



CITY OF HENDERSONVILLE
ENVIRONMENTAL SUSTAINABILITY BOARD
City Operations Center – 2nd Floor Meeting Room | 305 Williams St,
Hendersonville, NC 28792
Tuesday, May 13, 2025 – 4:30 PM



AGENDA

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. April 2025 Meeting Minutes

4. PUBLIC COMMENT (15 minutes)

5. OLD BUSINESS

A. Review of remaining budget, *Caitlyn Gendusa, Staff Liaison (5 minutes)*

Board members consider utilizing extra funds for professional development opportunities (workshops, demonstrations, and other educational opportunities).

B. Green Partnership update - *Jane Edgar, Member (5 minutes)*

C. Hendo Earth Fest update - *Virginia Tegel, Chair, Omar Zafra, Vice-Chair, and Betsey Zafra, Chair of Hendo Earth Fest (10 minutes)*

D. Sustainability Demonstration Station update - Virginia Tegel, Chair and Omar Zafra, Vice-Chair

Virginia Tegel: Farmer's Market dates needed volunteers at the S.D.S:

https://docs.google.com/document/d/15Qi4aX_5a6wihbGM-vNnsarnLMD6J1KgE4VQ9PGQIu8/edit?usp=sharing

Omar Zafra: Solar project at S.D.S. update

6. NEW BUSINESS

A. Discuss board priorities, projects, and future goals - *Virginia Tegel, Chair and all board members (20 minutes)*

ESB Sustainability Strategic Plan tracker

<https://docs.google.com/spreadsheets/d/1bUVIA6uWUV8aYAsoYg2GrU1QGO-mqbN-Gxco3oEsbO8/edit?usp=sharing>

Sustainability Strategic Plan

7. **CITY COUNCIL UPDATE (5 minutes)**

8. **SUSTAINABILITY MANAGER UPDATE (5 minutes)**

- A. New grant awarded from N.C. Dept. of Environmental Quality for energy efficiency upgrades to City Operations Building

Update on new volunteer form

9. **UPCOMING CITY COUNCIL TOPICS PERTINENT TO ESB**

- A. Kyla Christensen, *Student Member (5 minutes)*

10. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.



CITY OF HENDERSONVILLE
ENVIRONMENTAL SUSTAINABILITY BOARD
 Sustainability Demonstration Station | 650 Maple St. | Hendersonville, NC
 28792



Tuesday, April 08, 2025 – 4:30 PM

MINUTES

1. CALL TO ORDER

- a. Meeting called to order at 4:35 p.m.
- b. All present except Judy Moolten, Gina Baxter, Jane Edgar, and Jill Carter

2. APPROVAL OF AGENDA

- a. Alicia Stump motioned first followed by Emily Davidson

3. APPROVAL OF MINUTES

- a. Fiona McColley motioned first followed by Emily Davidson

4. PUBLIC COMMENT

- a. No public comment made

5. NEW BUSINESS

- a. Vote on reallocation of stream restoration funds

All board members in agreement to utilize funds for the following purposes:

\$5,000 total to spend

\$1,000 native plants to giveaway at tree planting day, also confirm ESB members volunteering for event

\$1,500 - water testing sponsor

\$500 Brooklyn Community Garden streambank restoration

\$375 - 5 compost bin giveaway for HEF

- 3. Sustainability Demonstration Station workday and discuss new member projects
- 4. Confirm ESB volunteers for Bradford Pear Bounty event - *Caitlyn Gendusa, Staff Liaison*

Fiona McColley will be volunteering

CITY COUNCIL LIAISON UPDATE

Councilmember Gina Baxter not present.

ADJOURNMENT

Meeting adjourned at 6:33p.m.

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

	A	B
1	FY 25 Budget	\$ 16,700.00
2		
3	Spent	
4	Sustainability Demonstration Station	\$3,686
5	Green Partnership	\$361.16
6	Monarch Migration	\$180
7	Community Outreach/Mayor's Monarch	\$260
8	Stream Restoration Funds	\$4,484
9	Hendo Earth Fest	\$4,750
10		
11	Remaining funds	\$ 2,979.08

GEN H

HENDERSONVILLE COMPREHENSIVE PLAN

Adopted August 1, 2024

Implementation Projects

In order to carry out the Implementation Strategy and advance the Gen H goals, objectives, and future land use pattern, the City must implement a variety of projects. To do this, the City can draw upon a toolbox of local government measures available in North Carolina. These include the following:

LOCAL GOVERNMENT PLAN IMPLEMENTATION TOOLBOX:



Ordinances

Requirements for where new development projects can locate and what design standards they must meet.



Public Investments

Parks, streets, greenways, community facilities, and other community improvements funded with public monies.



Programs and Policies

Analysis of specific issues and detailed plans for specific areas in the community to better understand local circumstances and develop a shared path forward.



Follow-Up Studies and Plans

Public initiatives such as a community tree planting program and policies such as how to request neighborhood traffic calming measures.

Customized Tools

The planning team went through a special process to identify and select tools that are well aligned with the Gen H Plan goals, feasible for the City and its partners to carry out, and impactful in advancing the shared community vision described in the plan. Altogether, there are 76 different implementation projects. Together, they form a portfolio of measures that will help the City implement the Gen H Plan in a meaningful and manageable way. The projects have been organized under the 10 Gen H Plan goals to help readers find the strategies that address the issues they care about most. The resulting list is presented on the following pages.

This portfolio represents years, if not decades, of work by City staff. As a result, the planning team has also identified 34 projects within this list as candidates for short-term

action (i.e. for launching within two years of plan adoption), and further delineated these into three categories, with 10 projects identified as highest priority for action, 18 projects as a higher priority for implementation, and six projects that are a high priority for initiation. This list is included in a Short-Term Implementation Projects Table that is separate from the comprehensive plan but is reviewed and adopted by the Planning Board and City Council at the same time as the plan to provide direction to City staff on which projects to work on first. Even this is much more than can be pursued in the short term, but these measures give the City a good pool of potential projects to work on first.

The project prioritization list is a stand alone document that is intended to be flexible as the city grows and changes over the years and is managed by the City.



3. Healthy and Accessible Natural Environment

3.01: Update green space protection standards as part of new UDO (Project 4.01) to promote access and prioritize type and quality of green space protected with new development

Develop green space standards for new development that clarify the preferred type and characteristics of land to be protected or dedicated, and that promote local access to this resource.

3.02: Explore updating floodplain development standards, including increasing freeboard requirements, strengthening redevelopment standards

Review existing floodplain protection requirements for new development and redevelopment against current best practices to identify potential updates to reduce flood risk and damage.

3.03: Integrate Natural Resources requirements in zoning ordinance with floodplain requirements as part of the new UDO (Project 4.01)

Combine the development standards for natural resources and floodplain protection as part of drafting a new Unified Development Ordinance.

3.04: Seek federal and state grants to fund floodplain property buyouts to expand flood storage capacity and increase urban greenspace

Reduce the risk of future property damage and loss of life by acquiring properties damaged by flooding from property owners on a voluntary basis using funding from state and federal sources. This will also increase the flood storage capacity in the floodplain and increase public open space along the rivers and creeks in the community. (Example: [Lyons, CO](#))

3.05: Implement top priorities of Parks & Green Space Master Plan

Improve the local park system by pursuing the top implementation projects called for in the new Parks & Green Space Master Plan.

3.06: Develop urban forestry plan for maintaining and expanding tree canopy

Work systematically to protect and expand the tree canopy in the city by drafting and implementing an urban forestry plan.

3.07: Develop educational program to reduce spread of invasive species and promote native and pollinator plants

Promote the care and planting of vegetation that is adapted to local conditions and representative of the local natural history by conducting a community education program on native plants, including how to reduce the spread of invasive species and plant edible trees/edible landscaping in community landscaped areas and community gardens.

3.08: Support County to update and implement 2010 Henderson County Agricultural Preservation Plan to promote agricultural economic development

Boost local farm economics and the ability to make a living from the land by supporting Henderson County in updating and implementing its Agricultural Preservation Plan.

3.09: Identify and pursue several streambank/stream corridor restoration projects

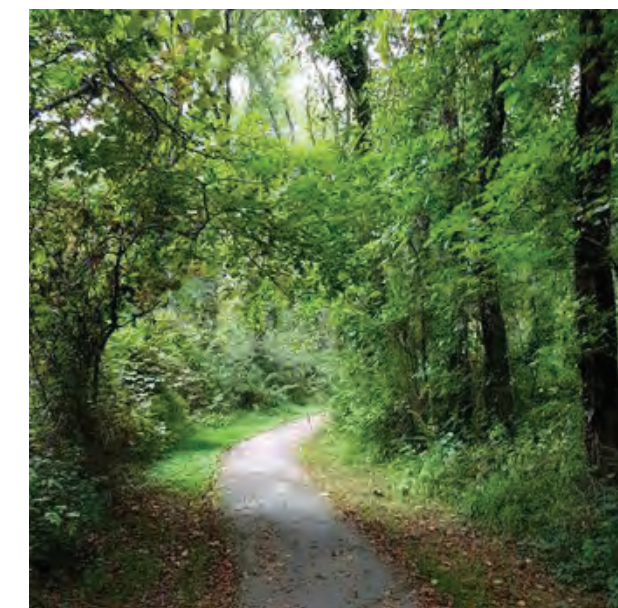
Improve water quality and local stream ecosystems by restoring eroding streambanks and damaged stream corridors.

3.10: Add standards to protect steep slopes

Improve local environmental protection and reduce the risk of landslides by drafting ordinances provisions to protect steep slopes from new development and redevelopment.

3.11: Assist local partners in acquiring conservation easements on sensitive lands (floodplains, creeks, steep slopes, wetlands, etc.)

Protect the community's essential green infrastructure by helping partner organizations acquire the development rights to sensitive natural areas to keep them in conservation uses.



Jackson Park in Hendersonville | Yelp



6. Reliable and Accessible Utility

6.01: Align utility and infrastructure policy/plans with land use plans and with local and state partners

Coordinate land use, utility, and infrastructure planning and policies with partner agencies to advance community goals.

6.02: Explore options to help community pursue renewable energy and energy efficiency improvements

Research ways to increase the use of clean energy as a percentage of overall energy needs, and engage partners on promising options.

6.03: Explore options for funding watershed protection to ensure clean water supply

Research ways to protect water supply by investing resources in watershed protection.

6.04: HVL Team: Add water, wastewater, and stormwater projects

Fund priority utility and infrastructure projects to provide water, wastewater, and stormwater management services.



Hendersonville water supply



Solar panels | Adobe Stock



9. Accessible and Available Community Uses and Services

9.01: Continue to consider access and equity in development of service master plans (e.g. parks plan, Walk Hendo plan)

Work to make City systems more accessible and equitable by continuing to include these considerations in the development of service master plans.

9.02: Continue to identify additional opportunities to consistently provide accessible meetings and public participation

Work to increase public engagement and involvement by finding additional ways to make public meetings and activities accessible.

9.03: Conduct cost-benefit/co-benefits analysis to see which public investments would deliver the most value

Use analytical tools to evaluate the community benefits of future public investments.

9.04: Explore joint use opportunities to maximize public facility infrastructure (utilizing schools, places of worship, etc.)

Evaluate the potential to leverage existing public and civic facilities to help meet community demand for services such as recreation, senior activities, and community programs.

9.05: Continue to explore smart cities technologies to make selected improvements to service delivery

Develop tools and processes such as vendor demos and pitch and pilot events to evaluate the potential of new technologies to improve local services.

9.06: Support opportunities to strengthen local wrap around services for community members experiencing homelessness, mental illness, substance abuse, domestic abuse, and other issues

Help improve social service delivery by supporting provision and coordination of integrated solutions and assistance.



10. Resilient Community

10.01: Prepare Community Readiness Plan

Help the community manage future disruptive events like the COVID-19 pandemic by preparing a special plan to increase its readiness and resilience.

10.02: Develop Community Emergency Response Teams (CERT) to help with community preparedness

Create and train a corps of local volunteers to assist during natural disasters and other disruptive community events.

10.03: Continue to promote City fiscal health by extending time horizon on CIP and staffing plan

Continue to look into the future to plan and manage staffing and infrastructure costs by extending the time horizon on the City's capital improvements plan and staffing plan.

10.04: Explore payment in lieu of taxes for tax exempt property owners

Support improved service delivery for all community members by evaluating manageable and meaningful revenue contribution opportunities from those that are currently tax exempt.

10.05: Implement projects in 2024 Sustainability Plan

Reduce the City's environmental footprint by implementing actions from the Sustainability Strategic Plan to reach greenhouse gas reduction goal (specified in plan).

10.06: Support County in implementing top projects from 2025 South Mountains Regional Hazard Mitigation Plan, once it's updated

Improve regional readiness and resilience to respond to natural hazards by helping the County implement the regional hazard mitigation plan.

10.07: Explore and advocate for additional revenue options, like 1/4-cent sales tax, grants, and loans

Identify and pursue new revenue sources to help provide local public services.

10.08: Conduct analysis to ensure full alignment of adopted City plans

Help make sure all of the City's adopted plans are working together in a coordinated manner by analyzing their consistency.

Environment	Name_First	Name_Last	Phone	Email	I Am Interes	Activities Li	How Did You	I Am Particu
17	Ali	Lien	(828) 384-4	ali@mount	Hendo Eart			Energy, Wa
16	test	test		eerwin@h	Sustainabili			Energy
15	Nancy	Mitchell	(239) 940-5	nancywm2	Sustainabili	Rhythm an	at the fram	Energy, Wa
14	Jeanne	Wilson	(407) 925-1	jeannerose	Sustainabili	Hendo Eart	Virginia Te	Land Mana
13	Rebecca	Patton	(828) 329-7	silverfoxen	Sustainabili	farmers m	visiting kio	Energy, Lar
12	Mary	Hardvall	(828) 817-6	mhardvall	not at this	Hendo Eart	Dems	
11	Doug	Davlin	(828) 545-6	douglasdav	Sustainabili	Have volun	Face Book	
10	Betsy	Alger	(206) 890-5	betsy.alger	Sustainabili	Hendo Eart	Virginia	Transporta
9	Heather	Percival	(585) 233-1	perciheath	Sustainabili	All		Energy, Tra
8	Edward	Wilson	(407) 956-7	ejw1955ch	Hendo Eart	Hendo Eart	Ann Twigg	Energy, Tra
7	Wendy	O'Brien	(904) 923-5	got2run.ob	Sustainabili	Hendo eart	Poster on	Waste Mar
6	Wendy	O'Brien	(904) 923-5	got2run.ob	Sustainabili	Hendo Eart	Poster on	Waste Mar
5	Travis	Percival	(512) 585-6	travisperci	Sustainabili	All	Honestly I	Energy, Lar
4	Grady	Nance	(248) 910-4	gradynance	Sustainabili	Demo Stati	ESB	Energy, Lar
3	Sarah	Richards	(917) 453-6	sarahrichar	Rhythm an	Both		Energy, Tra
2	AMANDA	IVEY	(828) 606-7	Amanda.Iv	Sustainabili	We have ta		Energy
1	Virginia	Tegel	(231) 392-2	virginiateg	Sustainabili	many	fb	Energy

IsThereAny	Entry_Statu	Entry_Date	Entry_Date	Entry_DateUpdated
Mountain F	Incomplete	#####		#####
	Incomplete	#####		#####
	Submitted	#####	#####	#####
For upcoming	Submitted	#####	#####	#####
I'm eager to	Submitted	#####	#####	#####
Thank you	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
I am a seas	Submitted	#####	#####	#####
I am a seas	Incomplete	#####		#####
	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
	Submitted	#####	#####	#####
I am the Ev	Incomplete	#####		#####
thx	Submitted	#####	#####	#####



City Council Regular Meeting

Item A.

05/01/2025 05:45 AM

City Hall - 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC
28792

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

3. PUBLIC COMMENT - *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

4. CONSIDERATION OF AGENDA

5. CONSENT AGENDA - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

A. Approval of Minutes - *Jill Murray, City Clerk*

25-04-03_CC_Regular_Session_Minutes.pdf (50.79 MB)

25-04-23_CC_Second_Meeting_Minutes.pdf (16.30 MB)

B. Acceptance of an Emergency Bridge Loan Increase for Hurricane Helene Utility Damages – *Adam Steurer, Utilities Director*

AIS-20250501-AcceptFunding-HurHeleneEmergencyLoanIncrease.pdf (0.05 MB)

Resolution-20250501-AcceptFunding-HurHeleneEmergencyLoanIncrease.pdf
(0.02 MB)

City_of_Hendersonville_HEL-0017_FO_increasepackage.pdf (1.38 MB)

C. May 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

AIS_May2025 Project Ordinances and Reimbursement Resolutions.pdf (0.05 MB)

CPO_110 Williams Project 25003.pdf (0.03 MB)

RR Operations Center Energy Efficiency #G2505.pdf (0.02 MB)

RR_110 Williams Project 25003.pdf (0.02 MB)

Operations Center Energy Efficiency Project, #G2505. A grant project ordinance and reimbursement resolution appropriating \$128,928 in grant funds (from NC State Energy Office) to install smart thermostats and replace HVAC units at the City Operations facility to improve energy efficiency.

D. Application for a NCDOT Comprehensive Bicycle Planning Grant - *Blake Fulgham, Management Analyst II*

25004 Bicycle Update Grant 2025.pdf

The North Carolina Department of Transportation has established a grant that provides funding to municipalities for the development/update of Comprehensive Municipal Bicycle and Pedestrian Plans. Staff are working with the French Broad River Metropolitan Planning Organization and Blue Ridge Bicycle Club to generate an application for the Comprehensive Bicycle Plan Update Grant. The last Bicycle Plan was adopted in 2018, which qualifies our municipality to apply for a Plan Update instead of a New Complete Plan. A resolution in support has been provided. Please let us know if you have any questions.

CityOfHendersonvilleResolutionofSupport Bicycle Planning Grant 25.pdf (0.02 MB)

E. Annexation: Certificate of Sufficiency- Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

Agenda Item- Quattlebaum Properties F, LLC 25-22-ANX.pdf (0.06 MB)

Certificate of Sufficiency- Quattlebaum Properties F LLC 25-22-ANX.pdf (0.03 MB)

Resolution Scheduling Public Hearing-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.03 MB)

Annexation Plat-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.80 MB)

Metes and Bound-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.11 MB)

Annexation Map-25-22 ANX Quattlebaum Properties F LLC 25-22-ANX.pdf (2.58 MB)

Deed- Quattlebaum Properties F LLC 25-22-ANX.pdf (0.29 MB)

Application-Quattlebaum Properties F LLC 25-22-ANX.pdf (1.15 MB)

F. Approval of Fiscal Year 2025 Annual Audit Contract – *Krystal Powell, Finance Director*

ITEM-Consent-Auditor Selection 2025.pdf (0.05 MB)

City of Hendersonville Contract 2025.pdf (1.07 MB)

City of Hendersonville Eng Letter 2025.pdf (0.32 MB)

2025 Auditor Selection Resolution.pdf (0.01 MB)

G. May 2025 Budget Amendments – *Adam Murr, Budget & Eval. Director*

AIS_ May 2025 Budget Amendments.pdf (0.05 MB)

05012025-01: An amendment to increase the Community Waste Reduction Grant Project #G2403 by \$8,000 for a grant match.

05012025-03: An amendment decreasing the Clear Creek Greenway Project #18026 by \$150,000 due to an unsecured grant.

H. Construction Contract Award of the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project – *Michael Huffman, Stormwater Director*

Lower Mud Creek Floodplain Restoration and Flood Risk Reduction (DWI Project No. SRP-SW-ARP-0012) intends to reduce flooding and restore natural floodplain functions along Mud Creek in south Hendersonville. Spanning two City-owned parcels totaling 27 acres, the project will reconnect floodplains, restore over 2,000 linear feet of first-order streams, stabilize 1,500 linear feet of streambank, and enhance 20 acres of wetlands and riparian areas. These efforts will boost floodwater storage, mitigate chronic flooding, and improve water quality by addressing stormwater runoff and habitat degradation. Formal bids were received on April 17, 2025, however, only two bids were

Bid Analysis Summary 4.19.25.pdf (0.45 MB)

I. 2025 Series Water & Sewer Revenue Bond Initial Resolution - *Adam Murr, Budget & Evaluation. Director*

AIS 2025 WS Revenue Bond Initial Res.pdf (0.05 MB)

The City of Hendersonville is pursuing a 2025 Revenue Bond not to exceed \$11,500,000 total borrowing at an interest rate not to exceed 6.00%. The borrowing provides funding for (1) a CCTV Inspection Truck acquisition, (2) the NCDOT Highland Lake Road Water Improvement Project, (3) the Wastewater Treatment Plant Biosolids Drying System Project, (4) the Water Treatment Plant 15MGD Expansion Project, (5) the Operations Facility Improvements/Expansion Project, (6) the Wastewater Treatment Plant Residuals Storage Facility Project, and (7) the Water Treatment Plant Mills River Intake Scour System Project.

Sewer Revenue Bond 2025.pdf (0.18 MB)

J. Subrecipient Agreement for CDBG-NR Funding With Housing Assistance Corporation—*Angela S. Beeker, City Attorney*

Agenda Cover Non Planning Item.pdf (0.05 MB)

2024 HAC Subrecipient Agreement_DRAFT.pdf (0.07 MB)

R-24-_CDBG Acceptance Resolution.pdf (0.02 MB)

K. Creation of Local Government Liaison Position – *John Connet, City Manager*

Local Government Liaison.pdf (0.05 MB)

Local Government Liason.pdf (0.02 MB)

6. PRESENTATIONS

A. Quarterly MVP Recipients – *John Connet, City Manager*

May Quarterly MVP agenda item.pdf (0.05 MB)

B. Proclamation-Jewish Heritage Month - *Barbara Volk, Mayor*

C. Human Trafficking Task Force – *Christina Holtgreven, True Ridge*

Human Trafficking.pdf (0.05 MB)

Human TTF.pdf (9.29 MB)

D. Hands On Children's Museum and Science Center Annual Update – *Joseph Knight, Executive Director*

E. Presentation: North Carolina Main Street Champion- *Jamie Carpenter, Downtown Manager*

main street champion agenda item.pdf (0.05 MB)

F. Proclamation-Professional Municipal Clerk's Week - *Barbara Volk, Mayor*

Staff Report Jill1.pdf (0.05 MB)

Proclamation Municipal Clerks Week May 2025 (1).pdf (0.02 MB)

G. Communications Team Recognition – *Brian Pahle, Assistant City Manager*

Recognition of Communications Team.pdf (0.05 MB)

H. Hurricane Helene Debris Update – *Tom Wooten, Public Works Director*

Helene Debris Collection.pdf (0.05 MB)

7. PUBLIC HEARINGS

A. Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes – Planner II*

CC Cover Sheet - Meadowcrest (25-12-CZD).pdf (0.06 MB)

CC Staff Report - Meadowcrest (25-12-CZD).pdf (44.72 MB)

CC Comp Plan Consistency & Evaluation Worksheets (25-12-CZD).pdf (0.02 MB)

Meadowcrest revised civils and landscape 2025-04-21.pdf (5.47 MB)

CC NCM Summary - Meadowcrest (25-12-CZD).pdf (0.14 MB)

CC Draft Ordinance - Meadowcrest (25-12-CZD).pdf (0.05 MB)

Application Meadowcrest.pdf (0.18 MB)

B. Rezoning: Standard Rezoning–2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO) – *Sam Hayes, Planner II*

Agenda Item- 2620 Chimney Rock Road (25-14-RZO).pdf (0.06 MB)

Staff Report - 2620 Chimney Rock Road (25-14-RZO).pdf (20.86 MB)

Comp Plan Consistency & Evaluation Worksheets.pdf (0.09 MB)

Planning Board Summary - 2620 Chimney Rock Road Rezoning (25-14-RZO).pdf (0.14 MB)

Zoning District Comparison PRD-CZD to HMU.pdf (0.03 MB)

Item A.

White Pine Villas Preliminary Plan Mark Up.pdf (0.81 MB)

2620 Chimney Rock Road Proposed Zoning Map.pdf (1.90 MB)

Ordinance - 2620 Chimney Rock Road 25-14-RZO.pdf (0.04 MB)

Application-2620 Chimney Rock Road 25-14-RZO.pdf (1.85 MB)

C. Rezoning: Standard Rezoning – 23 Brevard Knoll Dr (Cowan) | 25-07-RZO – *Matthew Manley, Long-Range Planning Manager*

Cover Sheet - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (0.06 MB)

Staff Report - 23 Brevard Knoll (25-07-RZO).pdf (119.91 MB)

Planning Board Summary - 329 Signal Hill Rd (P24-71-CZD).pdf (0.14 MB)

Zoning District Comparison R-20 to CHMU.pdf (0.03 MB)

Comp Plan Consistency & Evaluation Worksheets (25-07-RZO).pdf (0.05 MB)

Ordinance - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (0.05 MB)

Proposed Zoning Map - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (2.69 MB)

Application 23 Brevard Knoll (25-07-RZO).pdf (0.08 MB)

D. Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

Cover Sheet - Reforms for Housing (25-01-ZTA).pdf (0.06 MB)

Staff Report - Reforms for Housing (25-01-ZTA).pdf (2.28 MB)

Comp Plan Consistency & Evaluation Worksheets (25-01-ZTA).pdf (0.05 MB)

Ordinance - Zoning Reforms for Housing (25-01-ZTA).pdf (0.28 MB)

8. NEW BUSINESS

A. Annexation: Analysis and Advisement–Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Sam Hayes, Planner II*

Agenda Item Annexation Analysis- 25-22-ANX Sheetz Upward Road.pdf (0.05 MB)

Annexation Analysis- Sheetz Upward Road 25-22-ANX.pdf (2.02 MB)

B. Rescheduling of July 3, 2025 City Council Meeting – *John Connet, City Manager*

Change of meeting date.pdf (0.05 MB)

9. BOARDS & COMMITTEES

A. Appointment of Member to the Tourism Development Authority - *Jill Murray, City Clerk*

Staff Report Jill.pdf (0.05 MB)

10. CITY MANAGER REPORT - John F. Connet, City Manager

A. April 2025 Contingency and Adjustment Report – *John Connet, City Manager*

April Contingency and Adjustment Report.pdf (0.05 MB)

April Contingency and Adjustment Report.pdf (0.02 MB)

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager*

Closed Session Resolution (1)(4) and (5) .pdf (0.05 MB)

13. ADJOURN

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.