



PLANNING &  
DEVELOPMENT SERVICES  
DEPARTMENT

December 22, 2021

**Subject: Virtual Neighborhood Meeting for Proposed Rezoning - 21-REZ-21 (Fenton Mixed Use Development)**

Dear Neighbor:

Cary received an application to rezone properties generally located at 855 Cary Towne Boulevard on approximately 92 acres (map attached). This letter is to notify you of this request, and of your opportunity to attend a neighborhood meeting to learn more about this proposal and Cary's rezoning process.

The applicants, USEF HCG Fenton LLC, USEF HCG Fenton II LLC, and HCG Fenton Phase D LLC, are requesting to make changes to the site's existing Mixed Use Development (MXD) zoning. The zoning changes requested would allow the option of an alternative development pattern for the southern portion of the site where a large retail tenant is currently approved and provide additional design flexibility regarding signage on the site. The existing Mixed Use Overlay District (MUOD) will remain.

Cary staff facilitates a "neighborhood meeting" to alert property owners of the proposal and provide an opportunity to share concerns with the applicant prior to the formal public hearing. The Town Council public hearing will be held later and property owners within 800 feet of the subject property will be notified by mail prior to the hearing date.

**Participate in the Virtual Neighborhood Rezoning Meeting Via WebEx and Phone Access**

**Wednesday, January 12, 2022, 6:30 p.m. to 8:00 p.m.**

- Register at [www.townofcary.org/VNRM](http://www.townofcary.org/VNRM)
- If you do not have access to email or the internet, call 919-462-3885 and state your name, phone number, and the meeting you want to attend. Cary staff will provide you with a call-in number to join the virtual neighborhood meeting via phone on the day of the meeting.

**Virtual Neighborhood Rezoning Meeting Agenda**

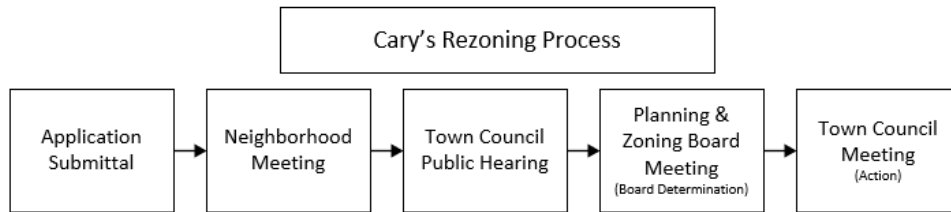
- **6:30 p.m.** Cary staff presents an overview of the rezoning process and public input opportunities.
- **6:50 p.m.** The applicant will summarize the request, reply to questions, and receive feedback.
- **8:00 p.m.** Meeting will conclude by 8:00 p.m. or earlier if questions/comments are completed.

For specific questions about this rezoning request contact [rob.wilson@townofcary.org](mailto:rob.wilson@townofcary.org) or (919) 462-3885.

Sincerely,

Rob Wilson, AICP  
Land Development & Special Projects

**TOWN of CARY**



## Vicinity Map

**Fenton  
Mixed-Use  
Rezoning  
21-REZ-21**

