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**Town of Cary Neighborhood Meeting June 7<sup>th</sup>, 2017:**

**Old White Oak Church Road Assemblage**

Rezoning Application 17-REZ-15

**Ridgeback Road Property**

Rezoning Application 17-REZ-16

**Meeting Minutes**

**Old White Oak Church Road Assemblage**

Introduction: Old White Oak Church Road Assemblage. Approximately 10 ac. parcel with 21 proposed lots shown on a conceptual plan. The conceptual plan is not a part of the rezoning package. Lots will be minimum 12,000 sf. The rezoning includes a condition of maximum density of 2.25 du/ac. This project is part of the Autumnwood developments, but they will not share any amenities.

Neighbor was still concerned about flooding on her adjacent property (as expressed in the previous Neighborhood meeting). She will be available to talk the week of June 26<sup>th</sup> and Tom Speight will contact.

Stormwater concerns include the drainage of the stubbed cul de sac to the property to the east as well as increased impervious surfaces. Engineer and developer will study.

There is a 20' perimeter buffer show on the plans. This buffer is not required but could be added as a condition.

The development is required to provide 2,400 sf of Community Gathering Space. Currently, this area is shown central to the property. No amenity is required.

Cary Parks and Recreation will require a walking trail to connect from this property to the proposed Rafferty Park. It was requested to locate the trail near a property corner so that access to the park can be shared and trail can serve the most people. We were conceptually proposing access on the northeast corner. Neighbor is concerned about trail location adjacent to her property. We will work with the Town of Cary to find a suitable trail location.

Shenandoah explained that even though the lots are smaller, this will be a nice development. Ridgeback Road will be paved to accommodate the access road. Extent of Ridgeback Road improvements are

unknown at this time since the road is currently owned by the adjacent church. All zoning conditions offered at this time will run with the land regardless of future development. Restrictions or promises of a specific house type or minimum square footage are not appropriate to the rezoning process. Both buffers and density conditions can be offered with the rezoning. Setbacks and height restrictions are set through the zoning designation and the building envelope is currently shown on the conceptual plan.

The roads interior to the development will be built with curb and gutter and there will be sidewalks as per the Town of Cary requirements. We believe that sidewalks will be on one side of the roads and halfway around the cul de sacs.

### **Ridgeback Road Property**

Introduction: The Ridgeback Road Property is approximately 44 acres. There are 63 proposed lots shown on a conceptual plan. The conceptual plan is not a part of the rezoning package. Lots will be minimum 8,000 sf. The rezoning includes a condition of maximum density of 2.0 du/ac and a promise that all lots will remain entirely out of wetland and stream buffers as currently permitted to meet minimum lot size requirements. This project is part of the Autumnwood developments, but they will not share any amenities.

This project has over 13 acres in steep slopes and wetlands, several Champion Trees and a requirement of the Town of Cary to extend Weldon Ridge as a 70' R/W Collector Avenue from the southwest property corner (Existing Ridgeback Road) to the north edge. These challenges have led the developer to propose a cluster type development on smaller lots in order to maximize the potential of the developable acreage while preserving the sensitive areas and providing the Town of Cary with a transportation corridor. The current location of the proposed collector avenue is dictated by the minimum allowable radius and an effort to minimize environmental impacts when crossing the stream.

Neighbors expressed concerns on their access via exiting gravel Ridgeback Rd. They have had difficulty with the current construction on Ridgeback Rd. Shenandoah offered to follow up with maintaining current road and will try to prevent contractors from blocking access along gravel road. Neighbors were hoping that proposed road could be paved prior to construction in the parcel.

Stubs to adjacent properties shown on the conceptual plan are required by the Town of Cary but would be barricaded to prevent any traffic onto gravel road. The existing gravel access to adjacent properties will remain.

The Town of Cary will require a greenway extension on the north side of the existing stream along the northeast corner of the property. The proposed collector avenue would be constructed up to the wetlands and then terminated at this time. The developer would be required to pay a fee in lieu of construction until development took place to the north.

The development will be required to provide a Community Gathering Space with an amenity but, that is still yet to be determined.

Neighbors were concerned that an R8 zoning designation and 8,000 sf lots will change the look and feel of the area. Neighbors asked why not R12? Developer explained that an R8 designation with a 2.0 du/ac density cap makes this parcel economically feasible. The new Cary Community Plan and Special Green Level Planning Area designation opens up the opportunity to offer smaller lots in order to provide a variety of housing types and preserve sensitive environmental areas.

Neighbors located between the two proposed developments were concerned about being sandwiched and wondered why their properties were not being considered for development. Developer noted that their smaller lots were harder to balance house value/land ratios and that the area may be difficult to extend sewer service due to the existing topography. The development of these two parcels may bring utilities closer to adjacent properties and make their development more feasible.

**Those in attendance were:**

Alex Crow – Shenandoah Homes  
Mark Ward – Shenandoah Homes  
Steven Carson – BCSC – Survey  
Tom Speight – BCSC - Engineering  
Pam Davison – BCSC – Project  
Manager  
Wayne Nicholas – Town of Cary  
Debra Grannan – Town of Cary