

Town of Cary

08/01/2018 Neighborhood Meeting Minutes

18-REZ-18 Veterinary Specialty Hospital Expansion

In attendance were:

- Debra Grannan, Assistant Planning Director, Town of Cary
- Doug Loveland, Senior Planner, Town of Cary
- Rob Wilson, Development Planning Manager, Town of Cary
- Jason Earliwine, Entitlement Specialist, WithersRavenel
- Rebecca Vinter, Engineer, WithersRavenel

Meeting began at 6:30pm.

After a brief summary of the Rezoning process and introduction to the case by Doug Loveland, Jason Earliwine was introduced.

Mr. Earliwine gave a brief description of the property and the conceptual plan for the future development of the parking area and stormwater control measures. He explained that the rezoning case is a conditional rezoning which would allow conditions to be added as the property owner sees fit...in order to create a harmonious balance between the commercial property and its neighbors. He also added that a site plan is not required at this stage of the process and that we are here tonight to discuss the nuances of the rezoning itself.

There were ten neighbors in attendance and all had similar concerns, listed below:

1. The existing stream buffer, they believed, was to be 100 feet on each side. Staff located the most recent plat and verified that that information was not correct. The buffer is, in fact, 50 feet on each side, totaling 100 feet. This concerned neighbors because they claim they can already see the existing parking lot and hear the vet staff and customers as they enter and exit the building. The neighbors collectively would like a thicker vegetative buffer that would block some of the noise and view of the parking area.
 - a. Also, the existing solid waste containers are located on the south side of the subject parcel, nearest the neighborhood. The neighbors claim they are awakened by the noise of the garbage trucks collecting the trash and loudly banging the solid waste containers as they do so. Town of Cary staff suggested that this issue could be handled before the public hearing and not be included as a condition of the rezoning if the property owner simply moves the dumpsters to the north side of the property, if feasible.
 - b. Town staff suggested that a condition be placed on the rezoning that the 100-foot buffer should not be disturbed at all, and potentially increased as a way to mitigate visual impacts. Mr. Earliwine added that evergreen vegetation could be substituted in the buffer as a condition of the rezoning in order to create a more solid barrier between the neighborhood and the vet hospital.
2. The neighbors claim the stream that flows between their properties and the subject property currently overflows on a regular basis due to the existing impervious surface from the Veterinary Hospital. They are concerned that more impervious surface area will greatly impact

the flooding that already occurs. Mr. Earliwine explained that stormwater control measures are not only required by the Town of Cary UDO, but have been conceptually added to the future site plan as a way to control run-off. Ms. Vinter added that until the engineering calculations and site plan are performed and created, we will not be able to advise whether the SCM will be created as a pond or some other form of control device. The neighbors were concerned about the location of the proposed SCM and the integrity of the berm that exists to control some of the stormwater flow. They are concerned about any grading that may take place to create the SCM. Town staff suggested that the property owner could offer a larger SCM device as one of the conditions of the rezoning, in order to help control the flooding that is currently taking place on the neighbor's properties.

There were also concerns that new buildings and an expansion of the existing building were going to take place as part of the new development being proposed. Mr. Earliwine explained that while this is certainly a possibility and a right of the property owner to expand their structures within the guidelines of the Town UDO, the property owner currently has no plans for any building development or expansion. The purpose of the rezoning is to allow for an expanded parking area.

Several negative comments were made about the fact that the property owners were not present for the neighborhood meeting. Mr. Earliwine explained that it was just an informal meeting to collect information from the neighbors about their concerns and to field questions regarding the proposed rezoning. There really was no need for the property owner to travel from PA for this meeting. The neighbors then asked if there would be any further contact between them and the property owner before the public hearing. Town staff suggested an additional neighborhood meeting before the public hearing in order to negotiate on some conditions the property owner could add to the rezoning petition. Mr. Earliwine assured the neighbors that this was certainly appropriate and that he would discuss with the property owners to determine the next steps in this process.

Several neighbors wanted to note that the Veterinary Hospital has been a good neighbor so far and they would like to continue that mutual relationship. They suggested that if a set of conditions was created that would appease them of their concerns over further development of the subject property, they would certainly be in support of the property owner's rezoning request.

The meeting adjourned at 7:45pm.