

September 6, 2018

Dylan Paul
Planner II, Town of Cary Planning Department

**RE: 18-REZ-22 Green Level West Office Rezoning
Neighborhood Meeting Minutes**

Dear Mr. Paul,

A neighborhood meeting was held on September 5, 2018 with adjacent and nearby property owners to discuss 18-REZ-22 Green Level West Office Rezoning for property located in the northeastern quadrant of the intersection of Branton Drive and Green Level West Road. The neighborhood meeting was held in Cary Town Hall and, after a brief introduction of the rezoning process by Planning staff, the neighborhood meeting started at approximately 7:00 pm.

Glenda Toppe, of Glenda S. Toppe and Associates, introduced the applicant and team. In attendance represent the Conditional Use Rezoning application were Charlie Yokley, Principal Planner with the McAdams Company, and Donna Cassidy, President and Founder of NET32.

Ms. Toppe gave a brief overview of the purpose of the requested rezoning and explained that NET32 was in need of a larger space. Ms. Toppe explained that the rezoning request was for Office and Institutional – Conditional Use (O&I-CU) and that three conditions were currently proposed: 1) Maximum building square footage permitted on the parcels is 15,000 square feet; 2) Maximum permitted building height is 35 feet and; 3) The following uses shall be the only permitted uses on the properties “Office, Business or Professional.”

Ms. Toppe explained that the subject properties were designated as Traditional Neighborhood on the Future Growth Framework Map and that properties on the west side of Branton Drive were designated as a Destination Center. Destination Centers allow the most intense non-residential and mixed-use development. The proposed office would serve as a transition from the intense non-residential development to the existing residential development.

Donna Cassidy, President/Founder of NET32, explained that she was a longtime resident of Cary. She explained that she founded NET32 in 1996 and that the company was started in Cary and that it was her desire to keep the business in Cary. Ms. Cassidy explained that NET32 is an online retailer that connects dentists across the country with vendors that sell dental supplies. Ms. Cassidy explained that the company has outgrown their existing space, which is located in a suburban office condominium park in Cary and is in need of new facilities to accommodate current employees and attract new talent. Ms. Cassidy explained that NET32 currently occupies two offices spaces in the Parkway Place Office park totaling approximately 5,000 square feet. She explained that the current facilities are at maximum capacity and no longer serve the needs of the company, thus the reason for deciding to purchase

the properties subject to the rezoning request. Ms. Cassidy explained that NET32 was not a public-facing business, so vehicular trips would be limited to employees and would have minimal impact on the surrounding streets.

After the explanation of the rezoning request and NET32, the meeting was opened to questions from those in attendance. Below is a synopsis of the questions and concerns that were raised at the meeting and the applicant's response.

Question / Concern: What is the expected growth in number of employees at NET32?

Applicant Response: A definitive projection on the future number of employees is difficult. NET32 currently employs 30 individuals. Future growth will be dependent on the effectiveness of current employees and company needs.

Question / Concern: Will the new office also house the server room? What will be done to mitigate the impact of noise from the back-up generator?

Applicant Response: The server room is located within the current facility and will remain there upon completion of the construction of a new office. If the server room and generator were to be located in the new facility, applicant would make every effort to locate the generator to ensure that there is a minimal impact on surrounding properties.

Question / Concern: Where will the building and parking be located on the properties?

Applicant Response: Final design of the site for development has not been done at this time. The applicant will leave a 40' undisturbed buffer along the eastern and northern property lines to screen the proposed office from the residential properties. A 30' streetyard buffer will be located along Green level West Road.

Question / Concern: Has a traffic study been done? Traffic on Green Level West Road is bad, recent road improvements make turning on to Green Level West Road from Branton Drive difficult and dangerous.

Applicant Response: The proposed office building is not large enough to require a traffic study based on Town of Cary standards.

Question / Concern: Where will the driveway into the proposed office be located and will road improvements be required?

Applicant Response: The driveway will be located off Branton Drive. NCDOT has determined that no access will be permitted off of Green Level West Road. Improvements to Green Level West Road will not be required; it is not known if any improvements will be required to Branton Drive. Both Branton Drive and Green Level West Road are NCDOT maintained streets, so NCDOT will determine what road improvements will be required, if any.

Question / Concern: What will the building look like?

Applicant Response: Building designs have not been completed yet, but the structure will meet the requirements of the Town of Cary Design Guidelines.

Question / Concern: Is NET32 under contract to purchase the properties? Did NET32 look at any other properties in Cary? The subject property is located in a primarily residential area and the proposed office doesn't fit in with the character of the neighborhoods.

Applicant Response: NET32 is under contract to purchase the property. Many properties were considered for the future location of NET32 and the subject property most closely matched the needs. It is located in Cary and met the budgetary constraints for the new office location. The proposed office is an Incidental Use Type in Traditional Neighborhoods according to the Cary Community Plan and will serve as a transitional use from the more intense developments to the west.

Question / Concern: Once this rezoning is approved, the O&I zoning will not go away and the property will not revert back to a residential zoning. Neighbors are concerned about the impact of the character of their neighborhoods.

Applicant Response: It is fair to assume that if the subject rezoning were approved, the property will not revert to a residential zoning. To help mitigate any future impacts on adjacent residential uses, the applicant is offering conditions to limit the size and scope of any future development. These conditions are attached to the land, not the property owner, so any future development will also have to comply with the proposed conditions. Any changes to the conditions would require a rezoning approved by Cary Town Council

Question / Concern: Will light poles be installed in the parking lot? If so, will parking lot lights be on 24 hours a day, 7 days a week? How tall will light poles be?

Applicant Response: The parking lot will be lighted. The maximum height for parking lot lighting according to the Cary LDO is 35 feet. Applicant will examine the possibility of adding a condition to limit the maximum height of the parking lot lights to something less than 35 feet. The applicant does not anticipate that the parking lot lights will stay on 24 hours a day, 7 days a week.

Question / Concern: Has a site plan for concept plan been done for the proposed development of the parcel? if so, can the applicant share with neighboring property owners, or can it be shared once the plan has been prepared? Attendees were concerned about the final placement of structures and parking in relation to adjoining residential uses.

Applicant Response: No sketch plan has been prepared to date. If a sketch plan is prepared prior to review of the application by Town Council, the applicant will share that plan with adjoining property owners.

Question / Concern: Has NET32 considered adopting a ‘work-from-home’ model for employees to eliminate the need for new office space?

Applicant Response: NET32 believes that the company operates best when employees are located in a central location due to the collaborative nature of the business.

Question / Concern: The Cary Community Plan shows very intense growth in the area, which concerns current property owners due to the residential nature of this part of town. An office on this specific parcel doesn’t make sense and will disrupt long-time residential uses.

Applicant Response: The Cary Community Plan does show intense development in this area due to the location of major thoroughfares and interstates. Office uses are an allowed use type in the Traditional Neighborhood designation and NET32 will provide for an appropriate transition from the Destination Center to the west and residential uses to the north and east.

At the conclusion of the meeting at approximately 8:00 pm, attendees expressed concern that the allotted time was not enough to allow them to express all of their concerns related to the rezoning application and future development of the parcel. Attendees requested a second meeting between adjoining property owners and the applicant to allow for additional conversation. The applicant agreed to look for a suitable time, date, and location for a future meeting and will notify all property owners within 800 feet of the rezoning application.

MCADAMS

Charlie Yokley, AICP
Principal Planner, Planning + Design