



NEIGHBORHOOD COMPATIBILITY MEETING REPORT

BROOKLYN TOWNHOMES (P24-62-CZD)

NCM MEETING DATES: AUGUST 27, 2024

PETITION REQUEST: Rezoning: Brooklyn Ave Townhomes - Conditional Zoning District (UR-CZD)

APPLICANT/PETITIONER: MGP Shelby, LLC (Zachary Grogan)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on June 6th, 2024, at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 35 minutes.

There were 8 members of the public in attendance in-person and no one attended virtually. The City was represented with 2 members Planning staff. The applicant was present and gave some opening explanations of the project following staff's formal introduction and brief overview of the request.

There were no pre-submitted comments. Those attendance brought up a range of opinions and views. Some comments reflected a positive take on the impact of the development.

Other Questions and Concerns from the public related to:

Questions:

- Rental or for sale products? For sale.
- Cost? Market Rate.
- Number of Stories? 2 or 3.
- Number of bedrooms? 3 bedroom/ 2 bath
- Parking? 2 spaces in front plus a garage for each unit.
- Delivery Zone? Needs to be added to Site Plan
- Tree Preservation? Will meet new canopy preservation standards
- Curb Cuts on Brooklyn? Dictated by NCDOT
- TIA? Code requires it but developer asking for a condition
- Landscaping Buffers? Will meet code requirements
- Stormwater? Above ground facility

Concerns:

- Traffic impacts
- Protection from construction noise
- Affordability
- Density
- Impact to environment

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