



CITY OF HENDERSONVILLE DOWNTOWN ADVISORY BOARD

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



Tuesday, July 09, 2024 – 4:00 PM

MINUTES

CALL TO ORDER: Present Downtown Advisory Board Members: Caroline Gunther, Joe Dinan, Sam Simmons, Oliver Wall, Phil Wilmot, John Ryan, Matthew Hickman, Chris Cormier, Aaron Adams, Nancy Neikirk, Gerald Fitzgerald, Patsy DuPre

City Council Liaison: Jeff Miller

Staff present: Jamie Carpenter, Matt Manley, Lew Holloway, Terrye Jacobs, Dakota Parker

Public present (zoom) – Ken Fitch

Board Members Absent – Mark Pavao, Ryan Salvesen, Heang Uy

APPROVAL OF MINUTES - June 2024 Downtown Advisory Board Minutes – Nancy Neikirk made a motion to approve the minutes. Joe Dinan seconded. All were in favor.

PUBLIC COMMENT – Ken Fitch made a public comment regarding the downtown master plan. Believes the connection between Main Street and Ecusta Trail is an important factor to be emphasized.

APPROVAL OF AGENDA – John Ryan made a motion to accept the agenda. Patsy DuPre seconded. All were in favor.

TEAM & STAFF REPORTS – There were no staff or team reports. Caroline Gunther took a moment to introduce new board members. Patsy DuPre – welcome back. Oliver Wall, manager of Mast General Store, Jeff Miller is now our council liaison.

OLD BUSINESS - Downtown Master Plan Final Discussion:

Lew Holloway, Community Development Director, opened the conversation introducing the plan. Some components of the plan have more impacts or immediate uses than others.

Matt Manley, Long Range Project Manager noted that because the plan is so detailed, it can move us into requiring standards. At the conclusion of this meeting, we would like to have a recommendation from the Downtown advisory Board to provide guidance to city council.

Topic 1: Building Height - As noted in the agenda, this item had some confusion in the last meeting. M. Manley highlighted that in this plan, there is a proposal for the front half of building facing Main Street in the Historic District is no taller than 40 feet, and the back half can go up to 64 feet.

The second topic related to building height for discussion was the overall height limitation of 64 feet and if that should be reconsidered. This was brought up by Chris Cormier because the height limitation of 64 feet will often limit the financial feasibility of the building, and this is sometimes just with a difference of a few feet.

There was also discussion on the building height and its impact on the skyline of the downtown because of the different elevation based on the slope/geography of the site because some areas of the city are higher elevation from sea level compared to others.

The discussion related to building height and formula for determining the height of 64 feet and how that determination is made. As a result of this discussion, the board added a recommendation to evaluate the 64 ft height limit.

After discussion regarding the height, Phil Wilmot proposed 40 ft facing Main Street, only one story step up, then 64 ft outside of Alleys. This would mean the building height in between Main Street and the Alleys would be less than 64 feet.

Recommendation summary proposed by Phil Wilmot:

- Recommendation 1 – 40 ft facing Main Street with one story step up half way back to Alley, 64 ft between Alley and Church
- Recommendation 2 – Adoption of design standards to be prioritized and addressed sooner than rewrite of zoning code

Phil Wilmot made a motion that the Downtown Advisory Board recommends approval of chapter 5 of the Gen H Comprehensive Plan with following:

- Moves that the Downtown Advisory Board recommends 40 ft elevation on Main Street, back half to be plus 1 to be worked out by the City, outside of that remains 64 ft.
 - All members present were in support of this recommendation.
- Revisiting the 64 ft height limitations to determine if updates may be needed
 - Jerry Fitzgerald, Patsy DuPre and Aaron Adams were not in favor of this recommendation.
- Prioritize adoption of downtown design standards

John Ryan seconded. No further discussion. All in favor. No opposed.

NEW BUSINESS - Organizational Meeting –The purposes of this section are to appoint a board chair and vice chair, and subcommittee members.

Aaron Adans made a motion to nominate Caroline Gunther as chair, Matthew Hickman as vice chair. Chris Cormier seconded. All were in favor

Matthew Hickman made a motion to approve the committee listed on the Community Character team with Diane Dean added to Community Character Team as recommended by Patsy Dupre. Aaron Adams seconded. All were in favor.

*Caroline	Gunther	Wag! A Unique Pet Boutique
*Matthew	Hickman	Underground Baking Company / Independent Bean Company
*Patsy	DuPre	Volunteer
Linda	DiPaola	7th Avenue Property Owner
Michele	Sparks	Art Mob Studios

*Aaron	Adams	White Duck Taco
*Nancy	Neikirk	Volunteer
Kristen	Lee	Volunteer
* Phil	Wilmot	Art on 7 th
Diane	Dean	Art League

Aaron Adams made a motion to approve the Economic Vitality committee listed. Sam Simmons seconded. All were in favor.

Economic Vitality - * board members		
Mark *	Pavao	Black Bear Coffee
Caroline *	Gunther	Wag! A Unique Pet Boutique
Carol	Sitzer	Downtown Property Owner
John *	Ryan	Apple Valley Model Railroad Club
Daniel	Carey	Pisgah Legal Services
Nancy *	Neikirk	Volunteer
Phil *	Wilmot	Art on 7 th
Jerry*	Fitzgerald	Mountain Deli
Aaron*	Adams	White Duck Taco

Matthew Hickman made a motion to approve the events team listed. Patsy DuPre seconded. All were in favor.

Events Team * board members		
Caroline *	Gunther	Wag! A Unique Pet Boutique
Walt	Slagel	Volunteer
Michele	Sparks	Art Mob Studios
Jack	Maniscalco	Event Volunteer
Stacey	Fields	Raspberry Fields
Bryan	Byrd	Realtor
Peggy	Hamlin	Volunteer
Nancy*	Neikirk	Volunteer

Matthew Hickman made a motion to approve the calendar of committee meetings. Sam Simmons seconded. All in favor.

Downtown Advisory Board – 2nd Tuesdays at 4pm

2024:

- July 9
- August 13
- September 10
- October 8
- November 12
- December 10

2025:

- January 14
- February 11
- *March 11 (NO MEETING – NC MAIN STREET CONFERENCE)*
- April 8
- May 13
- June 10

Community Character (9am) & Economic Vitality Team Meetings (4pm) on 1st Tuesdays

2024:

- August 6
- September 3
- October 1
- ~~November 5~~ **MOVED TO**
WEDNESDAY, NOVEMBER 6 – to
miss Election day
- December 3

2025:

- January 7
- February 4
- March 4
- April 1
- May 6
- June 3
- July 1

Events Team (9am) on 1st Thursdays – does not meet in June, July and August

2024:

- September 5
- October 3
- November 7
- December 5

2025:

- January 2
- February 6
- March 6
- April 3
- May 1

INFORMAL DISCUSSION – No further discussion.

ADJOURNMENT – Matthew Hickman made a motion to adjourn the meeting.

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