



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

LEO AT HENDERSONVILLE (25-48-CZD)

NCM MEETING DATES: JUNE 30TH, 2025 (CITY HALL)
AUGUST 19TH, 2025 (BLUE RIDGE COMMUNITY COLLEGE)

PETITION REQUEST: Rezoning: Planned Residential Development- Conditional Zoning District (PRD-CZD)
APPLICANT/PETITIONER: Advenir Azora Development (Scott Weathers) [Applicant], Jeffrey Justus [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 30th, 2025 at 2pm in the 2nd floor meeting room of City Hall, 160 6th Ave. E. and via Zoom. There was overflow space in the 3rd floor meeting room. The meeting was at capacity, and several people had to be turned away. A second meeting was scheduled at Blue Ridge Community College on August 19th, 2025 at 5:30 PM. Both meetings lasted approximately 1 hour and 45 minutes.

The list of members of the public who attended both meetings is included in this staff report, along with full minutes from both of the meetings. At the first meeting, there were 115 citizens in attendance. At the second meeting, there were 135 citizens in attendance. The applicant and their development team were present as were 4 members of City staff at both of the meetings.

Staff gave the formal introduction and a brief overview of the request.

For the first meeting, there were 57 pre-submitted public comments. For the second meeting, there were 7 pre-submitted public comments. The comments were shared with the developers beforehand, but were not read at the meeting given time constraints and the large number of people in-person wishing to speak.

The development team presented their project proposal for the proposed development.

Concerns and questions from the public related to:

- Concern about increased traffic on Haywood Road (NC 191)
- Questions regarding the number of daily vehicle trips the development would generate
- Concerns about compatibility with surrounding neighborhoods
- Desire for increased tree canopy across the site to help mitigate heat
- Question about whether alternative locations were considered

- *Questions about the site's stormwater system and whether it can handle a major storm event*
- *Whether a study was conducted to determine the need for additional housing in*