

From: Stephen Kreger []
Sent: Monday, September 24, 2018 5:09 PM
To: Meredith, Maureen; Chaffin, Heather
Cc: Preya Sundaram
Subject: 10300 Dessau Road, C14-2018-0075

As per our telephone conversations today, this email confirms that the Windsor Hills Neighborhood Association voted on September 4, 2018, to support the zoning change referenced above with the condition that there be a conditional overlay limiting the number of units to a maximum of 18 total units. The vote was 6 in favor, 5 against, 5 abstentions (including the President who votes only in case of a tie). Preya Sundaram was notified by phone the next day and indicated she would support the conditional overlay.

Issues that the opponents mentioned is a significant increase in traffic on Applegate to Dessau Road, Applegate to IH 35, and on Faylin Drive to get to Childress to get to Dessau Road to go north on Dessau Road. There was a concern about the speed of traffic on Dessau Road coming around the curve where Applegate intersects Dessau Road. In addition, there is a concern that Applegate is a substandard street for several blocks both east and west in terms of width. Additional traffic generated by the project will only increase the possibility for accidents. My understanding from the COA is that there are not any plans to widen Applegate at this time or in the foreseeable future. Drainage is a concern as at least four residences abut the property and has flooded during very heavy rains and the project will increase impervious cover which could aggravate potential flooding. Privacy is also a concern for the residences that abut the property as the condos are to be two stories high and would look into the backyards.

Preya: presuming that you still support the conditional overlay mentioned above, it would be a good idea to contact Heather and Maureen to advise them of your support of the conditional overlay.

Thank you.

Stephen Kreger
President of the Windsor Hills Neighborhood Association