



**CITY OF HENDERSONVILLE  
AMENDED AGENDA ITEM  
SUMMARY  
PLANNING DIVISION**



**SUBMITTER:** Sam Hayes, Planner II      **MEETING DATE:** August 21, 2024

**AGENDA SECTION:** New Business      **DEPARTMENT:** Community Development

**TITLE OF ITEM:** 401 N Main Street – Installation of AC Unit on Exterior Side of Building  
(H24-050-COA) – *Sam Hayes / Planner II*

**SUGGESTED MOTION(S):**

<p><b>1. <u>For Recommending Approval:</u></b></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-050-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <b><u>not incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"><li>1. The new mechanical system is installed so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features. <b>(Sec. 3.10.3)</b></li><li>2. The location of the new air conditioning unit is placed in an inconspicuous area and is adequately screened from view. <b>(Sec. 3.10.8)</b></li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>	<p><b>1. <u>For Recommending Denial:</u></b></p> <p>I move the Commission to find as fact that the proposed application for a Certificate of Appropriateness, as identified in file # H24-050-COA and located within the Main Street Historic District, if added according to the information reviewed at this hearing and, with any representations made by the applicant on record of this hearing, is <b><u>incongruous</u></b> with the character of the Hendersonville Historic Preservation Commission Design Standards (Main Street) for the following reasons:</p> <ol style="list-style-type: none"><li>1. The new mechanical system significantly alters the building's exterior elevations, historic building fabric, and site features. <b>(Sec. 3.10.3)</b></li><li>2. The location of the new air conditioning unit is not placed in an inconspicuous area is not adequately screened from view. <b>(Sec. 3.10.8)</b></li></ol> <p style="text-align: center;"><b>[DISCUSS &amp; VOTE]</b></p>
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<b>PROJECT/PETITIONER NUMBER:</b>	H24-021-COA
<b>PETITIONER NAME:</b>	Jason Reasoner (Applicant and Property Owner)
<b>EXHIBITS:</b>	A. Staff Report B. COA Application C. Warranty Deed