

GLEND A S. TOPPE & ASSOCIATES

LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

MINUTES OF MEETING

11/1/2017

WILSON ROAD RE-ZONING MEETING WITH NEIGHBORS

Attendees included: Bal K. Sharma property owner, Radha Sharma property owner, Michelle Wells, Neighbor; Bob Aquilino, Neighbor; and Richard Toppe of Glenda S. Toppe & Associates, the property owners' consultant.

Mr. Toppe presented plans showing the recently approved Cal Pacific adjacent development and its subdivision and internal road network. A separate plan was shown with the proposed re-alignment and construction of Wilson Road from the southern property boundary of the Sharma property to Chapel Hill Road that runs along the eastern boundary of the Cal Pacific development. The neighbors asked for clarification about the relocation of Wilson Road. Mr. Sharma addressed that question and made the point that until the neighboring landowner on the east side of the proposed Wilson Road alignment subdivided or attempted to develop its property, the necessary right of way from that landowner would not be provided. The Sharmas have included a re-zoning condition that they will dedicate the right-of-way for their side of the relocated alignment of Wilson Road.

The neighbors asked about lot size and lot dimensions in the approved Cal-Pacific development adjacent to the subject property. Mr. Toppe explained, with the help of the dimensioned subdivision map, that the re-zoning condition requiring a minimum of 7,000 square foot lots, on average, created noticeably larger lots with wider street frontage than the lots in the Cal-Pacific development.

There was a related discussion about the size of homes and yard areas that could potentially be built on 7,000 square foot lots. Subject to the Town of Cary regulations at the time of building permits that regulate setbacks and yards, it appears that the 7,000 square foot lots could potentially accommodate larger homes than the Cal-Pacific lots in the adjacent development. The neighbors appeared to be pleased that the re-zoning conditions included the requirement that the homes be detached homes on the Sharma property.