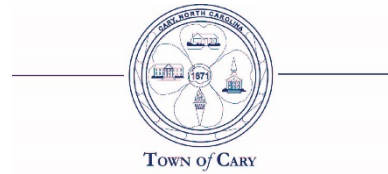


## Staff Report for Town Council



**Meeting Date:** January 5, 2017

### 16-REZ-21 Walters Property Rezoning

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

**Prepared by:** Katie Drye, Planning

**Speaker:** Katie Drye, Planning

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

**Executive Summary:** The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by applying initial Town of Cary zoning to approximately 1.14 acres located at 8204 Newcomb Street. The property is currently in the Wake County Residential 30 (R-30) zoning district. The property owner proposes to rezone the property to Residential 8 Conditional Use (R-8-CU) with zoning conditions that limit the use to three (3) detached dwellings.

There is an associated Owner-Initiated Annexation Petition – **16-A-14**.

The rezoning has an associated Consistency and Reasonableness Statement.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board recommended approval by a vote of 9 - 0.

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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
GJM 401K Trust Gary J. Markham, Trustee 5109 Davidson Ct. Fuquay Varina, NC	0679581805	0073974	1.14±
<b>Total Area</b>			<b>1.14±</b>

### BACKGROUND INFORMATION

Applicant	Gary Markham, Trustee Property Owner
Agent	Brian Kraynak Bateman Civil Survey Co. 2524 Reliance Ave. Apex, NC 27539

Acreage	1.14 ±		
General Location	8204 Newcomb Street, West of Bells Lake Road and South of Truelove Drive		
Schedule	<b>Town Council Public Hearing</b> September 20, 2016	<b>Planning &amp; Zoning Board</b> November 21, 2016	<b>Town Council</b> January 5, 2017
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District(s)	Wake County Residential 30 (R-30)		
Existing Zoning Conditions	None		
Proposed Zoning District(s)	Residential 8 Conditional Use (R-8-CU)		
Proposed Zoning Conditions	Land use shall be limited to three (3) detached dwellings.		
Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 16-A-14, has been submitted by the property owner in conjunction with this rezoning request.		
Staff Contact	Katie Drye 919-469-4085 <a href="mailto:Katie.drye@townofcary.org">Katie.drye@townofcary.org</a>		

# Vicinity Map

Walter's Property  
16-REZ-21

