

REZONING OF PROPERTY CONSISTING OF +/- 0.19 ACRES
LOCATED ON THE WEST SIDE OF URBAN DRIVE BETWEEN EAST CHATHAM
STREET AND WALDO STREET
(17-REZ-07 URBAN DRIVE)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON MARCH 15, 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, March 15, 2017, at 6:30 p.m. The parcel considered for this potential rezoning is approximately 0.19 acres, and is located on the west side of Urban Drive between East Chatham Street and Waldo Street 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**.

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. It was expressed that this area is not in need of redevelopment because the existing neighborhood is not in decline.
 - It was explained that the project is being offered as a reinvestment in Downtown Cary consistent with the Town's vision for this area as outlined in the Cary Community Plan.
2. There was expressed a desire to preserve the historic character of the neighborhood
 - It was explained that the proposed plan is consistent with what the Town has outlined as the plan for new development in this area.
3. There was a concern that townhomes are not viable in downtown Cary
 - It was explained that the applicant conducted its own market research and formed a conclusion that townhomes are viable in Downtown Cary.
4. There was a concern raised about transient neighbors
 - The applicant explained that the homes will be offered on a for-sale basis
5. Concerns about impact on property values were raised
 - The applicant explained that they felt the project would be a benefit for property values in the area.
6. It was suggested that living next to townhomes is undesirable
 - The applicant pointed out that the adjacent condominiums would also be next to the townhomes. Also, it was offered that townhomes provide a better transition from the condominium project to the existing single family than would a single family home.
7. Attendees requested more detailed plans to evaluate
 - The applicant indicated that there could be a second neighborhood meeting with more detailed plans to view.
8. Traffic safety was raised
 - It was explained that the addition of a few townhomes was not expected to generate much additional traffic.
9. Some suggested that Downtown Cary is overdeveloped as is.
 - The applicant opined otherwise.
10. Some expressed a desire to leave the existing rental home as is
 - It was explained that the owner is interested in selling the home