



CITY OF HENDERSONVILLE CITY COUNCIL AGENDA ITEM SUMMARY

SUBMITTER: Matthew Manley

MEETING DATE: July 10, 2024

AGENDA SECTION: Public Hearing

DEPARTMENT: Community
Development

TITLE OF ITEM: Gen H Comprehensive Plan Presentation – *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 will present the thematic elements of the *Gen H 2045 Comprehensive Plan* along with the recommendations from Planning Board and the Downtown Advisory Board as well as a summary of feedback received from the public based on the draft version of the Gen H Plan that was released to the public on May 31, 2024. A public hearing will be held to gather additional feedback on the Plan.

The Planning Board considered the Gen H Comprehensive Plan at their Special Called Meeting on June 24th and recommended approval of the plan with the following recommendations:

- Add statement / explanation of jurisdictions (City, ETJ, Unincorporated County) in the Future Land Use & Conservation Map.
- Add definitions of “Affordable Housing”.
- Address readability of maps and illustrations (include road names and landmarks).
- Address land use designations in area around Pardee Hospital considering existing zoning (MIC).
- Look for ways to streamline primary document .
- Consider different photo examples that have more direct relevance to Hendersonville.

ATTACHMENTS:

1. Draft Plan Public Feedback Dynamic Report (comments) -
<https://PublicInput.com/Report/luea2zw4nec>

2. Link to Draft Plan -
https://www.hendersonvillenc.gov/sites/default/files/uploads/departments/planning/Comprehensive_Plan/240603_draft_gen_h_comprehensive_plan_sp_reduced.pdf
3. Link to Draft Plan Appendix -
https://www.hendersonvillenc.gov/sites/default/files/uploads/departments/planning/Comprehensive_Plan/240603_draft_gen_h_comprehensive_plan_appendices_sp_reduced.pdf
4. Consultant Presentation
5. Draft Ordinance for Adoption of the Comp Plan
6. Draft Resolution to Accept Short-Term Implementation Project List
7. Draft Short-Term Implementation Project List