



PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

June 28, 2022

22-REZ-11

RE: Virtual Neighborhood Rezoning Meeting 22-REZ-11 4309 Pine Rail Lane, 1304 Batchelor Road

Dear Neighbor:

Cary received an application to rezone 21.03 acres located at 4309 Pine Rail Lane and 1304 Batchelor Road from Residential 40-Conditional Use (R40-CU) to Residential 12-Conditional Use (R12-CU) with the Jordan Lake Watershed Protection Overlay District to remain. The applicant, Landlords21 LLC, proposes to develop 44 detached dwellings with a minimum lot size of 12,000 square feet. The proposal includes conditions requiring that lots be calculated exclusive of any riparian buffers and that each garage provide a 60-amp charging receptacle for electric vehicles.

Cary staff facilitates a "neighborhood meeting" to alert property owners of the proposal and provide an opportunity to share any issues 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, July 13, 2022, 6:30 p.m. to 8:00 p.m.

- Register at www.townofcary.org/VNRM and click on the link for the rezoning you would like to attend. [You do not need a meeting password click register.](#)
- If you do not have access to email or the internet, call 919-380-5991 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 will present 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 on their proposal.
- **8:00 p.m.** Meeting will conclude no later than 8:00 p.m. or earlier if questions/comments are completed.

For specific questions on this rezoning case, contact heather.whelehan@townofcary.org or 919-380-4267.

Sincerely,

Heather Whelehan
Senior Housing Planner

TOWN of CARY

Cary's Rezoning Process



Vicinity Map

4309 Pine Rail Lane,
1304 Batchelor Road
Rezoning
22-REZ-11

