

Meeting minutes for Neighborhood Meeting

17-REZ-09 7425 Wake Road

Applicants: Ananthkrishnan Narayanan & Harine Ananthkrishnan

Property address: 7425 Wake Road, Durham 27713

Case Number: 17-REZ-09

Meeting Date and time: 03/15/2017, 6:30 PM

Meeting Venue: Cary Town Council Chamber

Note taker/Scribe: Ananth Narayanan

Meeting attendees

1. Ananthkrishnan Narayanan, Durham – Applicants' representative
2. Katie Drye – Senior Planner, Town of Cary, Case Manager for the application
3. John Donachie – Senior Planner, Town of Cary
4. Tiemei Zhu, Cary
5. Timothy Poole, Durham
6. Barry Bowling, Raleigh
7. Harold Green, Sanford
8. Lucille Green, Cary
9. One participant did not fill out signup sheet

Meeting minutes

Katie Drye greeted the gathering, introduced John Donachie and Ananth Narayanan. She also provided maps of the subject property to the audience. Katie requested Ananth to present the rezoning case to the attendees.

Ananth Narayanan briefly introduced himself and gave the following background details to the audience:

- The subject lot is located in 7425 Wake Road and is currently zoned as R40
- Per Town of Cary's development plan the subject property falls under the category of mixed neighborhood
- The owners of the property desire to rezone as R8 so they can sub divide to a maximum of 3 lots
- The rezoning request has a condition that restricts the sub divided lots to be used for single family housing only

Following questions/concerns were raised by the audience, applicants' representative's response (ARR) and Town of Cary representatives are also shown below

1. How close will the proposed single family home on the west end of the property be to the road (Denhoff Drive)?
ARR: The road on the west end of the property is triangular in shape. R8 lots abutting a collector road require a 30' setback on the front and 20' on the rear. This precludes a large portion of the western side of the property from having any building, hence a large portion of the western end

will be used by the applicants as a buffer for privacy and the houses will be built further away from Denhoff Drive.

2. What is the land use code of the neighboring property on the eastern side?

Katie Drye: The neighboring property on the east is classified as ORD with R40 zoning, which could mean that it can be rezoned for commercial use or the owners can build one single family without any rezoning request.

3. Does the fact that the neighboring property on the east being a corner property make it more suitable for business

Katie Drye: Yes, corner properties are more conducive for business. It really depends on what the property owner wants to do with the property.

4. Does Cary's land use code permit the applicant's request

Katie Drye: The subject property is in mixed neighborhood that means that the owner can request zoning for commercial or residential development

John Donachie: The applicants' request is in line with Cary's development plan for MXD classification

5. What is the density of housing in the neighboring areas, does it support applicant's request?

John Donachie: There are several neighboring R40 properties, there is also a town home community right behind the subject property, and the neighborhood seems to have a low density to medium density. The request seems consistent.

6. One Village at the Park Townhome resident who owns a townhome right behind the subject property expressed concern that their developer mentioned that there will be no house behind her townhome and the property will remain vacant but the applicants' rezoning request is in contradiction to the alleged promise made by their developer.

Other attendees responded that such misunderstandings are common and that it is likely that the developer was referring to the buffer area between the two properties which will always remain vacant.

Katie Drye added that Cary is growing so fast and changes happen very quickly and it is never possible to predict what the owner(s) of the neighboring lots will do with their properties.

7. Following comments/concerns/discussions unrelated to the applicants' request was made
 - a. Why all residents of Town of Cary ETJ cannot have a vote in the elections
 - b. Who gets letters regarding rezoning
 - c. Zoning and land use code of Triangle brick company
 - d. General land use codes of Town of Cary