



PLANNING &  
DEVELOPMENT SERVICES  
DEPARTMENT

May 24, 2023

23-REZ-05  
«OWNER»  
«OWNERADD1»  
«OWNERADD2»  
«OWNERADD3»

**RE:** Virtual Neighborhood Rezoning Meeting *23-REZ-05 South Hills PDP*

Dear «OWNERWHOLENAME»:

Cary received an application to rezone 44.35 acres along Buck Jones Rd near Walnut St from General Commercial (GC) to Mixed Use (MXD). The applicants are the current property owners and are represented by Morningstar Law Group. The request is to rezone to allow for a vertically integrated, mixed-use development with structured parking. The rezoning would permit the site to be developed with up to 550,000 square feet of commercial, 235,000 square feet of research and development, 935,000 square feet of office space, 350 hotel rooms, 1,775 multifamily dwellings and 500,000 square feet of community center space.

Cary is concurrently in the conceptual planning phase for a community and sports recreation facility which could be located within the development. The concept design phase should take approximately one year to complete including public engagement.

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, June 7, 2023, 6:30 p.m. to 8:00 p.m.**

- Register at [www.townofcary.org/VNRM](http://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) 469-4085 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**

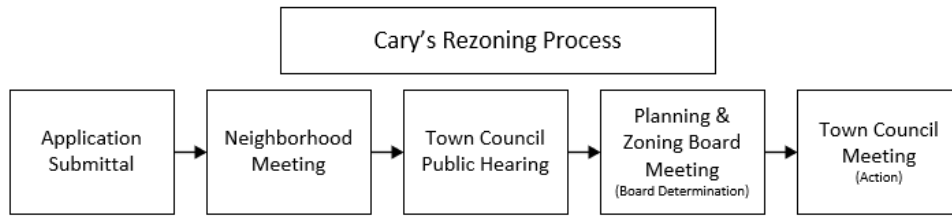
- **6:30 p.m.** Cary staff will present an overview of the rezoning process and public input opportunities.
- **6:50 p.m.** The applicant will summarize the request, reply to questions and receive feedback on their proposal.
- **8:00 p.m.** Meeting will conclude no later than 8:00 p.m. or earlier if questions/comments are completed.

If you have any questions, please feel free to contact me at [katie.drye@carync.gov](mailto:katie.drye@carync.gov) or (919) 469-4085.

Sincerely,

Katie Drye  
Assistant Planning Director

**TOWN of CARY**



## Vicinity Map

**South Hills Mall PDP  
Rezoning  
23-REZ-05**

