

Neighborhood Meeting Minutes for 18-REZ-10 Lewey Drive

6-6-2018, Prepared by Applicant

The following points were made during the discussion:

- Unanimous concern about flooding in the back of the property around the stream and also in the front of the property along the street.
- Concern that trees have grown up in the back in some fill material that was placed in the drainageway and the trees have blocked the drainageway.
- Concern about the lack of street maintenance on Lewey Drive. This is the responsibility of NCDOT. (the neighbors could contact potholes@NCDOT.gov to report the problems)
- Brookstone Homeowners Association owns a 40' strip on either side of Lewey Drive from the western edge of the Lewey property to NC 55. These strips need maintenance. Is there a possibility that the Brookstone HOA could request annexation of those strips into the Town so the Town could properly maintain this area? (R. S. Fincher is president of the Brookstone HOA)
- Concern about school bus pick up and drop off when Lewey Dr. is flooding.
- Concern about traffic cutting through on Lewey Drive to reach the elementary school on NC 55
- Question about the number of houses allowed. Applicant responded that because of site limitation probably about 11 homes could be built, but that number subject to change due to survey information.
- Question about the size of homes proposed. Applicant responded that although house size was not permitted to be part of the discussion, the homes would be built by a custom builder with a long history of development in Cary, namely Wardson.
- Concern about the fill that had been placed in the stream buffer/drainageway. Question about whether the developer could remove it to improve the drainage. Applicant responded that the developer would do whatever the Town would permit in order to improve the drainage.
- Concern that the fill material would raise the building foundations so high that the existing homes would be looking into adjacent foundations. Applicant responded that the fill material would probably not be structurally sound enough for building foundations and that the fill would need to be removed. An explanation from the applicant that if fill had been placed in the stream buffer, removal of the fill would have to be carefully coordinated with the Town in order not to cause more damage to the drainageway, but removal of what is essentially a dirt pile would be important for the neighboring properties. The applicant reiterated that any runoff created by the proposed development would be the responsibility of the developer to capture. The Town would not permit runoff from this development to affect adjacent properties.
- Question from Mr. George about whether the lot area calculations would include any area in the stream buffer. The applicant responded that lot areas would not include any area within the stream buffer.
- Suggestion from Mr. George that the neighbors compare the front, side and rear setbacks in their R-8 neighborhood to the setbacks proposed as zoning conditions for the Lewey property, which are proposed as front and rear minimum 20' each, and sides minimum 5' each. (R-8 front and rear setbacks are minimum 20' each, side setbacks are 5' minimum with 20' minimum combined).