



CITY OF HENDERSONVILLE DOWNTOWN ECONOMIC VITALITY TEAM SEPT 2022



Downtown Program Office | 125 Fifth Avenue West, Suite 200 | Hendersonville NC
28792

Tuesday, September 06, 2022 – 4:00 PM

MINUTES

1. **CALL TO ORDER** – In Attendance in person – Carol Sitzler, Jerry Fitzgerald, John Ryan, Jared Bellmund were present in person. New member Daniel Carey from Pisgah Legal Services joined. Joining virtually non voting – Ben Smith, Mark Pavao
Staff present – Jamie Carpenter, Lew Holloway(virtual), Matt Manley (virtual)
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES** - July 2022 Economic Vitality Team Minutes – this is postponed until the October meet.
4. **OLD BUSINESS** - Downtown Workforce Project – Capstone – J. Carpenter gave update to the discussion regarding employee benefits and employee survey. A WCU MPA student will be doing a capstone project with scholarly research and recommendations for the fall semester.

5. **NEW BUSINESS** -

1. Zoning Text Amendment - Multifamily in 7th Avenue MSD – Matt Manley reviewed the staff report for the proposal to include multifamily housing in the 7th Avenue MSD. The staff report was included in the agenda. This would expand the allowance of multifamily outside of the historic district boundaries. This would require non-residential requirements on the frontage. There was discussion regarding if there was a required amount of commercial or nonresidential uses. The requirement is more on the linear frontage of the building – to make sure the frontage has the appearance of nonresidential uses – ground floor residential as an accessory use to the commercial main floor. There were questions and discussion regarding design standards and architectural standards, there are currently none in this district.

Discussion about larger scale rezoning for the district – can we work toward a more thorough review of zoning – because this is an applicant driven rezoning, the planning board must review what the application is.

This property currently has residential that is non-conforming to the current zoning.

There were questions of why this property was changing the zoning of the district rather than a rezoning of the individual properties. This was the most appropriate request for the current applicant. M. Manley noted that multifamily housing is supported by the comprehensive plan and fits with the current infrastructure and use for infill development along the corridor.

2. Zoning Text Amendment - Parking Standards in C-1 – this request was reviewed by Planning Manager Matt Manley. The staff report was included in the agenda packet.

ADJOURNMENT