8	S-1
Develop City street cross sections that support pedestrian-friendly design and traffic calming	3	9	12	S-1
Continue to develop team approach to coordinate floodplain, creek, and stream restoration with new trail opportunities and on-street ped-bike facilities (#5.07)		3	3	S-1
Promote trail-oriented development guidelines and standards in new UDO (#5.06)		1	1	S-2
Total	14	17	31	
Q6 -- Reliable and Accessible Utility Services				
Align utility and infrastructure policy/plans with land use plans and with local and state	11	7	18	S-1
Pursue priority water, wastewater, and stormwater projects	2	10	12	S-2
Total	13	17	30	
Q7 -- Satisfying Work Opportunities				
Use Downtown Opportunities Fund as test case for possible expansion outside downtown	7	5	12	S-2
Continue to engage business community in business improvement and policy decisions	7	12	19	S-2
Total	14	17	31	
Q8 -- Welcoming and Inclusive Environment				
Encourage development of entrepreneur assistance program (#8.04)	6	1	7	S-3
Develop Citizens Academy to build local leadership and civic participation (#8.09)	5	10	15	S-2
Complete ADA transition plan (#8.06)	3	7	10	S-1
Total	14	18	32	
Q9 -- Accessible and Available Community Uses and Services				
Continue to consider access and equity in development of service master plans (e.g. Parks	10	7	17	S-2
Continue to explore smart cities technologies to make selected improvements to service	4	9	13	S-2
Total	14	16	30	
Q10 -- Resilient Community				
Conduct analysis to ensure full alignment of adopted City plans (#10.06)	7	11	18	S-2
Other?	5	2	7	
Total	12	13	25	
What else would you like to know or share?				
CAC:				
Make affordable housing a priority.				
I would like to know how to access these plan in writing.				
Some of the implementation responses referred to other plans like the Park and Greenway plan. I would like to know more about some of those other plans.				
I want to know that displacement tools have teeth to them. That they are more than guidelines and wishes, but truly tough and concrete				
Need to emphasize that without implementation the plans are useless. The last comp plan is a good example - lots of recommendations never got implemented				
Economic development outside the downtown area would enrich those areas and perhaps				
I do not see anything on here that would impact the youth, not just 18 and under but early 20's as well. no language about supporting parks and rec to revamp/update niche parks (skate parks/velodrome/bike parks, etc.), nothing about how we can provide engaging things for				
STAFF:				
Strategies to ensure implementation is happening across Depts?				
Public safety is the council's #1 priority. Strong infrastructure is #3. These goals should be				
This is 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



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*

CITY OF HENDERSONVILLE

PLANNING BOARD
AGENDA ITEM SUMMARY

SUBMITTER: Lew Holloway

MEETING DATE: May 22nd, 2024

AGENDA SECTION: PRESENTATION

DEPARTMENT: Community Development

TITLE OF ITEM: Historic Preservation Commission Annual Council Update – *Cheryl Jones – Board Chair and members of the Historic Preservation Commission*

SUGGESTED MOTION(S):

N/A

SUMMARY:

Presentation by Historic Preservation Commission on work completed or underway as of May 2024, Historic Preservation Month in the City of Hendersonville.

ATTACHMENTS:

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