

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Epcon Communities

Applicant(s): McAdams

Contact information (email/phone): Ryan Akers akers@mcadamsco.com 919-361-5000

Meeting Address: Cary Town Hall

Date of meeting: June 07, 2017 Time of meeting: 6:30 pm - 8:30 pm

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Will site be raised up like other development nearby?

Applicant's Response:

Will depend on topography but goal will be to balance the site. Don't anticipate excessive fill & walls to raise site.

Question/Concern #2:

What if developer pulls out?

Applicant's Response:

If rezoning is approved, conditions will run with land if sold. If project begins & is not finished, infrastructure will be bonded so there will be funds available to finish project (infrastructure only).

Question/Concern #3:

What are proposed conditions?

Applicant's Response:

Limited to single family detached homes, max # of lots is 50, max lot size is 6,000 sq. ft. & minimum lot width is 50 feet.

Question/Concern #4:

Time frame?

Applicant's Response:

Very rough guess - begin construction end of 2018 - finish end of 2019 to early 2020.

Question/Concern #5:

What style of product?

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Applicant's Response:

Ranch style 1 story - 2nd story optional; 1,550-3,000 sq ft, or 4,000 sq. ft. with basement. units on slab except basement units; age targeted. Other Epcon Communities are avg selling price \$410,000

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Question/Concern #6:

What will happen to trees along property line?

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Applicant's Response:

There will be 30' type 'B' buffer along property. trees will be left untouched; no grading in buffer; potentially additional trees will to be planted for buffer if needed; champion trees will be saved

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Question/Concern #7:

Will development be County or Cary? How will drainage be handled?

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Applicant's Response:

If rezoning is approved, property will be annexed & development will be permitted through Town of Cary curb and gutters and 2 bmp (detention ponds) will be designed on site to capture and release runoff at pre-developed flow rates per town of Cary LDO

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Question/Concern #8:

What about traffic issues?

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Applicant's Response:

Number of lots proposed does not trigger a traffic study, because age targeted. Research has shown target demographic does not drive in peak hours; frontage of Arthur Pierce along drop frontage will be widened as a part of project