

**STAFF REPORT**

Town Council, February 25, 2016

**Barbee Road Rezoning 15-REZ-24 (PL16-043b)**

Consider action on a proposed rezoning request

From: Jeff Ulma, Planning Director  
 Prepared by: Mary Beerman, Senior Planner  
 Approved by: Mike Bajorek, Interim Town Manager  
 Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Mary Beerman

**Executive Summary:** To amend the Town of Cary Official Zoning Map to apply initial Town of Cary zoning to approximately 35.71 acres located at the northwest corner of the intersection of Barbee Road and Lewter Shop Road. The property is currently zoned Chatham County Residential 1 (R-1). The proposed zoning is Residential 12 Conditional Use (R-12-CU), with zoning conditions that would limit land use to 50 detached dwellings (1.4 du/acre) with a minimum lot size of 17,500 square feet. There is an associated Owner-Initiated Annexation Petition - **15-A-20**.

This rezoning request has an associated Consistency and Reasonableness Statement.

**Proposed Council Action:** Council may take action.

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
Ricky G. Edwards Ricky G. Edwards LP 1236 Upchurch Meadow Rd Cary, NC 27519	0714535417	0080768	10.24
	0714535858	0080767	12.21
	0714545323	0080452	13.26
<b>Total Area</b>			35.71

**BACKGROUND INFORMATION**

Applicant	Rex Bost Bost Construction 1941 Evans Road Cary, NC 27518		
Applicant's Contact	Mike Golder, Bost Construction		
Acreage	35.71 ±		
General Location	Northwest corner of the intersection of Barbee Road and Lewter Shop Road		
Schedule	<b>Public Hearing</b> December 10, 2015	<b>Planning &amp; Zoning Board</b> January 25, 2016	<b>Town Council</b> February 25, 2016
Land Use Plan Designation	Low Density Residential (LDR) in the Joint Chatham-Cary Land Use Plan		
Existing Zoning District	Chatham County Residential 1 (R-1)		

Existing Zoning Conditions	None
Proposed Zoning Districts	Residential 12 Conditional Use (R12-CU); Watershed Protection Overlay District (Jordan Lake sub-area)
Proposed Zoning Conditions	1. Land use shall be limited to a maximum of 50 detached dwellings (1.4 dwelling units/acre). 2. Minimum lot size shall be 17,500 square feet.
Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 15-A-20, has been submitted by the property owners in conjunction with this rezoning request.
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

### Vicinity Map

Barbee Road Rezoning  
15-REZ-24

