



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

DUNCAN TERRACE (P21-79-CZD)

NCM MEETING DATE: DECEMBER 9TH, 2021

PETITION REQUEST: Rezoning: Planned Residential Development Conditional Zoning District (PRD-CZD)

APPLICANT/PETITIONER: Leah Bergman of Lee Ray Berman LLC.

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 9th, 2021 at 2pm in the City Operations Building at 305 Williams St and via Zoom.

5 members of the public were in attendance in-person with 6 others attending virtually. Additionally, in attendance were 2 members of the applicant team and 4 members of City staff.

There was 1 pre-submitted comments.

A citizen asked a question about what the 80% AMI (area median income) in Henderson County was. The applicant stated for a one-person family it is \$40,160 a year, for a two-person family it is \$45,840 a year, for a three-person family it is \$51,600 a year, for a four-person family it is 57,280 a year, five-person is 61,920, six-person is \$66,480 and seven -person is \$71,040. One person asked about the prices for the affordable units and the applicant stated one-bedroom, one-bath \$680, two-bedroom, two baths is \$800, and three-bedroom, two baths would be \$1,050. This would not include electricity but would include cable. Questions were also raised about the access to the site, number of accesses, how the 10 year “affordable term limit” would work, prices of the affordable units.

Citizens raised concerns related to the amount of development in this area, increased traffic, current traffic infrastructure, future NCDOT improvements, impact on environment (tree removal and flooding near US 64), density and the one proposed access off of Duncan Hill Road.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.