



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY DOWNTOWN ADVISORY BOARD



SUBMITTER:	Jamie Carpenter, Downtown Manager	MEETING DATE:	July, 9, 2024
AGENDA SECTION:	NEW BUSINESS	DEPARTMENT:	Community Development - Downtown
TITLE OF ITEM:	Downtown Advisory Board – Downtown Master Plan Final Discussion		
ATTACHMENTS:	Email sent to Downtown Advisory board June 12 summarizing points from previous meeting. Main Street Historic District Map		

The Downtown Advisory Board has provided input and recommendations for the Gen H Comprehensive Plan and Downtown Master Plan in the last 10+ months. At the June 11 meeting, staff received a presentation from the consultant, and participated in a guided review and discussion of the Downtown Master Plan, led by Matt Manley, Strategic Projects Manager with the Planning Department. The following updates and discussion points:

- A) Recommendations from the Planning Board (this includes for the entire Gen H Comprehensive Plan, which also includes the Downtown Master 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.
- B) Draft recommendations from Downtown Advisory Board:**
Recommended Approval of Chapter 5 – Downtown Master Plan - with the following revisions/considerations:
- a. Building Height recommendation...(discussion in item C below)
 - b. Consider different photo examples that have more direct relevance to Hendersonville – PB Concurred
 - c. Address readability of maps and illustrations (include road names and landmarks) – PB Concurred

- d. Use color coding throughout Streetscape Character section for better understanding of recommendations. Include legend. (pgs 218-222)
- e. Clarify Building Height on Pages 258 and 259
- f. Better instruction or diagrams to help inform signage recommendations
- g. Correct any map labeling errors

C) Items for Downtown Advisory Board Final Discussion on July 9: Follow up regarding policy-related items discussed at June 11 meeting:

- a. Building Height (Chris Cormier – suggested taller than current state legislation (64 ft) - also further review on the discrepancy between the building height facing Main Street
- b. Page 257 regarding building height facing Main Street in Historic District – There was confusion at the June 11 DAB Meeting regarding building height being reduced for buildings that are facing Main Street.

CLARIFICATION: The recommendation in the plan is that buildings facing Main Street within the Main Street Historic District to not exceed 3 stories. This recommendation means:

- If a building that is not designated as a historic structure that faces Main Street were to be demolished, a new building could not be built over 3 stories.
 - **EXAMPLE** – the PNC Bank Building is not a historic structure. If that building were to be demolished and rebuilt, it would not be recommended for that structure to be over 3 stories (40 feet) rather than the 64 feet (4 stories) allowed for buildings out side of the historic district.
- c. Other discussion items may include:
- Is there anything major you believe we are missing and absolutely should be added?
 - Other site design discussions?