



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
THE LOFTS AT CHADWICK (P24-04-CZD)
NCM MEETING DATES: FEBRUARY 1ST, 2024

PETITION REQUEST: Rezoning: The Lofts at Chadwick- Conditional Zoning District (GHMU-CZD)
APPLICANT/PETITIONER: Stephen Drake (President) – Broadcast Construction & Development Inc (Applicant)

Brett Barry (Manager) – Gordon Dooley Holdings LLC [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on February 1st, 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 30 minutes.

There were 16 members of the public in attendance in-person while 5 attended virtually. The applicant and their development team were present as were 2 members of City staff.

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

There were six pre-submitted which were provided to the developer prior to the meeting to read and respond to during the meeting.

The development team was allowed to present their project proposal for the proposed apartment development.

Concerns and questions from the public related to:

- The need for additional parking.
- Increased traffic from this development and current traffic conditions.
- Flooding, and the addition of more impervious surfaces.
- Stormwater retention and requirements.
- The need for affordable housing units, especially for seniors.
- The term length of how long the units are required to remain affordable.
- Proposed entrance location in relation to the intersection of Chadwick Ave. and Greenville Highway.
- Whether or not a Traffic Impact Analysis was required (it was not).
- Concerns about flooding and its impact on emergency service response to the development.
- Having a local management team in place on site.

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