

March 09, 2017

Ms. Anna Readling
Town of Cary, NC
316 N. Academy Street, 1st Floor
Cary, NC 27513

RE: **17-REZ-10 Carpenter Upchurch Townes**

Dear Ms. Readling,

Below you will find the minutes from the rezoning neighborhood meeting from Wednesday March 1st 2016 beginning at 6:30 PM for the Carpenter Upchurch Townes project on Carpenter Upchurch Road.

Attendees:

Jared Matthews, Curry Engineering Group - Engineer Representative
Alex Crow, Shenandoah Homes – Applicant Representative
Citizens – Eight (8) Citizens of the Town of Cary

Overview:

The meeting began with an overview of the proposed project and proposed zoning. Shenandoah Homes has proposed a rezoning from the current ORD-CU to RMF-CU with the condition that the density will not exceed eight (8) dwelling units per acre.

Questions/Remarks:

- Will proposed development connect to the subdivision to the east? (April Bloom Ln)
There is not a site plan drawn up yet and that has not been decided.

- What are the price points of the townhomes?
This has not been disclosed by the developer, but they will be typical of the area and as high as possible.

- One citizen asked what an example neighborhood would be nearby that they could inspect as an example.
The developer provided several sites that were similar to the planned development.

- Has the 'Carpenter Community Plan' plan been replaced?
Yes. The 'Cary Community Plan', adopted in January 2017, has replaced the 'Carpenter Community Plan'.

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-Does this project/zoning comply with community plan as far as density and nature of development? If not, what will the developer do to conform to the community plan?

Townhomes are within the permitted use of the proposed zoning. The townhomes will be styled aesthetically to reflect the 'small town rural' feel.

-One citizen remarked the rezoning would not befit the community plan, and that the buffers on the property were too restrictive to allow townhomes.

-How much will traffic be impacted by the proposed development?

A traffic study has not been conducted yet, but we do not estimate much, as there will be less than 45 lots, per the proposed zoning condition.

-What are the required buffers on the property? Will there be required plantings/screening from the ROW?

Buffers will be shown on the construction plans in that stage after confirmation from the town.

-Will there be stop light/sign at the railroad track? Will there be traffic bottle-necking at this light in the event of train-crossing?

The traffic study will include information regarding the railroad crossing.

Two citizens remarked that they would like the land to be a park, coffee shop, and/or ice cream shop.

-How often is zoning changed to residential from existing zonings such as this?

Representatives at the Town of Cary can clarify this question; the information is not at hand at the moment.

Please contact us with any questions or concerns.

Sincerely,
The Curry Engineering Group, PLLC


Jared Matthews, EI
Associate

