



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

APPLE RIDGE (P22-08-CZD)

NCM Meeting Date: January 31st, 2022

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

APPLICANT/PETITIONER: Ashlynn McCoy- The Housing Assistance Corporation

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 31st, 2022 at 2pm in the City Operations Building at 305 Williams St and via Zoom.

10 members of the public were in attendance in-person with 2 others attending virtually. Additionally, in attendance were 3 members of the applicant team and 3 members of City staff.

There were 0 pre-submitted comments.

Concerned citizens asked questions related to the price of the units and affordability. At the time, the applicant did not have a rental range for the units available to share at the meeting. The applicant advised the rents would be dependent on their funding source which wasn't determined yet. Questions were also raised about the existing mobile home on the site, ownership of the property, single family home square footages, playground access and homeowner associations.

Citizens raised issues related to traffic safety, affordability, impact on environment (tree removal and stormwater runoff), density, stream protections, setbacks, the proposed sewer pump station being located near an adjacent well and that the paper had published the meeting starting at 3pm instead of 2pm. (Bill Moss with the Hendersonville Lighting stated it was printed in error. Staff extended the meeting for those who showed up late and HAC gave their opening presentation again.)

One commentor stated that the City desperately needs affordable housing but stated that the project needs to be done right.

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