



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 Hendersonville
- Concerns about noise pollution from the development
- Concerns about the environmental impact of the project on the floodplain
- Concerns about potential impacts on adjacent neighborhoods, schools, and infrastructure
- Concern about the safety of people cycling into town along Haywood Road
- Noted need to widen NC 191, with no foreseeable plans from NCDOT
- Questions about the secondary fire access point
- Questions about whether the internal roads will be public or private
- Concern about whether the bridge over the stream will remain accessible during a major flooding event
- Questions about the traffic impact analysis process and its timeline
- Concerns about insufficient parking and the overall density of the project
- Questions about the rezoning process
- Concerns about housing affordability
- Questions and concerns about fencing, specifically that wood fencing may not be compatible with surrounding neighborhoods
- Questions about building setbacks from the property line

Full minutes from the Neighborhood Compatibility Meeting are included in this staff report. Pre-submitted public comments are available for review by request.