Thank you for attending the Cary Planning and Zoning Board meeting. For your convenience, and to help you follow along with our meeting, we have included procedural explanations for agenda items.

**Procedures:**
- Staff will introduce the proposal at the podium farthest from the clerk.
- The applicant will present the case at the podium closest to the clerk. The applicant’s presentation is limited to ten (10) minutes.
- The board may ask questions of the applicant.
- The board may ask questions of the staff and discuss the case.
- There will not be an opportunity for the public to speak at this meeting.

Please note that the Planning and Zoning Board does not make final decisions on items; rather, they make recommendations for the Town Council’s consideration and to move agenda items to the next step in the process. The role of the Planning and Zoning Board is to review the request to determine if it is consistent with the Imagine Cary Community Plan.

**Roll Call**

A. **Call to Order**

B. **Adoption of Agenda (and Amend, if applicable)**

C. **Approval of the Regular Meeting Minutes**

C.1 Planning and Zoning Board – Work Session - Nov 12, 2019 6:30 PM

C.2 Planning and Zoning Board - Regular Meeting - Nov 18, 2019 6:30 PM

D. **Cases**

D.1 **19-REZ-03 Southerland Gooch Property**  
**Speaker:** Erin Puckett, Planning and Development Services

**Executive Summary:** The applicant has requested an amendment to Cary’s Official Zoning Map by rezoning approximately 60.59 acres, located at 9648, 9708, and 9716 Morrisville Parkway, from Residential 40 (R-40) to Transitional Residential – Conditional Use (TR-CU) with zoning conditions that include limiting land use to detached dwellings (age-restricted) and townhouses at a maximum density of 2.5 dwelling units per acre. Other conditions include limiting townhouses to five units per building and locating them on the central portion of the site, providing public streets in the townhouse portion of the development, and providing a minimum of one acre of community gathering space, an 80-foot-wide streetscape along Morrisville Parkway, and additional perimeter buffers and open space. The existing Conservation Residential Overlay District and Watershed Protection Overlay District (Jordan Lake Sub-district) will remain.

**Planning and Zoning Board Determination:** A written determination of the Planning and Zoning Board regarding consistency with the Imagine Cary Community Plan will be provided to Town Council following the P&Z Board meeting.
**19-REZ-19 Ferrell Property Rezoning**  
**Speaker:** Erin Puckett, Planning and Development Services

**Executive Summary:** The applicant has requested an amendment to Cary’s Official Zoning Map by applying initial Town of Cary Zoning to approximately 7.79 acres, located at 1033 Ferson Road, by rezoning from Wake County Residential 40 Watershed (R-40W) to Residential 20 Conditional Use (R20-CU) and Watershed Protection Overlay District (WPOD) with zoning conditions that include: a maximum of six detached residential lots; dedication of right-of-way and provision of a 30-foot streetscape and 20-foot-wide greenway easement along Morrisville Parkway; a buffer along the American Tobacco Trail; and paving Ferson Road along the property frontage.

An annexation petition (19-A-11) is associated with this request. A public hearing for the annexation was held on December 12, 2019. Action was deferred until final action on the rezoning request is scheduled.

**Planning and Zoning Board Determination:** A written determination of the Planning and Zoning Board regarding consistency with the Imagine Cary Community Plan will be provided to Town Council following the P&Z Board meeting.

**19-REZ-21 Green Level Church Road Rezoning**  
**Speaker:** Katie Drye, Planning and Development Services

**Executive Summary:** The applicant has requested an amendment to Cary’s Official Zoning Map by rezoning approximately 18.6 acres, located at 11427 Green Level Church Road, from Residential 40 (R-40) to Transitional Residential Conditional Use (TR-CU) with zoning conditions that include: limiting land use to townhouses, accessory uses, and neighborhood recreation; limiting the total number of dwelling units to 90; providing a minimum of 6,000 square feet of community gathering space; and constructing streets to public street standards. The existing Mixed Use Overlay District (MUOD) and Watershed Protection Overlay District (Jordan Lake Sub-district) zoning designations shall remain.

**Planning and Zoning Board Determination:** A written determination of the Planning and Zoning Board regarding consistency with the Imagine Cary Community Plan will be provided to Town Council following the P&Z Board meeting.

**19-REZ-24 Carpenter Village PDD Amendment (Savaan)**  
**Speaker:** Doug Loveland, Planning and Development Services

**Executive Summary:** The applicant has requested to amend a portion of the previously approved Carpenter Village Planned Development District (PDD) located on the north side of Morrisville Carpenter Road at its intersection with Village View Lane. The proposed amendment seeks to specify a maximum building height of 42 feet for townhouse units within the subject PDD parcels. No other amendments to the previously approved PDD and associated preliminary development plan are proposed by this rezoning.

**Planning and Zoning Board Determination:** A written determination of the Planning and Zoning Board regarding consistency with the Imagine Cary Community Plan will be provided to Town Council following the P&Z Board meeting.

**E. New/Old Business**

**E.1 Adoption of 2020 Work Plan**

**F. Closed Session (may be called)**

**G. Adjournment**
Please contact Planning Department at (919) 460-4936 with any questions about this agenda. Visit our website for more detailed information about each agenda item.

The Town of Cary is committed to providing all citizens with the opportunity to participate fully in the public meeting process. Any person with a disability who needs an auxiliary aid or service in order to participate in any meeting may contact the Town Clerk at least 48 hours prior to the meeting. The email address is virginia.johnson@townofcary.org; the phone number is (919) 469-4011; the TDD number is (919) 469-4012.

Planning and Zoning meetings are cablecast live on Time Warner Cable 11 and AT&T Uverse 99 and are streamed live on the Town’s website, www.townofcary.org. Meetings are re-cablecast the same week on Tuesday at 9:30 a.m. and Wednesday at 6:30 p.m. Meetings are archived in the Cary TV section of www.townofcary.org as well as at www.youtube.com/TownofCarychannel.