

NEIGHBORHOOD MEETING SUMMARY | FEBRUARY 1, 2017 | 6:30 PM |  
17-REZ-03 TERRAMOR REZONING

REZONING OF PROPERTY CONSISTING OF +/- 32.22 ACRES  
LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF WHITE OAK  
CHURCH ROAD AT GREEN LEVEL WEST ROAD  
(16-REZ-16 WALNUT STREET RETAIL)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON FEBRUARY 1, 2017

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, February 1, 2017 at 6:30 p.m. The properties considered for this potential rezoning total approximately 32.22 acres, and are comprised of ten (10) parcels located in the northwest quadrant of the intersection of White Oak Church Road at Green Level West Road in Wake County. This meeting was held in the Town Council Chambers located in the Cary Town Hall at 316 North Academy Street in downtown Cary. A summary prepared by the Applicant of the items discussed at the meeting is attached hereto as **Exhibit A**. Attached hereto as **Exhibit B** is a list of individuals who attended the meeting.

**EXHIBIT A**

**SUMMARY OF DISCUSSION ITEMS**

Below is a list of questions or concerns raised by attendees and responses or information provided by the applicant in response thereto:

1. Who provides and what level of oversight is there with regard to the need for road improvements in this area?
  - a. It was explained that the Town of Cary has traffic engineers that provide oversight with regard to road improvements. These traffic engineers coordinate with other municipalities and NCDOT in order to establish an understanding of the expected level of traffic to the area based on projects approved in other municipalities.
2. How long will this process take?
  - a. It was explained that a typical rezoning schedule could take about 6 months, after which a site plan would need to be approved before new development could take place. It was explained that a site plan approval can take anywhere from 8 to 12 months depending on the complexity of the site and responsiveness of the applicant.
3. How many entrances will the site be required to provide?
  - a. It was explained that if there are 100 or more units, the project must have an entrance on two different streets. Given the acreage and requested density, no more than 80 homes could be developed, so only one entrance will be required. It was also explained that the developer may be required to provide stub streets to allow for future connections to be made.
4. How can we find more information about the Cary Community Plan?
  - a. It was explained that through the Imagine Cary process over the last four years, the Town developed the Cary Community Plan with input from citizens and many other stakeholders. It was explained that the Cary Community Plan is available online at the Town's website.
5. Why is this area a special planning area?
  - a. It was explained that prior to the major overhaul of the Comprehensive Plan, this area had not been thought of as an area where growth could take place. Many property owners in the area were of the opinion that they would not sell their land to be developed. More recently, it appears that line of thinking has changed or is changing which is what warranted special analysis of this area.
6. When will road widening occur on my property?
  - a. It was explained that road widening occurs when there is new development, so unless a particular piece of property is redeveloped, road widening is not expected to encroach on that property.
7. Will the new development make use of the private road in that area?
  - a. It was explained that whether the new development could make use of the private road was a matter of what the original easement that created the private road entailed.