



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
715 GREENVILLE HIGHWAY MULTI-FAMILY (P23-55-CZD)
NCM Meeting Dates: July 19, 2023

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

APPLICANT/PETITIONER: Matthew Benak of Crest Residential LLC. [Applicant] & Richard Herman of South Market LLC. [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on July 19th, 2023 at 2pm in the Assembly Room of the City Operations Building, 305 Williams Street and via Zoom. The meeting lasted approximately 1 hour and 25 minutes.

There were 7 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 five pre-submitted which were read by staff.

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

Concerns and questions from the public related to:

- Consideration of impacts from increased traffic.
- Flooding impacts.
- School bus traffic.
- Adding impervious surfaces in the floodplain.
- No other 4 story buildings in the area.
- Animal habitat loss.
- Stream buffers and their protection.
- Density
- “Apartment dwellers being more transient” and not focused on community.
- Rental vs. ownership of the units.
- Affordability.

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