



CITY OF HENDERSONVILLE CITY COUNCIL AGENDA ITEM SUMMARY

SUBMITTER: Matthew Manley

MEETING DATE: August 1, 2024

AGENDA SECTION: Unfinished Business

DEPARTMENT: Community
Development

TITLE OF ITEM: Ordinance to Adopt the *Gen H 2045 Comprehensive Plan* – Matthew Manley, AICP (Project Manager) and representative from consultant team (Bolton-Menk)

SUGGESTED MOTION(S):

I move City Council adopted the *Gen H 2045 Comprehensive Plan* as presented with the following recommended revisions:

- 1)
 - 2)
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SUMMARY:

City Staff will present the primary revisions to the Draft *Gen H 2045 Comprehensive Plan* as based on feedback from elected officials, appointed boards, city staff and the general public. While numerous revisions have been made to correct typos, improve clarity, include timely additions, update information, and address board feedback, the most substantive changes have been to revise key locations on the Future Land Use & Conservation Map. Those changes include:

- Removing the Large Activity Center Symbols from Map and create a new map that highlights “intensity nodes”.
- Changing the area around Blythe St and Hwy 191 from Multi-Generational Living to Neighborhood Center
- Changing the area around Asheville Hwy and Flemming/Justice St from Neighborhood Center to Institutional
- Changing the area around Oak St north of US 64 from Institutional to Multi-Generational Living
- Changing the area around Oak St south of US 64 from Institutional to Multi-Generational Living
- Changing the area along 4th Ave north from Downtown to Multi-Generational Living
- Changing the area around S Whitted/Dale north of the Ecusta Trail from Multi-Generational Living to Neighborhood Center
- Changing the area around S Whitted/Lennox Park south of the Ecusta Trail from Neighborhood Center to Multi-Generational Living.
- Changing the area around Chadwick Ave/Wayside Ln from Mixed Use - Commercial to Multi-Generational Living.

- Changing the area around the southwest side of I-26 interchange at US 64 from Multi-Generational Living to Mixed Use - Commercial

ATTACHMENTS:

1. Link to Draft Plan, Appendix, and Future Land Use & Conservation Map:
<https://www.hendersonvillenc.gov/gen-h-plan-development-materials>
2. Final Draft Memo
3. Draft Ordinance for Adoption of the Comp Plan