



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
1202 Greenville Highway Apartments (P22-111-CZD)
NCM Meeting Dates: December 14, 2022

PETITION REQUEST: Rezoning: Greenville Highway Mixed Use - Conditional Zoning District (GHMU-CZD)

APPLICANT/PETITIONER: David Gorman, Lock 7 Development [Applicant]

Ann Ferguson & Brooke Ferguson [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on December 14, 2022 at 2pm in the Assembly Room at the City Operations Building at 305 S Williams St. and via Zoom. The meeting lasted approximately 1 hour and 50 minutes.

There were 34 members of the public in attendance in-person while some local residents attended virtually. The representative of the applicant, Eric Mioduski was present with other members of their development team available via Zoom.

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

There were 15 pre-submitted comments which were provided to the developer in advance of 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:

- Loss of forest land / wildlife habitat
- Concern of drainage and increased flooding issues / importance of stormwater storage on this site
- Incompatibility of proposed density - adjacent to R-15 Zoning (single-family neighborhood)
- Scale is out of character with Greenville Hwy (historic road)
- Increased traffic congestion
- Worsening cut-through traffic
- Existing low water pressure
- More studies needed

A full recording of the Neighborhood Compatibility Meeting is available and pre-submitted public comments are available by request.