





Davis Creek Subdivision  
Neighborhood Meeting Minutes  
12/21/2017 @ 6pm

6pm: Meeting Started, Mr. Watkins explained the process and introduced Mr. Arey. Mr. Arey said the property is currently owned by the YMCA; the Y is looking to sell the property and develop a site off of Rocky River Road. Mr. Arey owns Heritage Commons at the frontage of the Y property along NC HWY 49 S. Mr. Arey explained that he's looked at many different types of residential uses for this site, and has decided that age-targeted 55+ is the right fit for this site. The site has a lot of floodplain, and the smaller lots associated with 55+ would help on this site. Mr. Arey said the age targeted generally has less traffic generated, usually doesn't put kids in the school, and the homes are looking to develop in the high \$200s to low-mid \$300s range.

Mr. Strong spoke to the connectivity. This development would help provide connectivity between College Park and Town Center; you could travel between the two without getting onto NC HWY 49 S. Also, the open space provided in this development is substantial; it more than meets the minimum requirements of the UDO.

Mr. Arey says that they will restrict the development to no vinyl siding; hardieplank and brick will be the materials used in the cladding of the homes.

Comments from the community:

- People are already trying to cut through Cambridge to get to Town Center, this development may make it worse. Staff recommended speed humps be installed during the development; won't stop it, but will make it less attractive. Also, the traffic signal planned at this entrance will be the funnel point to release out to 49 for both Town Center and College Park.
- Road Connection to Town Center – How long before that happens? Probably be many years, as the Town does not have the funds currently to make this connection. Mr. Arey says he'd like to provide a footbridge so that people in this proposed development can cross over to the Town Center.
- Buffers – Can the 8ft buffer be increased? Yes, Mr. Arey says he'd like to meet with the directly adjacent property owners and see what could be done (i.e. extra plantings, berms, fencing, etc.)
- Stormwater – What's going to happen with the storm water? Staff explained the Phase II requirements (detention and quality). The existing pipes in College Park will be tied into this system.
- Sewer – manhole on this site can create some indecent smells. Staff will work with Public Works to ensure that this issue is handled appropriately.

The meeting adjourned at 6:50 pm.