

## 17-REZ-20 Piney Plains Road

Neighborhood Meeting on July 12, 2017 at the Town Hall, Town of Cary at 6:30

Representing the owners was Jay Gilleece, Engineer for the project and Robert Conroy and Jonathan Holland with Old Towne Developers

Katie Drye with the Town of Cary Planning Department introduced the project and handed out the sign-in sheet.

1. It was stated that the rezoning request was for TRCU.
2. The limits of use are set to be semi-detached/attached dwellings and/or townhomes and neighborhood recreation.
3. One citizen expressed concerns with storm-water runoff because of the Ford Dealership that was build down the road. Jay responded that the storm-water requirements from the Town of Cary would be followed and met.
4. A citizen asked about the max. density. It was explained that max. density is 6 units an acre.
5. A citizen asked the height of the buildings/units. It was stated that the max. height of 2 stories.
6. A citizen asked about access to the site. We stated that there would be one access located directly across from the apartment entrance and another access further south.
7. A citizen asked about the property address. We stated that the address is 2410 & 2416 Piney Plains Road.
8. A citizen asked about what improvements would be done to Piney Plains Road for traffic concerns because of the apartment development across the road and the Cottages by Tryon Rd. We explained that we would adhere to the Town of Cary Thoroughfare Plan. Jay expressed that he thought that the existing 5 lanes already meets the Town of Cary Thoroughfare Plan.
9. A citizen asked if mosquitos would be a problem with the construction of the BMP. The developer stated that he would like to aerate the pond.
10. A citizen asked if a tree blew down from our property, who would be responsible for the damages since they were individually owned townhomes. We explained that it would be the responsibility of the HOA.
11. A citizen asked about the perimeter buffers. It was stated that we would have a 40' perimeter buffers and a 50' streetscape along Piney Plains.
12. At some point the developer stated his vision for the property. He would like to see a dog park, community gardens, and playground.
13. A citizen asked who was going to be the builder. Old Towne Developers.
14. A citizen asked how the project would be evaluated as a single project or the neighborhood as a whole. Katie said that the project would be evaluated both ways so that it keeps with the town's community plan for 2040. Katie stated that you can go to the Town of Cary's website to look at the maps of the future vision.
15. Katie explained that the Public Hearing would be held August 10<sup>th</sup> in the Council Chambers.
16. A citizen asked if they would have any input into the actual site plan when submitted. It was stated that the Site Plan would not have to go to Council but would be available on the town's website for review.