

REZONING OF PROPERTY CONSISTING OF +/- 3.82 ACRES
LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF KILDAIRE
FARM ROAD AND PENNY ROAD
(17-REZ-07 URBAN DRIVE)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON APRIL 5, 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, April 5, 2017, at 6:30 p.m. The area considered for this potential rezoning is approximately 3.82 acres, and is located in the southwest quadrant of the intersection of Kildaire Farm Road and Penny 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:

1. A concern about traffic was expressed
 - It was explained that a traffic study had been conducted for this project and that traffic improvements are being offered as conditions of the rezoning.
2. A concern regarding noise was raised
 - It was pointed out that the property proposed for rezoning is not adjacent to residential uses. Furthermore, it was explained that the intended use was not expected to generate an increase in noise for nearby residents.
3. Concerns for stormwater were raised
 - It was explained that the site will meet the LDO's standards for stormwater treatment. It also was explained that this particular area of Cary is within a watershed protection district which adds an additional layer of regulations. Finally, it was explained that new development at the site is not expected to impact any streams, wetlands, or other regulated natural features.
4. Residents inquired about the operating hours for the proposed use
 - Though specifics could not be given, it was explained that the use is not expected to operate on a 24 hour schedule.
5. Concerns about lighting were raised
 - It was explained that lighting will be provided per the LDO standards.
6. A concern about property values was raised
 - It was explained that the rezoning is essentially an expansion of an existing use and was not expected to have a significant adverse impact on nearby properties.
7. Concern about proximity to a school was raised
8. Concerns were raised about the possibility of the use including a carwash, especially with an existing carwash already located across the street
9. Concern about potential for future commercial rezonings in the area was expressed
 - It was explained that this project entails only those parcels which are identified in the application and that the applicant was not aware of any plans for any of the surrounding parcels.