



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 19<sup>th</sup>, 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.*