



PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

July 14, 2022

22-REZ-13

RE: Virtual Neighborhood Rezoning Meeting 22-REZ-13 *Kanoy Tract Rezoning*

Dear Neighbor:

Cary received an application to annex and apply initial Cary zoning to three properties located at 45 Thompson Road, 1012 Lewter Shop Road, and an unaddressed property on Lewter Shop Road with PIN 0714635459, by rezoning from Chatham County Residential 1 (R-1) to Cary Residential 8 Conditional Use (R-8-CU) and Watershed Protection Overlay District (Jordan Lake Subdistrict). The applicant, Ft. Mill Investments, LLC, wishes to annex and rezone to allow the development of detached dwellings at up to 1.8 units per acre. Additional conditions offered by the applicant include increased perimeter buffers, a 70-foot-wide streetscape on Lewter Shop Road, minimum community gathering space of 10,000 square feet, wiring in all garages for electric vehicle charging, and several transportation improvements.

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, August 3, 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 erin.puckett@townofcary.org or 919-380-5991.

Sincerely,

Erin Puckett, AICP
Senior Planner

TOWN of CARY

Cary's Rezoning Process



Vicinity Map

Kanoy Property
Rezoning
22-REZ-13

