



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

FIRST AVE VILLAS (P24-26-CZD)

NCM MEETING DATES: JUNE 6TH, 2024

PETITION REQUEST: Rezoning: First Ave Villas- Conditional Zoning District (CMU-CZD)

APPLICANT/PETITIONER: ARY Development LLC (Applicant)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 6th, 2024, at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 30 minutes.

There were 6 members of the public in attendance in-person while 7 attended virtually. The applicant and their development team were present with a total of 5 attendees. The City was represented with 2 members Planning staff.

Staff gave the formal introduction and a brief overview of the request.

There were six pre-submitted which were provided to the developer at the meeting. The developer was able to respond to the comments and questions.

The development team was allowed to present their project proposal for the proposed apartment development.

Concerns and questions from the public related to:

- Concern over affordability for current Hendersonville residents.
- Gentrification and displacement of current residents along First Avenue.
- Property tax increases could negatively impact residents along First Avenue.
- What is the price point that the developer will sell the condos at?
- Overflow vehicles parked on either side of First Ave can cause dangerous road conditions.
- Increase in traffic from development.
- Need for a written agreement between the Church of Nazarene and the Developer for extra parking.
- Massing and density not appropriate for neighborhood.
- Architecturally incompatibility with the neighborhood.
- Overall height of the property and the invasion of privacy caused by the upper floor balconies.

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