



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

HAWKINS POINTE (P22-16-CZD)

NCM Meeting Dates: February 28, 2022

PETITION REQUEST: Rezoning: Urban Residential - Conditional Zoning District (UR)

APPLICANT/PETITIONER: Woda Cooper Development, INC (Clay Cooper)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on February 28, 2022 at 2pm in the City Operations Building at 305 Williams St and via Zoom. The meeting lasted approximately 1.5 hours.

There were 11 members of the public in attendance in-person with 2 others attending virtually. Additionally, in attendance were the applicants, 3 members of City staff and 2 Planning Board members.

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

There were 4 pre-submitted comments which are available upon request to City Staff. Three of these pre-submitted comments were read at the meeting with the author of the 4th pre-submitted opting to read her comments directly to the developer.

Following the pre-submitted comments read by staff, the development team was then allowed to present their Low-Income Tax Credit Housing project for Ages 55+.

Concerns and questions from the public related to impacts to historic character, noise, stormwater runoff, upholding existing zoning, privacy, buffering, lighting, parking, density, enforcement of community rules, traffic congestion, landscaping/impact to existing trees, increased crime, impact to Airbnb listing, height of buildings, "fitting" with the existing neighborhood, negative online reviews of developer, etc.

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