



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

RONAN AT HENDERSONVILLE (P24-33-CZD)

NCM MEETING DATE: JUNE 19TH, 2024

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)

APPLICANT/PETITIONER: Paul Aiesi, manager of Graycliff Capital Development, LLC [Applicant] & Robert O. Camenzind, Peggy C. Cabe, John T Fleming, Enno F. Camenzind, Paula Camenzind Carter [Owners]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 19th, 2024 at 2pm in the assembly room of the City Operations Building, 305 Williams Street. and via Zoom. The meeting lasted approximately 35 minutes.

There were 2 members of the public in attendance in-person and 2 attended virtually. The applicant and their development team were present as were 2 members of City staff.

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

There were 2 pre-submitted public comments.

The development team presented their project proposal for the 192-unit multi-family development.

Concerns and questions from the public related to:

- The need to conserve as many trees as feasible.
- Whether the stormwater detention location would affect tree preservation.
- The absence of Phase 2 being discussed during the Phase I of the Waterleaf Development review.
- Potential installation of a sound wall by NCDOT or the developer.
- The affordability of the housing units.
- Potential requirement for a Traffic Impact Analysis for the development.
- The recommendation for conducting a wildlife study.
- Concerns regarding the loss of agricultural land.

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