

Staff Report for Town Council

Meeting Date: June 22, 2017



17-REZ-01 6200 Holly Springs Road Rezoning

Purpose: Consider action on a proposed rezoning request

Prepared by: Mary Beerman, Planning

Speaker: Mary Beerman, Planning

Executive Summary: The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning a 1.03-acre portion of a 1.41-acre parcel located at 6200 Holly Springs 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 Transitional Residential Conditional Use (TR-CU), with zoning conditions that would limit land use to townhomes.

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 6-0.

Recommendation: That Council consider action on the proposed rezoning request.

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. Section 3.4.1(E) of the Land Development Ordinance sets forth the criteria that should be considered in reviewing rezonings. Technical design standards of the [Land Development Ordinance](#) are addressed during review of the development plan.

SUBJECT PARCELS

Property Owner	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Robert and Virginia Maynard	0772653163 (Portion)	0229518 (Portion)	1.03 ±

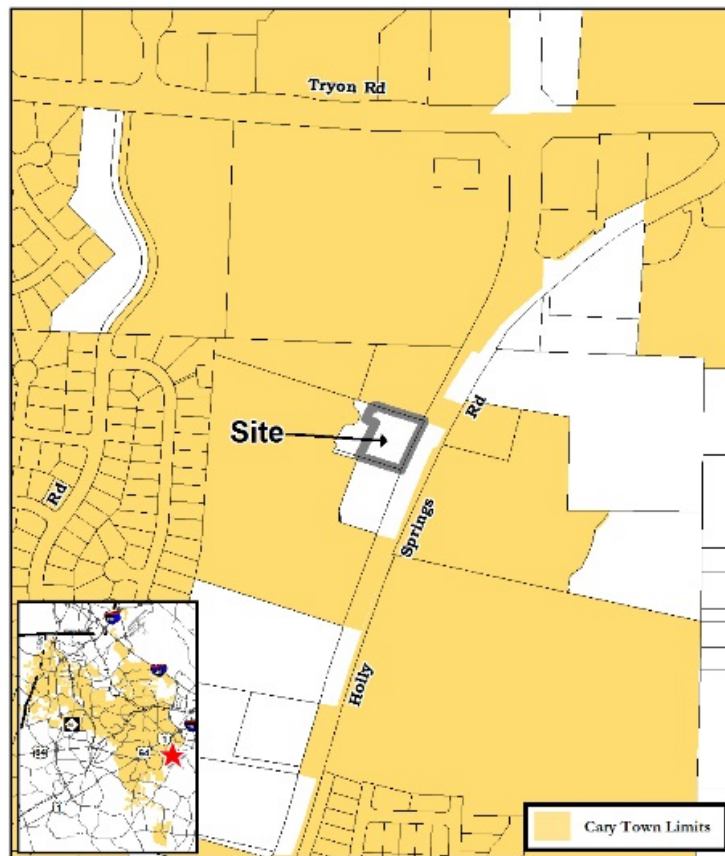
OVERVIEW

Applicant	Property Owners
Applicant's Contact	Richard Ladd 205 Rutherglen Drive Cary, NC 27511
Acreage	1.03-acre ± portion of a 1.41-acre parcel
General Location	6200 Holly Springs Road
Council District	District C

Schedule	Town Council Public Hearing March 30, 2017	Planning & Zoning Board May 22, 2017	Town Council June 22, 2017
Existing Zoning Districts	Residential 40 (R-40); Watershed Protection Overlay District (New Urban category within Swift Creek Subarea)		
Existing Zoning Conditions	None		
Proposed Zoning Districts	Transitional Residential Conditional Use (TR-CU); Watershed Protection Overlay District (New Urban category within Swift Creek Subarea)		
Proposed Zoning Conditions	1. Land Use shall be limited to townhomes		
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation will be required prior to development plan approval.		
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

Vicinity Map

Maynard Property Rezoning
17-REZ-01



[Click the map to see surrounding development activity.](#)