
1. **COMMENCEMENT**

   1.1 **Call to Order**

   Weinbrecht called the meeting to order at 6:30 p.m.

   1.2 **Ceremonial Opening led by Council Member Robinson**

   Robinson expressed gratitude for staff and led the pledge of allegiance.

   1.3 **Adoption of agenda**

   ACTION:
   Motion: Smith moved to adopt the agenda.
   Second: Bush
   Vote: Unanimous (7-0)

2. **RECOGNITIONS, REPORTS, AND PRESENTATIONS**

   Weinbrecht recognized scouts in the audience.

   2.1 **Manager’s Update**

   Stegall introduced Right of Way Coordinator Bryan Hayes. Hayes provided detail of the initiative he is leading to help manage the work of contractors in Cary’s Right of Ways. Council members talked about how helpful this coordination has been with past issues and recommended citizens reach out to 311 with any questions or requests for services.

3. **PUBLIC SPEAKS OUT (one-hour time limit)**

   George McDowell requested to re-brand the Town Hall Campus as an Arboretum in the upcoming branding effort. He spoke about different existing trees that are located on the campus and the little effort it would take to achieve this goal.

4. **CONSENT AGENDA**

   ACTION:
   Motion: Frantz moved to adopt the consent agenda.
   Second: Bush and Yerha
   Vote: Unanimous (7-0)

   4.1 **Town Council – Regular Meeting - Jan 23, 2017 6:30 PM**
4.2 Town Council - Joint Meeting - Feb 13, 2020 6:00 PM

4.3 19-A-17 Pendergraft, Evangelist, Hilliard and Presser Annexation

4.4 19-REZ-24 Carpenter Village PDD Amendment (Savaan)

4.5 Bid Award for the Holt Road to Davis Drive Water Line Project

4.6 Bid Award for the 2020 Water Main Replacement Project

4.7 Clean Fuel Advanced Technology Grant

5. PUBLIC HEARINGS

5.1 19-A-10 Young, Emerson and Hill Annexation
   Planner Erin Puckett presented staff’s report. The presentation slide is attached to the staff report. Weinbrecht opened the hearing and no one spoke. Council members had no questions or comments.

   Weinbrecht stated the annexation will return to council at a future meeting for action.

5.2 19-A-18 Colonial Baptist Church of Cary, Inc. Annexation
   Planner Erin Puckett presented staff’s report. The presentation is attached to the staff report. Weinbrecht opened the hearing and no one spoke. Council members had no questions or comments.

   ACTION:
   Motion: Frantz moved to approve 19-A-18 Colonial Baptist Church of Cary.
   Second: Bush
   Vote: Unanimous (7-0)

5.3 19-REZ-16 Silverton PDD Amendment Parcel G (O&I Portion)
   Assistant Planning Director Debra Grannan presented staff’s report. The presentation is attached to the staff report.

   Applicant’s comments: Jamie Schwedler with Parker Poe, on behalf of applicant, shared the proposed PDD amendment will allow the developer
to provide a range of housing types. She summarized the request, the provided public art piece, and shared the differences between this case and prior cases.

Weinbrecht opened the hearing and no one spoke.

Robinson shared she liked the structured parking. She asked about the applicable façade and what is that definition. Grannan answered it is everything external facing. Robinson would like to see the overall development have matching façade.

Robinson shared she would like to see a Type A buffer between the development and neighborhood. Robinson asked about the average number of parking spots per residential units. Grannan shared staff would add that information to the staff report for when it returns to council.

Bush raised concern about seniors crossing at the intersection and asked if there were any proposed pedestrian improvements. Grannan answered that no conditions were added related to traffic improvements. Bush stated this crossing is a concern for her.

Robinson agreed with Bush's comment. Robinson shared she has received comments about how difficult it is to walk in this corridor.

Bush shared she liked that the public art feature is along the pathway. She would like the developer to consider an affordable housing aspect of this development.

Robinson recommended staff using drones to capture pictures and collect parking data to help council make data-driven decisions on parking reductions. Grannan shared they are working on an overall parking study, including commercial parking lots.

Bush would like the developer to add a condition related to "age-targeted" if they are going to use that term within their development.

Frantz shared he would like to see an increase in the perimeter buffer. He talked about the reputation of the developer for building high-quality projects. He expressed approval of many aspects of the project, including the public art feature.

Yerha shared he would like to hear a compelling reason for the zoning change request. He does not like the reduction in the streetscape.

Liu agreed that this development would help increase housing stock in Cary. She liked the structured parking, private open space, and public art
feature.

Weinbrecht shared he liked a lot of what they proposed, including the masonry. He would like to see an increased buffer between the development and adjacent neighborhood. He is struggling with use and the intention of the Cary Community Plan in this area.

Weinbrecht shared this case would be forwarded to the advisory Planning and Zoning Board for review and return to council at a future date.

### 5.4 Consideration of a Downtown Development Project Agreement involving Sale of Town Property

Manager Sean Stegall introduced the item and Director of Economic Development Ted Boyd presented staff’s report. The presentation slides are attached to the staff report.

Weinbrecht opened the public hearing.

Nick Barslow commented about need for additional open space, traffic concerns, and stormwater management. He suggested the council incorporate suggestions from the Environmental Advisory Board into the development agreement. He provided comments about the design, including more electric vehicle charging spaces, green roof features, and room for delivery vehicles.

Rick Stephenson thanked council and staff for their partnership in this project. He provided an overview of the founding families of the corporation. He shared his aspirations for the project for the Downtown area.

Mary Ann Barslow shared concern about the increase of temperature in downtown area. She suggested green infrastructure be added to the area to help regulate the temperature.

Weinbrecht closed the public hearing.

Bush asked about the agreement for parking spaces. Boyd answered that it is for 30 years and included consideration for inflation. He explained the breakdown of the cost for each space.

Bush asked about traffic study. Jensen explained a traffic study was not required for this area. Stegall shared staff is looking closely at the downtown street network and needed improvements.

Frantz shared his excitement for this development and talked about the
development over the years. He respected the concerns of the speaker but shared how this plan is mitigating these concerns. In the area, 200% of the tree canopy will be planted back and sites were acquired to increase the amount of open space.

Robinson asked Boyd about the tree canopy. Boyd responded staff had no concerns about the tree canopy as 200% was being planted back in the area. Stegall shared staff is making conservative efforts to preserve the existing canopy or plant back additional trees to create the canopy.

Smith shared, when looking at the whole picture, Cary is a leader in what we are doing for the canopy and stormwater. He is excited about the vibrant downtown with environmentally sustainable features.

Yerha appreciate the comments by the speakers and his colleagues. He was impressed with the development agreement and how it reflects the conversations of the past year.

_Recommendation:_ That following the public hearing, Council make the determinations necessary pursuant to N.C.G.S. 160A-458.3 and N.C.G.S. 160A-457(4) and (1) adopt the Resolution approving the Downtown Development Project Agreement and the sale of Cary property and matters related thereto as described in the Resolution, and (2) appropriate $810,000 of general fund balance to the DT – Academy Park Development project to satisfy Cary’s development fee commitment.

**ACTIONS:**
Motion: Bush moved to approve staff’s recommendation to adopt the resolution and appropriate funds.
Second: Frantz
Vote: Unanimous (7-0)

6. **DISCUSSION ITEMS**
   No discussion items.

7. **CLOSED SESSION**
   No closed session

8. **ADJOURNMENT**
   The meeting was adjourned at 7:55 p.m.

   **ACTIONS:**
   Motion: Smith moved to adjourn.
   Second: Yerha
   Vote: Unanimous (7-0)