

NEIGHBORHOOD MEETING SUMMARY | MARCH 15, 2017 | 6:30 PM |  
17-REZ-08 400 KEISLER DRIVE PDP

REZONING OF PROPERTY CONSISTING OF +/- 3.43 ACRES  
LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF KEISLER  
DRIVE AT TRYON ROAD  
(17-REZ-08 400 KEISLER DRIVE PDP)

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 property considered for this potential rezoning is approximately 3.43 acres, and is located in the northwest quadrant of the intersection of Keisler Drive at Tryon 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. How is traffic going to be mitigated?
  - 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 existing and approved projects. For this request, road improvements will include dual southbound left turn lanes.
2. Can you guarantee a grocery store?
  - a. It was explained that the zoning condition offered expresses the use in accordance with the language of the LDO. Staff indicated that the use is more narrowly defined on the PDP, which may act as an effective limitation of the ultimate use.
3. When this area was last rezoned, the agreement was that on the north side of Tryon, there would be no retail. The compromise was to allow low density offices on the north side of Tryon. Why should retail be allowed in this area now?
  - a. It was explained that the recently adopted Cary Community Plan designates this area as a Destination Center and that guidance in Plan suggests that retail and other uses would all be appropriate at this location. It was conveyed that the applicant felt that the proposed plan was consistent with the guidelines set forth in the Cary Community Plan.
4. Who is the end user?
  - a. It was explained that no end user had been identified at this time but that the development team had been talking with various interested parties. It further was explained that the site is for a smaller grocer, so it would not be a Harris Teeter, Wal-Mart, Lowes Foods, or other large grocery store.
5. Will this be a tear down or renovation of the existing building?
  - a. It was explained that the plan is to tear down the existing structure and build a new, slightly larger building. Furthermore, it was explained that though the zoning condition limits square footage to 40,000 square feet, the PDP was developed for a 36,000 square foot structure.
6. Is there any benefit to residents along Keisler Drive?
  - a. It was explained that new development consistent with the request would result in a grocery store being built within walking distance to nearby residents.
7. Attendees expressed concerns regarding the tendency for vehicles to park along Keisler Drive at all times of the day, the occurrence of U-turns at the intersection of Keisler Drive and Tryon Road, The possible need for restriping of that intersection, and visibility when exiting the First Citizen's Bank.
  - a. It was explained that many of these issues will be given a more detailed look during the site plan approval process.