



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
GREENVILLE HIGHWAY MULTI-FAMILY (P21-78-CZD)
NCM Meeting Dates: December 15th, 2021

PETITION REQUEST: Rezoning: Greenville Highway Mixed Use-Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: Joey Burnett

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 15, 2021 at 2pm in the City Operations Building at 305 Williams St and via Zoom.

Approximately 22 members of the public were in attendance in-person with 6 others attending virtually. Additionally, in attendance were the applicant and 3 members of City staff with 1 staff member attending via Zoom.

There were 14 pre-submitted comments which are available upon request to City Staff. Four of these pre-submitted comments were read at the meeting. The development team was then allowed to present following the pre-submitted comments read by staff.

Concerned asked questions related to the price of the units and affordability. At the time, the applicant did not have a rental range for the units available to share at the meeting. Additional questions revolved around width of sidewalks, sight distances, provision of city services including fire access and amenities on the site.

Citizens raised issues related to density, public safety, traffic safety, parking, increased traffic congestion, impact on environment (tree removal and stormwater runoff), increase noise, increase light, setbacks from Greenville Highway, compatibility with single-family neighborhood and height/visual impact of buildings.

In addition to questions and comments of opposition, there was one comment in full support of the development. Additional supportive comments were tempered with concerns over the scale of the development.

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