

REZONING OF PROPERTY CONSISTING OF +/- 82.56 ACRES
LOCATED ON THE WEST SIDE OF GREEN LEVEL CHURCH ROAD NEAR THE DURHAM COUNTY
LINE, IN THE TOWN OF CARY

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON NOVEMBER 7, 2018

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, November 7, 2018, at 6:30 p.m. in the Council Chambers at Cary's Town Hall. The property considered for this potential rezoning is made up of portions of two (2) parcels and an entire third parcel totaling approximately 82.56 acres, located on the west side of Green Level Church Road near the Durham County line and having Wake County Tax identification numbers 0737-00-3472, 0726-99-2507, and 0727-80-5666. All owners of property within the required notification area were invited to attend the meeting. Attached hereto as **Exhibit A** is a summary of the items discussed at the meeting. Attached hereto as **Exhibit B** is a list of individuals who attended the meeting.

EXHIBIT A
SUMMARY OF DISCUSSION ITEMS

On Wednesday, November 7, 2018, at 6:30 p.m., the applicant held a neighborhood meeting for the property owners adjacent to the parcels subject to the proposed rezoning. After a presentation by the applicant, the following items were mentioned:

1. If this area is slated for an industrial park, how will rezoning it to a less intense use increase the property values?
 - a. The surrounding area is residential in nature today. We believe that if this rezoning is approved, the property values for the existing residential uses nearby will increase once the community is being built. The improvements associated with this project will increase the value of nearby residential properties over what they are today. It is possible that a business/industrial zoning, as is suggested in the Cary Community Plan, would increase the value of nearby residential properties if those properties were also to be used for business/industrial purposes. Our rezoning will increase property values without also creating an incompatible environment for those property owners who would like to remain in this area.
2. How will you have 12,000 square foot lots but only 1.63 units per acre?
 - a. The base zoning we are requesting allows for a minimum lot size of 12,000 square feet. We also have two zoning conditions which together limit density to no more than 1.63 dwelling units per acre and no more than 134 units total across the entire acreage.
3. What will be the cost of these homes?
 - a. We do not know for certain, but we expect that it will be similar to what we are experiencing in our Ridgefield development. Homes in that neighborhood started in the \$600's and now are selling in the \$800's.
4. Was topography considered when the current Cary Community Plan was adopted?
 - a. The case Planner indicated that topography and other physical features were part of the considerations made during the creation of the Cary Community Plan.
5. Why wasn't the office concept for this area retained in the Cary Community Plan?
 - a. The case planner offered that the advent of Destination Centers likely is the culprit for moving some of the previously planned mixed use areas around the Town in the new Cary Community Plan.
6. Is it possible to have more of the units towards the Green Level Church side of the property with decreasing density towards the Chatham County side?
 - a. We do not know at this time because we have not done the engineering, but topography is going to be a limiting factor on this site.
7. Where will access to this site be?
 - a. There will be at least one point of access along Wake Road and one along Green Level Church Road.