

KENILWORTH HOA COMMUNITY INFORMATION MEETING

Proposed Residential Development at Swannanoa River Road & Britt Drive

Hosted by PEC+

Presenters: Hayley Todd (PEC+), Chad Lambeth (PEC+), Neil Schaap (PEC+)

Location: Zoom Meeting, June 10, 2026 (6:30-7:30 PM)

Meeting Purpose: Technical Review Committee (TRC) Community Information Meeting

I. Meeting Overview

PEC+ presented a proposed residential development located along Swannanoa River Road near Britt Drive, south of the Kenilworth neighborhood.

The purpose of the meeting was to:

- Introduce the project to nearby residents.
- Explain the current site plan.
- Discuss flood mitigation and stormwater management concepts.
- Outline the City review process.
- Gather community feedback before submission to the City's Technical Review Committee (TRC).

II. Project Summary

1. SITE INFORMATION

- Total site area: approximately 35.9 acres.
- Existing zoning includes multiple zoning districts that would be consolidated through a conditional zoning process.
- Much of the previously developed portion of the site was impacted by flooding and storm damage.
- Existing utilities are available to the property.
- A creek (Ross Creek) runs through the site before joining the Swannanoa River.

2. PROPOSED DEVELOPMENT

The proposal currently includes:

- Two development areas ("Pod A" and "Pod B").
- Approximately 549 residential units total.
- Residential buildings constructed above podium parking levels.
- Parking located beneath residential units to keep living spaces above flood elevations.

- Retention of significant portions of existing wooded areas, particularly adjacent to Kenilworth.

3. AREAS NOT PROPOSED FOR DEVELOPMENT

PEC+ stated that the northeastern portion of the property is not currently proposed for development as part of this application.

4. FLOODING AND STORMWATER MANAGEMENT

Flooding was identified as one of the primary issues being studied.

- A flood study is currently underway.
- FEMA floodplain data is being used in project analysis.
- Buildings are proposed above parking structures to keep residential units outside flood-prone areas.
- Floodplain compensation areas are being evaluated to offset impacts from development.
- Underground stormwater detention systems are proposed to:
 - Store stormwater during rain events.
 - Slow the release of runoff.
 - Reduce impacts on downstream properties.
- The project must comply with regulations that prohibit increasing peak stormwater flow onto neighboring properties.

PEC+ acknowledged that flood mitigation is a major focus of ongoing engineering review.

5. OPEN SPACE AND TREE PRESERVATION

PEC+ presented an exhibit showing proposed disturbance areas and undisturbed areas.

- Approximately 22 acres of the site would remain undisturbed.
- Development is concentrated in areas that have already been cleared or previously developed.
- Existing wooded areas adjacent to Kenilworth are intended to remain largely intact.
- The project team stated they are attempting to minimize grading, tree removal, and disturbance wherever possible.

6. TRAFFIC AND ACCESS

The project currently proposes access from Swannanoa River Road.

PEC+ explained:

- A traffic impact study is underway.
- The study will evaluate roadway impacts and identify any necessary improvements.
- The City will review the results as part of the approval process.

7. EMERGENCY ACCESS

- A secondary emergency access is required by fire code because of the size of the development.
- The currently shown connection toward the neighborhood would be for emergency/fire access only.
- The access would not be intended for normal resident traffic.
- Alternative locations for emergency access are still being discussed with City staff.

8. GREENWAY CONNECTIVITY

- The project team is aware of planned Greenway improvements in the area.
- They support future Greenway connections.
- They would be interested in coordinating with the City on future Greenway access adjacent to the site.

III. Review and Approval Process

COMPLETED

- Pre-Application Meeting (February 18)

UPCOMING

- TRC Application Submission (June 24)
- City Staff Review and Comments (Mid-July)
- Technical Review Committee Meeting (Late July or Early August)
- Planning and Zoning Commission Review (September or October)
- City Council Review and Public Hearing (October or November)

PEC+ noted that the process could extend several months depending on review comments, deferrals, etc.

IV. Community Questions & Responses

1. SITE DESIGN AND PARKING LAYOUT

Community Questions

Residents questioned:

- Whether the design reflects urban planning principles.
- Why parking is located along Swannanoa River Road.
- Whether buildings could engage the street and future Greenway more directly.

PEC+ Response

- Parking ratios currently meet zoning requirements.
- Floodplain constraints strongly influence building placement.
- Ground-floor commercial space was considered but presents challenges in a flood-prone location.
- The team agreed to further evaluate comments regarding parking placement and street engagement.

2. TREE PRESERVATION AND FUTURE DEVELOPMENT

Community Questions

Residents asked:

- Whether the wooded hillside behind the development would remain protected.
- Whether future development could occur in those wooded areas.

PEC+ Response

- The current intent is to leave most wooded hillside areas undisturbed.
- Significant slopes make future development difficult.
- Current plans focus development in flatter, previously disturbed portions of the site.
- No additional development is currently proposed in those wooded areas.

3. FLOODING, ROSS CREEK, AND DAM SAFETY

Community Questions

Residents raised concerns about:

- Repeated flooding along Ross Creek.
- The impact of future extreme weather events.
- Potential risks associated with the upstream dam.
- Whether residents could become isolated during major flood events.

PEC+ Response

- Dam breach scenarios will be considered during final design.
- Flood studies are currently underway.
- Stormwater systems and floodplain compensation areas are intended to reduce impacts where possible.
- The project cannot legally increase peak stormwater discharge onto neighboring properties.
- The team acknowledged concerns regarding flood history and future storm events.

4. TRAFFIC THROUGH KENILWORTH

Community Questions

Residents expressed concern that:

- Any connection to White Pine Drive or neighborhood streets could create cut-through traffic.
- Neighborhood roads are not designed to accommodate additional traffic.

PEC+ Response

- No public traffic connection is currently proposed through the neighborhood.
- The connection shown is intended only for emergency vehicle access.
- A gated system would restrict general vehicle use.
- Traffic impacts will be analyzed through the traffic study currently underway.

5. STREAM PROTECTION

Community Questions

Residents asked how development would protect Ross Creek, particularly given concerns about water quality and stream health.

PEC+ Response

- Water quality treatment measures will be required.
- Stormwater management systems will be designed to improve runoff treatment before water reaches the creek.
- Erosion and sediment control measures would be required during construction.
- Additional environmental review will occur during detailed engineering and permitting.

6. NOISE AND NEIGHBORHOOD IMPACTS

Community Questions

Residents expressed concerns regarding:

- Increased noise from a larger residential population.
- Potential light pollution.
- General impacts on nearby homes.

PEC+ Response

PEC+ acknowledged these concerns and stated they would:

- Discuss them further with City staff during the review process.
- Explore ways to minimize noise and lighting impacts.
- Consider applicable requirements and future property management measures.

7. PROJECT RENDERINGS

Community Questions

Residents questioned whether renderings accurately represented existing tree cover and seasonal conditions.

PEC+ Response

- The renderings were intended to show building scale and context.
- Existing vegetation was used to illustrate surrounding conditions.
- The images were not intended to imply permanent evergreen screening.
- The project team acknowledged concerns regarding how vegetation was depicted.

V. Closing Remarks

PEC+ thanked residents for their participation and emphasized that:

- Community feedback will be included as part of the TRC submission process.
- Additional questions may be submitted directly to the project team.
- Meeting materials and minutes will be distributed to interested residents through an email mailing list.