

REZONING OF PROPERTY CONSISTING OF +/- 11.37 ACRES
LOCATED SOUTH OF US 1 HIGHWAY, IN THE TOWN OF CARY

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON OCTOBER 4, 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, October 4, 2017, at 6:30 p.m. The property considered for this potential rezoning totals approximately 11.37 acres, and is located south of US 1 Highway, in the Town of Cary and has Wake County Tax identification number 0752-70-6108. This meeting was held at the Cary Town Hall. All owners of property within the required notification area were invited to attend the meeting. A summary 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

On Wednesday, October 4, 2017, at 6:30 p.m., the Town of Cary held a neighborhood meeting for the property owners near the parcel subject to the proposed rezoning. After a presentation by the applicant, the following items were discussed:

1. Attendees wanted to know if a traffic study had been done for the project.
 - a. The applicant explained that a traffic study had not been done because the proposal did not meet the threshold requirements to necessitate such a study. It was explained that the requirement for a traffic study generally is triggered by a threshold number of residential units or additional square footage. Because the proposal does not add any square footage or residential units, no traffic study was required. The applicant also explained that the Town was well aware of the traffic concerns in this area due to a traffic study performed pursuant to a rezoning to allow an office building in excess of 100,000 square feet off Ederlee Drive which was approved earlier this year.
2. Attendees questioned whether more parking was needed as they believe the parking lot currently is underutilized.
 - a. The applicant explained that the parking lot is underutilized because Class A office users are now looking for locations with parking ratios closer to 6 spaces per 1,000 square feet rather than 3 per 1,000 square feet. Thus, this location has not been marketable as a Class A office location due to its limited parking. As a result, fewer tenants have been interested in locating here which may be why the parking lot currently is underutilized. By increasing parking, the applicant hopes to become competitive in the Class A Office Market.
3. Attendees asked if the applicant would be willing to share preliminary plans with them.
 - a. The applicant expressed that they would share preliminary plans with the neighbors.
4. Attendees wanted to know more about the original buffer reduction from 100' to 50' along US-1.
 - a. The applicant confirmed that there was a reduction of the buffer with the 2006 approval but did not have more information about the discussion surrounding the reduction. Town of Cary staff indicated that they may be able to send the neighbors more information about the original reduction from 100' to 50'.
5. Attendees asked the Town of Cary staff about impervious limitations on the site.
 - a. Town of Cary staff indicated that they could send the neighbors more information on impervious limitations for the site.
6. Attendees expressed concern with how the quality of life would be impacted due to the requested buffer reduction from 50' to 30' along US 1 Highway.
 - a. The applicant explained that there is substantial mature vegetation along US-1 which is believed to perform to a Type A standard, even at 30 feet wide. Moreover, it was explained that due to the topography, there is not a whole lot that can be done on the site to deaden sound from US-1. The site sits lower than both US-1 to the north of the site and the residences south of the site. It further was explained that the requested buffer reduction is not anticipated for the entire US-1 frontage, but only those areas where additional parking might be added. As the plans become more finalized, the applicant should be able to provide additional information on the locations of the buffer reductions.

EXHIBIT B

NEIGHBORHOOD MEETING ATTENDEES

Name	Address	Email
Rich Kramarik	719 Angelica Circle	rjk@earthlink.net
Scott Bergeron	723 Angelica Circle	sbergeron5491@gmail.com
Linda & Alan Sullivan	804 Angelica Circle	lindasullivan@nc.rr.com
		alansullivan@nc.rr.com
Ramon Boulmay	617 Angelica Circle	rwbper@gmail.com
Jim & Judy Smith	812 Angelica Circle	jfsmith127@gmail.com
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Margaret Venable	555 Angelica Circle	maggievenable@gmail.com
Al Sutton	234 Michelangelo Way	asutton2@mac.com
Esther & Rhonda Perry	1329 English Cottage Ln	jamesoperryjr@mindspring.com