

**REZONING ORDINANCE**

**18-REZ-23 6800 HOLLY SPRINGS ROAD**

An Ordinance to amend the official zoning map of the Town of Cary to change the zoning of 2.03 acres owned by Cokesbury Holdings, LLC, by rezoning from Residential 40 (R-40) to Residential 20 Conditional Use (R-20-CU). The existing Watershed Protection Overlay District (Swift Creek sub-district) designation will remain.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CARY:

**Section 1:** The Official Zoning Map is hereby amended by rezoning the area described as follows:

**PARCEL & OWNER INFORMATION**

Property Owner	County Parcel Number (10-digit) (PIN)	Real Estate ID (REID)	Addresses	Acreage
Cokesbury Holdings, LLC 1521 Delmont Dr. Raleigh, NC 27606-2609	0772524215	0057021	6800 Holly Springs Road	2.03
<b>Total Area</b>				<b>2.03</b>

**Section 2:**

That this Property is rezoned from R-40 to R-20-CU subject to all the individualized development conditions set forth herein, if any, and to all the requirements of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.

**Section 3:**

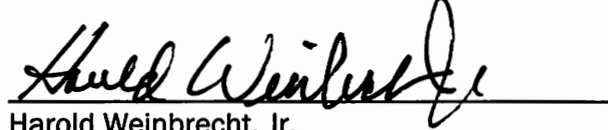
The conditions proposed by the applicant to address conformance of the development and use of the Property to ordinances and officially adopted plans, to address impacts reasonably expected to be generated by the rezoning, and to promote the public health, safety and general welfare, and accepted and approved by the Town are:

1. Any plat that divides the subject property shall dedicate right-of-way consistent with the Move Chapter of the Cary Community Plan in effect as of the date of the application for plat approval.
2. The use shall be limited to two (2) detached dwellings and accessory uses and structures.

3. Dwellings shall be set back a minimum of 50 feet from the rear property line (western property line) for the subject site.
4. There shall be a 10-foot landscape area with disturbances only as allowed by the LDO along the rear property line (western property line) for the subject site.
5. Any plat that divides the subject property shall include notes substantially similar to the following:
  - a. Dwellings shall be set back a minimum of 50 feet from the rear property line (western property line).
  - b. A 10-foot undisturbed landscape area shall be established along the rear property line (western property line).

**Section 4:** This ordinance shall be effective on the date of adoption.

Adopted and effective: March 14, 2019



Harold Weinbrecht, Jr.  
Mayor

March 14, 2019  
Date