



NEIGHBORHOOD COMPATIBILITY MEETING REPORT  
WHITE PINE VILLAS (P22-13-CZD)  
NCM MEETING DATE: FEBRUARY 18<sup>TH</sup>, 2022

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

APPLICANT/PETITIONER: Stephen Drake and Dennis Tharrington of WDT Development, LLC

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

*A Neighborhood Compatibility Meeting was held for this project on February 18<sup>th</sup>, 2022 at 2pm in the City Operations Building at 305 Williams St and via Zoom.*

2 members of the public were in attendance in-person with 1 other attending virtually. Additionally, in attendance was 1 member from the applicant team and 3 members of City staff.

There was 1 pre-submitted comment.

A citizen asked a question about whether a TIA would be conducted for this project. The applicant stated that since the average age of the tenant is 70 and not typically working, this would reduce the amount of daily traffic, and that a TIA was not required. Questions were also raised about entrance requirements and parking.

A citizen raised concerns over stormwater run off from all the new impervious surfaces from this development. The applicant stated that the proposed development would have a sand filter basin/pond that will be adequate to handle a 25 year flood. There were also concerns raised about increased traffic on Chimney Rock Road as a result of this development.

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