



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

1207 KANUGA RD (25-93-CZD)

NCM MEETING DATES: DECEMBER 4, 2025

PETITION REQUEST: C-4 CZD (Neighborhood Business - Conditional Zoning District)

- APPLICANT/PETITIONER: Greg Grooms [Applicant / Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 4, 2025 at 2pm in the 2nd Floor Meeting Room at City Hall and via Zoom. The meeting lasted approximately 1 hour.

There were 2 members of the public in attendance in-person while I attended virtually. The applicant was present and there were 3 members of City staff in attendance.

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

There were 4 pre-submitted public comments – 2 in favor and 2 opposed.

The development team was allowed to present their project proposal for the proposed office (reuse of existing structure) and 4 new townhomes.

Concerns and questions from the public related to:

- Tree preservation / erosion
- Parking / # of Employees
- Building Height
- Sidewalks
- Stream Buffers
- Floodplain / Stormwater
- Residential Unit Cost
- Traffic Impacts

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