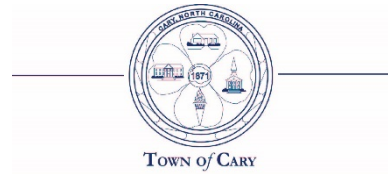


# Staff Report for Town Council



**Meeting Date:** January 24, 2017

**16-REZ-27 10108 Penny Road Rezoning**

**Purpose:** Consider action on proposed rezoning request

**Prepared by:** Mary Beerman, Planning

**Speaker:** Mary Beerman, Planning

**Staff Recommendation:** Staff recommends that council consider action on the proposed rezoning request.

**Executive Summary:** The applicant has requested that the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning a 0.63-acre portion of a 1.54-acre parcel located at 10108 Penny Road. The property is currently in the Residential-40 (R-40) zoning district and Watershed Protection Overlay District (Swift Creek Watershed). The property owner proposes to rezone the subject property to Residential-20 (R-20).

There is an associated Owner-Initiated Annexation Petition 16-A-15.

This rezoning has an associated Consistency and Reasonableness Statement.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board recommended approval by a vote of 8 - 0.

NOTE: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the [Land Development Ordinance](#) are addressed during review of the site or subdivision plan.

## SUBJECT PARCELS

Property Owner	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Bost Construction Company	0761745911 (Portion)	0170673 (Portion)	0.63 ±

## BACKGROUND INFORMATION

Applicant	Bost Construction Company		
Applicant's Contact	Rex Bost Bost Construction Company 1941 Evans Road Cary, NC 27513-2041		
Acreage	0.63 ± portion of a 1.54-acre parcel		
General Location	10108 Penny Road		
Schedule	Town Council Public Hearing November 10, 2016	Planning & Zoning Board December 19, 2016	Town Council January 24, 2017

Land Use Plan Designation	Low Density Residential (LDR)
Existing Zoning Districts	Residential 40 (R-40); Watershed Protection Overlay District (Swift Creek Subarea)
Existing Zoning Conditions	None
Proposed Zoning Districts	Residential 20 (R-20); Watershed Protection Overlay District (Swift Creek Subarea)
Proposed Zoning Conditions	None
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation will be required prior to site plan approval.
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

### Vicinity Map

10108 Penny Road  
Rezoning 16-REZ-27

