

**17 – REZ -12 Silverton PDD Amendment
Evans Road Townhomes - Neighborhood Meeting Minutes**

Date May 3rd, Cary Town Council Chambers

Time 6:30 pm

Participants - See Attendees list

Minutes

- Katie Drye (KD) with Town of Cary Planning Department opened the Neighborhood Meeting with a brief overview of Town's rezoning process.

The neighbors were primarily representing the Windbrooke neighborhood.

Questions and concerns fell into several categories and have been grouped together for these minutes.

- Q: Is this project part of the other project south of Evans on Cary Parkway?
- KD: No that was a different applicant. They are further along in the Re-Zoning process and any conditions associated with their process are independent from this request.
- Kathryn McPherson (KM) from ESP Associates, presented the proposed request to re-zone from O&I to RMF, to allow the use of the site for a townhome development by Shenandoah Homes, represented by Alex Crow (AC).

Transportation / Traffic

- Q: Will Geyer Ct be used to access the development?
- KM: Yes, it is a public street and there will be a right-in / right-out access provided to Cary Parkway.
- There were many traffic related follow-up questions:
 - Where will the location of the drive along Cary Parkway be placed,
 - It is difficult to turn left from Windbrooke onto Evans Road,
 - Northbound Cary Parkway reduces to one lane just north of Evans Road.
 - There are 24 multi complexes in the vicinity with nine exit/entry points. Traffic is heavy. It is Impossible to turn left from Winfair to Evans. Why not do a traffic study?
 - SW corner of Evans and Cary Parkway needs a commercial/store. This note is for town.
- KM/KD/AC: Discussed that the site plan approval for this site would include road improvements to Cary Parkway along the frontage of the site, the final location for the drive access point would be determined at site plan review.
- Q: Has Traffic Study been conducted?
- KD: The proposed development will be below the thresholds of peak trips required by Town. No traffic study is required. ESP can provide directly to the attendees the TIA requirements for the Town of Cary.
- Q: With Walton Woods and current new developments, there is an estimated 900+ residential units being added to the area. Lots of new traffic being added to Town roads.
- Q: Will there be an entrance on Cary Parkway?
- KM: Yes. Road improvements will be constructed by the developer as required by the Town of Cary and will include additional drive lane, median and a 10' asphalt trail.
- Q: Is there enough space around the existing office building area to make Cary parkway improvements?

- KM/KD: Additional ROW will be dedicated if required by the Town of Cary to construct the required road improvements. Town will work with applicant to determine what ROW is required to be dedicated for improvements.
- Council member Don Frantz (DF), also provided some feedback to the attendees as to what information the Town Council may use in their decision-making process.
 - Q: Will there be a traffic light added along Cary Parkway?
 - DF: Winfair/Cary Parkway intersection will get a Traffic Signal once traffic volumes meet NCDOT requirements. Depend on NCDOT when they will move on it. Signals are under NCDOT.
 - Q: Townhome development will increase the number of vehicles on the roads.
 - DF: Current zoning of O&I can result in more traffic during weekdays than townhomes and there are many offices open into the evenings and on weekends.

Environmental: Streams, Buffers, Stormwater

- Q: Will the storm pond have aeration?
- KM: Development plans/designs have not been prepared yet. likely the answer is No.
- Q: How does water get into the storm pond?
- KM: Through storm inlets and swales.
- Q: How deep will the stormwater pond be?
- KM: Unknown at this time, will be determined at site plan review.
- Q: Will the pond be fenced? Daycare is close by and concern for kids having access to pond.
- KM: If Town of Cary Stormwater allows fencing around pond it may be considered. Will determine at site plan stage. Pond also could be screened with vegetation. It will be a wet pond which includes plantings within the pond.
- Q: What are the buffer requirements at Cary Parkway?
- KM: 50' along the frontage.
- Q: There is a DENR publication that mentions 100' stream side buffer needed.
- KM: We will look into that requirement.
- Q: What percent of land will be impervious to reduce overwhelming the streams?
- KM: The impervious area will be kept to the minimum required to build the project. The perimeter buffers will remain undisturbed (except as allowed by code, i.e. Utility connections). The actual impervious square footage will be determined and documented during the site plan approval process.
- Q: Is there a tree survey required?
- AC: A Tree Survey was completed and no Champion trees were found. The Town of Cary will review the survey.
- Q: What is the plan to keep trees?
- KM: Trees will be removed as needed to grade and clear for the townhomes, roads and infrastructure for the site. Trees will be preserved undisturbed in the buffers except as allowed by code for utility and road connections and stormwater requirements.
- DF: The site will be cleared of trees if the use is office or townhomes.
- Q: Current zoning can allow office / Day care Use? What is the impact on buffers with the revised use?
- KM: Per the approved Silverton PDD, buffers were approved back in 1992. Those buffers would not change if the site remain O&I. With the change to RMF use, the buffers for this site will need to comply with the current Town of Cary code requirements.

- Q: Will exist vegetation be removed? Older developments have preserved the on-site tree cover. considerations to be given to preserving natural areas.
- DF: Buffers will be protected - cannot develop.
- Q: Will Town verify the Tree Survey?
- KD: Yes, and new trees can be planted if the buffers are lacking required coverage. The town may request additional plantings.
- KM: All disturbed areas will need to be revegetated with lawn, street trees.
- Q: Coming from Cary Parkway, can we see the trees removed?
- KD: There will be a 50' buffer required along Cary Parkway that will preserve vegetation.
- Q: Concerned about Erosion Control during and after the development construction?
- DF: Storm EC basins will be in place. The Town checks basins after every rainfall. All local and state regulation's must be followed.
- Other comments and concerns for Environmental:
 - The Windbrooke HOA had a NCDENR assessment for the stream located partially on HOA owned property and partially on subject site. A copy of the report was provided to ESP. The assessment shows multiple streams with a stream "C" originating from the site. Attendee states that Cary requires the main stream on west side to have 100' buffer. A copy of the Town of Cary's requirements for Urban Transition Buffers was provided to ESP as well as pictures of blue ribbons denoting the stream. ESP will review the information provided.
 - Attendee very concerned about flooding: Showed multiple pictures of various flooded areas in the Cary area.
 - General discussions regarding methods of erosion control and how the stream will be protected during construction and how it is enforced.

General Life Style and Economic

- Q: What will be the price range for the THs?
- Alex Crow (AC): Townhomes will cost up to \$350k.
- KD: Town does not require the applicant to disclose the price of units.
- DF: The Town Council cannot require or consider the price of the townhome in their decision-making process. It is not a Zoning issue. While the developer, Shenandoah Homes, can share the price point with the public, there is no zoning condition to require them to build that price point. The developer can also show example elevations but unless they are willing to add materials and architectural elements as zoning conditions, they can only be used as reference materials and will not be considered in the Council's decision.
- Ricky T: If approved for residential use, this land will be removed from consideration for office space. Office space can generate more revenue for the town and can be compatible with the existing office buildings. Potential of \$52k in revenue for town. Any interest from the developer to use it as office development?
- AC: No. This site is not economically feasible to develop as office.
- DF: Tax revenue will be generated whether the site is developed as office or as townhomes. This is not a Re-Zoning consideration.
- Ricky T: Could not multiple, smaller office pods be used?
- Sheila G Q: Concerned with Noise pollution during off hours. Will decks and patios be restricted? Will there be less noise if office use is pursued?
- KM, DF: The Town of Cary has a variety of noise, and nuisance ordinances that are enforced. A lighting plan is required with site plan approval.

- Patty Hen Q: Do you have diverse housing choices for affordability or senior use? In the application for Re-Zoning you reference the new Town of Cary 2030 Plan in providing diverse, affordable and senior targeting housing.
- DF: The diversity is for the overall region not one specific development. There are a variety options for Single family, townhomes and apartments in the vicinity.
- Q: Most seniors will not choose to live here., no elevators, no first-floor masters.
- AC: These townhomes will be 2 story without a 1st floor master, therefore they may not be appropriate for all prospective buyers.
- Q: Where to go to see constructed Shenandoah Home's product type?
- AC: A similar product is located at Weston Place at the corner of Cary Parkway and Sheldon Dr.
- Q: Can some office area be implemented?
- AC: No. Zoning condition is for Townhome use only, Office use is not allowed in RMF zoning.
- Q. Is there a Site Plan?
- KD: No. Plan on the easel is conceptual. Rezoning not tied to this concept. The rezoning can be approved with a variety of conditions that are then required at the site plan stage of approvals.
- Council member Don Frantz: Want to clarify things that are discussed:
 - Important to note elements that can be added as conditions to approval such as Elevation pictures distributed today. Applicant can be held to the product.
 - Cannot consider cost
 - Gathering spaces are important and can be a condition.
 - Applicant to take notes on discussion items and can offer to commit as conditions.
 - Light /Noise Pollution: Fair concern. Difficult to do anything with it.
 - Proposed zoning can have a mix of younger and older families.
 - Financial benefits for O/I vs Townhomes is about the same in terms of revenue generation for town.
 - Office market is not that great. Many office zoned land is just sitting there.
- Q: Silverton PUD HOA dues are \$185 per year per household. Will this development be under the same HOA? If so, will this fee go down for all HOA members?
- AC/KM: Planning on separate HOA but will investigate if Silverton HOA will have jurisdiction.
- KD: Current application has two conditions: Rezone to TH use & Max density of 7 DU/ac. Applicant can work with neighbors to add conditions.
- Q: Will fence be provided around stormwater pond?
- KD: Will need to check with stormwater to see if it will be required/allowed.
- KD: Minutes are needed in 1-week. If more conditions are offered by Applicant, the hearing will be shifted from June 8th session.
- Q: What if neighbors say no to townhomes.
- AC: We hope the neighbors realize that this townhome use is a better and more realistic use for this property than office.

The meeting was concluded shortly after 8:00PM. Kathryn McPherson provided business cards attendees as wanted.