• **Attendees**
  
  - **Applicant Team**
    - Goldberg Companies Incorporated (GCI)
      - Eric Bell
      - Ian Stuart
    - WithersRavenel (WR)
      - Tucker McKenzie
      - Ty Holderbaum
    - Glenda Toppe (Glenda Toppe and Associates)
    - Charles Zevenhuizen (Barker Realty)
  
  - **Neighbors**
    - See attached sign-up sheet

• **Minutes**
  
  - **GCI Introduction - Eric Bell**
    - History of long term ownership of apartments (not looking to sell after leased out)
    - With long term ownership in mind, corners aren't typically cut that saves money on the front end that may cause additional maintenance / work on the back end
    - When they build, they understand they are coming to be a part of the community, and want to be good neighbors
    - Typically build apartments that are larger than other apartments in the market
  
  - **Project Introduction - Glenda Toppe**
    - Submitted as a PDD (Planned Development District) and explained the connection of Morrisville Parkway to NC 540.
    - History of the Properties
      - **October 2012**
        - Approval by council for the land north and south of Twyla Road. Request by property owners for a mixed-use land designation. Land use plan was changed to mixed-use (pink). Town is envisioning combination of uses.
      - **January 2017**
        - Town went through the process of updating the land use plan (Cary Community Plan). Property is now listed as commercial center. Allows residential uses such as townhomes, multifamily. Primarily for higher densities.
    - Currently listed as a R-40, rural designation until development can occur.
    - Property owners are now in a position to sell (due to 540) and our current group (GCI) wants to rezone and purchase.
    - In addition to application, document includes setbacks, buffers, connections, and land use designations.
    - Required to point out within the Cary Community Plan the requirements the project follows:
      - Provide walkable communities.
      - Connect to adjoining properties.
      - Areas where uses are mixed versus single use.
      - Retail/commercial/residential uses.
- Describes land that cannot be touched, site lends itself to have excellent transitions between uses.
- Master Land Use Plan
  - Maximum of 200 beds where commercial use would be designated.
    - Hotel, etc.
  - Multi-family land use
    - Maximum of 420 units.
  - Cary requires community gathering spaces based on land size
    - 15000 SF of gathering space proposed (minimum required is 5000 SF)
  - Committed to an amenity for the multi-family site
    - Swimming pool/clubhouse/rec center
- Site constraints and criteria - Tucker McKenzie
  - Constraints
    - Stream buffers (200’ width edge to edge)
      - East/west side of property
    - FEMA Flood Plain and Town of Cary flood plain to the north
    - 400’ taken off of the site allows for natural transitions
    - A lot of elevation relief on the site
      - Roundabout under construction is 25’ above existing grade
    - Site falls toward the north
    - 100’ thoroughfare buffer provided along NC 540
    - Traffic Study has been performed and the recommendations are still being evaluated
      - Project prefers full access at roundabout
      - ToC requires Stockwell Lane connection
      - NCDOT is a huge hurdle for full access at the roundabout connection
      - Twyla Road is adjacent to buffered streams, making it difficult to improve
      - Environmental permitting is another huge hurdle for full access at the roundabout connection
  - Community Space
    - Committed to greenway trail with future connection the Town of Cary’s master greenway connection
    - Committed to Rec center, pool, clubhouse for the multi-family residents
- Questions from Neighbors
  - Does the traffic study recommend improvements?
    - Tucker McKenzie: Yes. Several recommendations are made in the traffic study, and our team is currently evaluating these recommendations as to the commitments that will be made as part of this project.
  - What is the timing for this project?
    - Tucker McKenzie: We hope to continue this project to the first Town Council Public Hearing in the next month or two, and continue the rezoning process as efficiently as we can.
    - Eric Bell: This is just the first step in a multi-step process. After rezoning we still need to site plan and permit the project which will take up to nine months after rezoning approval.
  - What types of uses are envisioned in the commercial portion?
Glenda Toppe: Per the PDD, several types are listed with general retail of 10,000 SF maximum or 200 beds for the hotel. These uses include banks, gas stations, coffee shops, etc.

Eric Bell: GCI would only want users that would be compatible with both the existing neighborhood as well as the apartment community.

Please confirm the density of the apartments and potential hotel?

Tucker McKenzie: 420 maximum apartment units and 200 maximum beds for hotel.

How tall would the buildings be?

Tucker McKenzie: 70’ maximum for the hotel and 3 stories for the apartments, with occasionally a fourth story to accommodate the grade dropping off.

Will there be a signal at Highcroft Drive and Morrisville Parkway?

Tucker McKenzie: Yes, it is recommended in the traffic study.

Will this development look to have first level retail with apartments above?

Eric Bell: No. GCI’s experience with this type of development is that the units directly above the retail are difficult to keep people in (whether that is due to smells or sounds or both).

With all of the history of the project, and the current designation in the Cary Community Plan, what could the uses be?

Glenda Toppe: A general neighborhood shopping center would be an allowable use considering the Cary Community Plan.

Tucker McKenzie: Technically, yes a neighborhood shopping center could be allowed, but the site constraints on this project don't really allow for a big anchor retailer with associated parking and shops. The stream buffers and grades on the site would prohibit a center like that.

Generally concerned with the home value and uneasy about not knowing what commercial uses will be provided.

Tucker McKenzie: First - I can't speak specifically about home values since I am not an appraiser, however I do have some limited experience with appraisers throughout these types of projects, and typically they have stated that as long as the uses are compatible with the surrounding areas and are valuable adds to the community, there wouldn't be a negative effect on home prices. The key for this to be successful is to understand what the neighbors would be concerned with as a use in this area, which is really what this meeting is for.

Eric Bell: To add additional commentary, we will deny a user if we believe it is not compatible, and would rather it remain vacant.

Closing (Tucker McKenzie)

Thanked everyone for their participation and encouraged to reach out to our team or Katie Dry, Senior Planner and case manager for this project at the Town of Cary, if there were additional questions or comments.