

NEIGHBORHOOD MEETING SUMMARY | MARCH 1, 2017 | 6:30 PM |  
17-REZ-06 CARY TOWNE CENTER PDP

REZONING OF PROPERTY CONSISTING OF +/- 15 ACRES  
LOCATED NEAR THE INTERSECTION OF HUBBARD LANE AT CARY TOWNE  
CENTER  
(17-REZ-06 CARY TOWNE CENTER PDP)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS  
ON MARCH 1, 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, March 1, 2017 at 6:30 p.m. The properties considered for this potential rezoning total approximately 15 acres, and are comprised of two (2) parcels located near the intersection of Hubbard Lane at Cary Towne Center in Wake County. This meeting was held in the Town Council Chambers located in the Cary Town Hall at 316 North Academy Street in downtown Cary. A summary prepared by the Applicant 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**

Below is a list of questions or concerns raised by attendees and responses or information provided by the applicant in response thereto:

1. How tall will the new buildings be?
  - a. The PDP sets the maximum height for new development at sixty feet (60'). For reference, the existing Macy's is fifty-four feet (54').
2. What will be the setback from Ivy Lane?
  - a. The minimum setback for the requested rezoning will be 150' from Ivy Lane.
3. Are you all proposing to move the road?
  - a. No, there is no intent to move the roads.
4. Where is the berm, how tall is it, and will it be affected?
  - a. The berm generally is parallel to Cary Towne Center and adjacent to the rear lot lines of houses fronting along Ivy Lane. The current height of the berm is unknown, but it appears to be in excess of twenty feet (20'). The plan does not include any modification to the berm.
5. Is this part 1 of a two part rezoning?
  - a. The current request is the only request for redevelopment of the mall property that we know of at this time.
6. Is the whole mall owned by one entity?
  - a. No.
7. Will traffic be considered?
  - a. Yes. The applicant recently received the results of the Town's TAR which will be reviewed.
8. Will the Aquatic Center continue to have access to the parking deck?
  - a. An agreement is being worked out between the two which anticipates that the Aquatic Center will have access to the parking.
9. Is JC Penny leaving the mall?
  - a. We do not know.
10. Is sixty feet (60') of building height enough?
  - a. We suspect that it is. Primarily, we have asked for the height to give some flexibility for the parking deck.
11. How long will it this process take?
  - a. At least 2 years.
12. Why is the rezoning necessary?
  - a. Primarily for the additional height and to change the setback. The MXD zone is being requested so that the request is consistent with the Cary Community Plan.
13. If JC Penny closes, would you need to modify this plan again?
  - a. No.