



CITY OF HENDERSONVILLE
DOWNTOWN ADVISORY BOARD - DATE CHANGE
Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC
28792



Tuesday, February 07, 2023 – 4:00 PM

MINUTES

1. CALL TO ORDER

Present: Jerry Fitzgerald, Phil Wilmot, Chris Cormier, Carole Sitzler, John Ryan, Matthew Hickman, Heang Uy, Joe Dinan, Caroline Gunther

Absent: Jared Bellmund, Patsy DuPre, Mark Pavao, Debbie Roundtree (ex officio), Anthony McMinn (ex officio)

Staff present: Jamie Carpenter, Lew Holloway, Brendan Shanahan

2. PUBLIC COMMENT – no public comment

3. APPROVAL OF AGENDA – Caroline Gunther asked to add an item to agenda -other business – add Façade Grants to other business – Jerry Fitzgerald made a motion to approve, Carole Sitzler seconded. All were in favor.

4. APPROVAL OF MINUTES

1. Approval of January 2023 Minutes – Matthew Hickman made a motion to approve, Carole Sitzler seconded, all were in favor.

5. OLD BUSINESS

1. 7th Avenue Streetscape Update – Brendan Shanahan, City Engineer, Hunter Marks, Watermark Landscape was present to ask questions regarding the streetscape.

At the current moment, value engineering is currently underway to determine if there are additional opportunities to reduce costs. Harper contractors are the construction manager at risk. Questions from board:

Question: Matthew Hickman– - when the project gets going, when do we expect impacts.

- As of current project timeline, demo would be September, we are sensitive to the disruptions

Question: Phil Wilmot - Physical Extent and phasing steps?

- how to not cut off traffic / leave a lane open to phase in that manner. The extent of phase 1 goes to the railroad tracks, project would start at railroad tracks. NCDOT has a project for the intersection at Grove/64 and we are working with them to incorporate the project into the overall streetscape plan.

Question: Chris Cormier– how much over budget is the project?

- Lew – the initial budget was created 4 years ago. Project is 2x original budget as pricing and sourcing has changed.
- Brendan - Looking not to cut out function but make smart decisions, ex. Concrete scoring patterns, etc.
- Chris Cormier noted that if we focus on one portion would that help to fit within budget and just add an additional phase for additional sections. Would prefer the project is completed how we envision it rather than cutting.

Question: Phil – what probability of June start date is – April – October is peak time to avoid disturbances:

- Brendan – one of the first things to do will be water/sewer replacement – this will require roads to be disturbed and will take place earlier on in the process. We are working with

Matthew Hickman noted several items:

- timeline – not blocking access/closing road
- not blocking access to off street parking as much as possible
- if access is maintained for off street parking that will help substantially
- Noted that this is an opportunity for merchants to work together – Matthew will pull signs down that do not allow other customers and put new signs to allow customers for other businesses.

Caroline Gunther noted that as much time out that we can inform businesses ahead of time when sidewalk is broken up is key, this will be critical and a lesson learned from the Main Street project.

The current schedule is as follows, if delays it will be adjusted as this is not finalized:

- Month 3-6 – underground utilities August – October
- After Christmas – demo of remaining sidewalks
- Final paving, signage and striping –

Across from white duck – turned water line over to an old line –

Linda DiPaola asked about timing on adding taps and connections to help with property owners -

Jamie will send an update to property owners regarding tap updates and working on their building simultaneously. This will come when the schedule is more confirmed and include swag for 7th Avenue branding.

There were further discussion regarding Duke and power lines – replacing poles and raising power lines higher up. The Downtown Advisory Board strongly advocated for underground utilities, power could not be underground but the request is for all other utilities to be underground.

- There are plans for additional conduit to be placed

- power – raise poles/lines up higher
 - Engineering/contractor needs to check on the power line height - make sure they are higher
 - Duke will be replacing existing poles within project footprint. They are currently wood poles however the board requests to look into material on poles – metal poles, looks nice/blends in – coordinates with light poles
 - When timeline is confirmed, we will have a meeting with the team and business/property owners for information on the scheduling and project
 - Rendering, timeline, meeting information

6. NEW BUSINESS

1. Residential Zoning on Main Street – Comprehensive Planning

Lew Holloway wanted to discuss current language in zoning ordinance does not disallow first floor residential. Is this a concern for the board and something we would like to see, not like to see?

General consensus from the board that 1st floor residential not on Main Street, more conversation on residential on side street/avenues. This action will not happen in the first quarter, will continue as conversation with downtown master plan.

7. OTHER BUSINESS

1. Facade Grants - Caroline Gunther noted that the Community Character team had a joint meeting with HPC. The shared interest / projects resulted:

1. Zoning overlay instead of the creation of a local historic district – particularly for new construction, working with historic preservation
2. revamping façade grant program – work not just for façade. Get rid of current program, building repair opportunities, roofs,
3. Keep meeting – meet again next month at Community Character team meeting time
4. promotions on historic preservation projects and wins

There was conversation and consideration regarding redirecting for technical assistance, architectural assistance, etc.

2. Downtown Team / Workplan Updates

- May – mid year review on workplan
- Main Street Conference – March 14-16
- TDA/Tourism Conference – Feb 24
- NO meeting in March – at Conference

Items requested for April board meeting:

- Zoning text amendment on residential
- Downtown master plan
- Budget