

GLENDAS. TOPPE & ASSOCIATES

LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

Neighborhood Meeting Minutes for Proposed Rezoning - 18-REZ-09 Batchelor Road Assemblage (TR-CU)

Summary of Meeting

Location: Cary Town Hall, 316 North Academy Street, Cary, NC

Date: June 6, 2018

Start Time: 6:30 pm

Debra Grannan, with the Town of Cary, gave an overview of the project. Glenda Toppe, with Glenda S Toppe and Associates, presented for the applicants. The applicant is requesting a rezoning from R-40 to TR- CU. The subdivision will be an age restricted subdivision? 55+.

Conditions of TR-CU Rezoning:

- Assemblage consists of approx. 118 acres
- TR-CU = Transitional Residential-Conditional Use
- Age Restricted to 55+
- The neighborhood will consist of single family dwelling and townhome units.
- Townhomes will be limited to (2) units per building.
- Townhomes will be limited (not to exceed) 20% of the overall neighborhood density.
- Density for the subdivision will be a maximum of 3DU/acre.
- Lots east of Wimberly Rd will be a minimum of 7,000 SF. No townhomes allowed.
- There will be 10,000 SF (total on site) for the community gathering space(s).
- 3 acres of the community gathering space will be dedicated for the recreation site.
 - Clubhouse
 - Pool
 - Etc.

Question and Answer Session:

What are the access points?

Response- The Town Required North/South 4-lane Thoroughfare. The Town required East/West 2- lane Thoroughfare. Existing White Oak Church Road and Batchelor Rd. are entrance locations.

Batchelor Rd is currently a dead-end road; Where it meets Green Level West Rd. visibility is limited and cannot handle traffic volume. How will this be addressed?

Response- The Town has prepared a TAR and the applicant is in the process of reviewing the TAR.

What was the density of the old zoning vs the density of the current zoning, compared to the requested zoning?

Response- The old zoning would have allowed 1.5 DU/acre. In the Cary Community Plan for the Green Level Special Planning area the density is 2.5 DU/acre (aggregate of everything west of Flat Branch). The proposed rezoning is 3.0 DU/acre for the subject property

How many homes will be here?

Response- a maximum of 118.62 acres X 3 DU/acre.

Question/Comment: A concern was raised by several residents as to the number of homes being proposed with our development and the planned development to the south.

What is the age restriction?

Response- One member of the household must be 55+ for a minimum of 80% of the units.

someone sell their home to a person under the age of 55?

Response- No, there is a Deed Restriction.

Will there be assisted living here?

Response- No. These are single family homes and townhomes for people 55+.

How is the age restriction enforced?

Response- The Town enforces age-restrictions by having a legal opinion letter drafted by the applicant's attorney, that the proper restriction is in place.

Will the erosion control of the site affect my well?

Response- We will get back to you with an answer on that

Will there be inter-connectivity?

Response- yes, that is required by the Town.

The meeting adjourned at approximately 8:15