



PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

April 22, 2026

26-REZ-06

RE: Virtual Neighborhood Rezoning Meeting 26-REZ-06 Regency Park PDD Amendment (Regency Woods)

Dear Neighbor:

Cary received an application to rezone approximately 13.17 acres located at 101 & 200 Regency Woods Place currently zoned Planned Development District Major (PDD Major), by amending a portion of the existing Regency Park PDD to allow the development of a maximum of 315 multifamily dwelling units. Additional conditions include providing a minimum of 10,000 square feet of community gathering area and offering at least 5% of the mid-rise units (of max. 299 total units) as affordable at 80% of area median income for 30 years. The Watershed Protection Overlay District (Swift Creek subdistrict) will remain.

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 ZOOM and Phone Access

Wednesday, May 6th, 2026, 6:30 p.m. to 8:00 p.m.

- Go to www.carync.gov/VNRM and click on the link for the rezoning you would like to attend for registration information. You do not need a meeting password to register.
- If you do not have access to email or the internet, call 1-646-568-7788 and then add this meeting number (884 3502 4775). This will allow you to join the virtual neighborhood meeting via phone.

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 rachel.smith@carync.gov or (919) 469-4066.

Sincerely,

Rachel Smith, AICP
Principal Planner

TOWN of CARY

Cary's Rezoning Process



Vicinity Map

Regency Park PDD Amendment
(Regency Woods)
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