

GLENDAS. TOPPE & ASSOCIATES

LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

Neighborhood Meeting Minutes for Airport Blvd. Rezoning
Wednesday, September 6, 2017 Town Hall Town of Cary 6:30 PM

The meeting began with an overview of the proposed rezoning. The proposal is to rezone property from ORD to GC-CU. The property is located within the Commercial Center Development Category on the Growth Framework Map. Commercial Uses are identified as the Predominant Use Type in the Commercial Center Development Category. The proposed rezoning is in compliance with the Cary Community Plan.

Questions/Comments:

Peter Pritchard (neighbor) questions:

- Use classifications discussion from existing and proposed zoning district. We explained the difference between uses permitted in ORD versus GC.
- Concerns with architecture. Planning staff responded that development will meet community design standards.
- Hours of operation. Planning staff responded that noise decibels are required per the LDO.
- Buffer requirement. A 65-foot buffer required adjacent to residential. Buffer widths are dependent upon the use proposed.

Other property owners (husband and wife) questions:

- Is a religious use proposed? We responded with Planning staff confirming that religious use is permitted in the existing ORD classification and the proposed GC classification.
- Will we consider prohibiting indoor night clubs. We committed to excluding indoor night clubs. Now outdoor/indoor night clubs are prohibited uses.

Woody Yates (adjacent commercial property owner) questions:

- Is the adjacent property in the Town of Morrisville included in development plan. We responded yes. We have met with the Town of Morrisville and Town of Cary staff to discuss how the properties can be developed as one.
- Interconnectivity and sewer connection for his property. We responded by saying we are exploring options for interconnectivity.