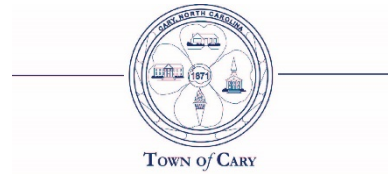


# Staff Report for Planning and Zoning Board



#1825

**Meeting Date:** October 17, 2016

**6718 Holly Springs Road Rezoning 16-REZ-13**

**Purpose:** Conduct public hearing and consider recommendation on proposed rezoning request

**Prepared by:** Katie Drye, Planning

**Speaker:** Katie Drye

**Executive Summary:** The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning 1.66 acres owned by Hazel and Lionel Finley, located at 6718 Holly Springs Road, from Residential 40 (R-40) to Residential 12 Conditional Use (R-12-CU) with zoning conditions that include limiting the land use to two (2) detached dwellings, dedication of right-of-way along Holly Springs Road, increasing certain building setbacks, and adding an undisturbed landscape area to the rear of the property.

**Planning and Zoning Board Recommendation:** The recommendation will be provided to Town Council following the P&Z Board meeting.

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(s)	County Parcel Number(s) (10 digit)	Real Estate ID(s)	Deeded Acreage
Hazel and Lionel Finley 6718 Holly Springs Road Raleigh, NC 27606	0772524415	0038646	1.66± acres
<b>Total Area</b>			<b>1.66± acres</b>

**BACKGROUND INFORMATION**

Applicant	Hazel and Lionel Finley Property Owners		
Agent	Sullivan Surveying 1143 D Executive Circle Cary, NC 27511		
Acreage	1.66 ±		
General Location	6718 Holly Springs Road (South of SE Cary Parkway)		
Schedule	<b>Town Council Public Hearing</b> August 11, 2016	<b>Planning &amp; Zoning Board</b> October 17, 2016	<b>Town Council</b> TBD
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District(s)	Residential-40 (R-40) Watershed Protection Overlay District (Swift Creek sub-district)		
Existing Zoning Conditions	None		

Proposed Zoning District(s)	Residential-12 Conditional Use (R-12-CU) Watershed Protection Overlay District (Swift Creek sub-district)
Proposed Zoning Conditions	<ol style="list-style-type: none"> <li>1. Land use shall be limited to detached dwellings.</li> <li>2. The maximum number of lots shall be two (2).</li> <li>3. Dwellings shall be set back a minimum of 50 feet from the property line adjacent to the Camden Forest subdivision.</li> <li>4. The minimum front yard setback for the newly created lot shall be 60 feet.</li> <li>5. There shall be a 10-foot undisturbed landscape area established along the rear property line adjacent to the Camden Forest subdivision.</li> <li>6. Any plat that divides the subject property shall depict an offer for dedication of 40 feet of right-of-way along the frontage of the subject property, measured from the centerline of Holly Springs Road.</li> <li>7. Any plat that divides the subject property shall include notes substantially similar to the following: <ol style="list-style-type: none"> <li>a. Dwellings shall be set back a minimum of 50 feet from the property line adjacent to the Camden Forest subdivision.</li> <li>b. A 10-foot undisturbed landscape area shall be established along the rear property line for each lot adjacent to the Camden Forest subdivision.</li> <li>c. For the newly created lot, the minimum front yard setback shall be 60 feet.</li> </ol> </li> </ol>
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ.
Staff Contact	Katie Drye 919-469-4085 <a href="mailto:Katie.drye@townofcary.org">Katie.drye@townofcary.org</a>

# Vicinity Map

6718 Holly Springs Road  
Rezoning  
16-REZ-13

