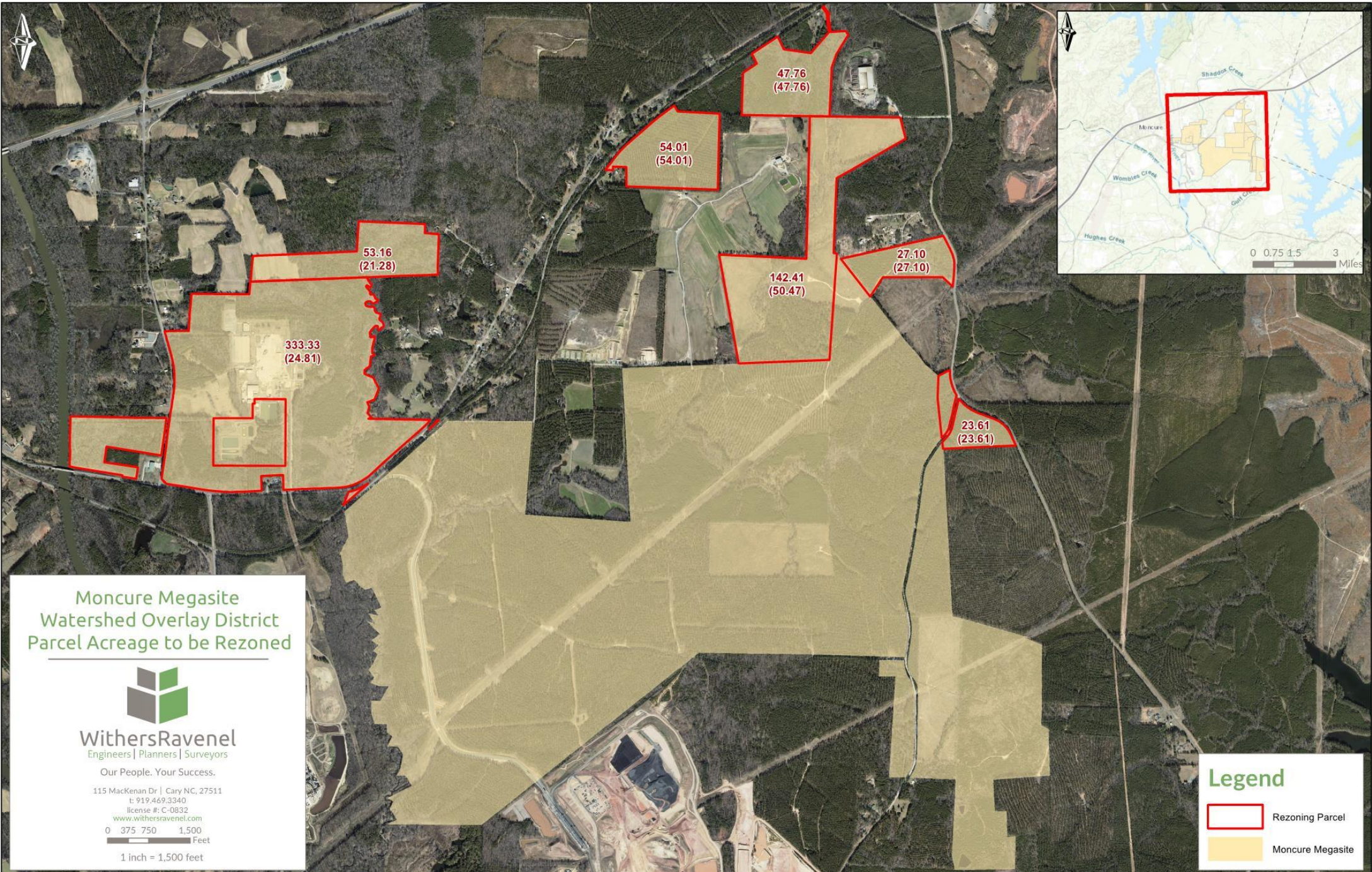




# Moncure Mega Site

## Planning Board

March 2, 2021



**Moncure Megasite  
Watershed Overlay District  
Parcel Acreage to be Rezoned**



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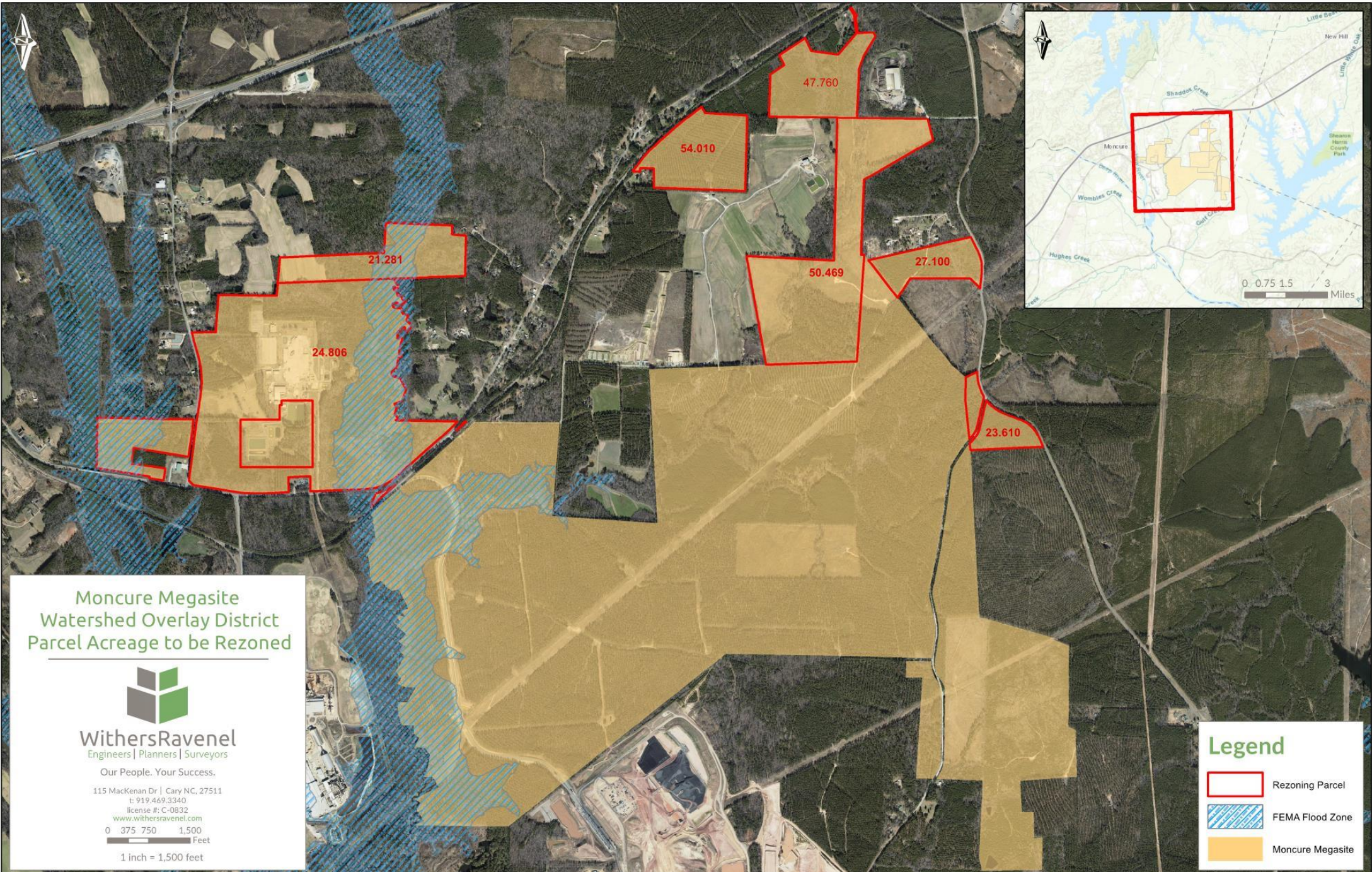
115 MacKenan Dr | Cary NC, 27511  
t: 919.469.3340  
license #: C-0832  
www.withersravenel.com

0 375 750 1,500  
Feet

1 inch = 1,500 feet

**Legend**

- Rezoning Parcel
- Moncure Megasite



**Moncure Megasite  
Watershed Overlay District  
Parcel Acreage to be Rezoned**



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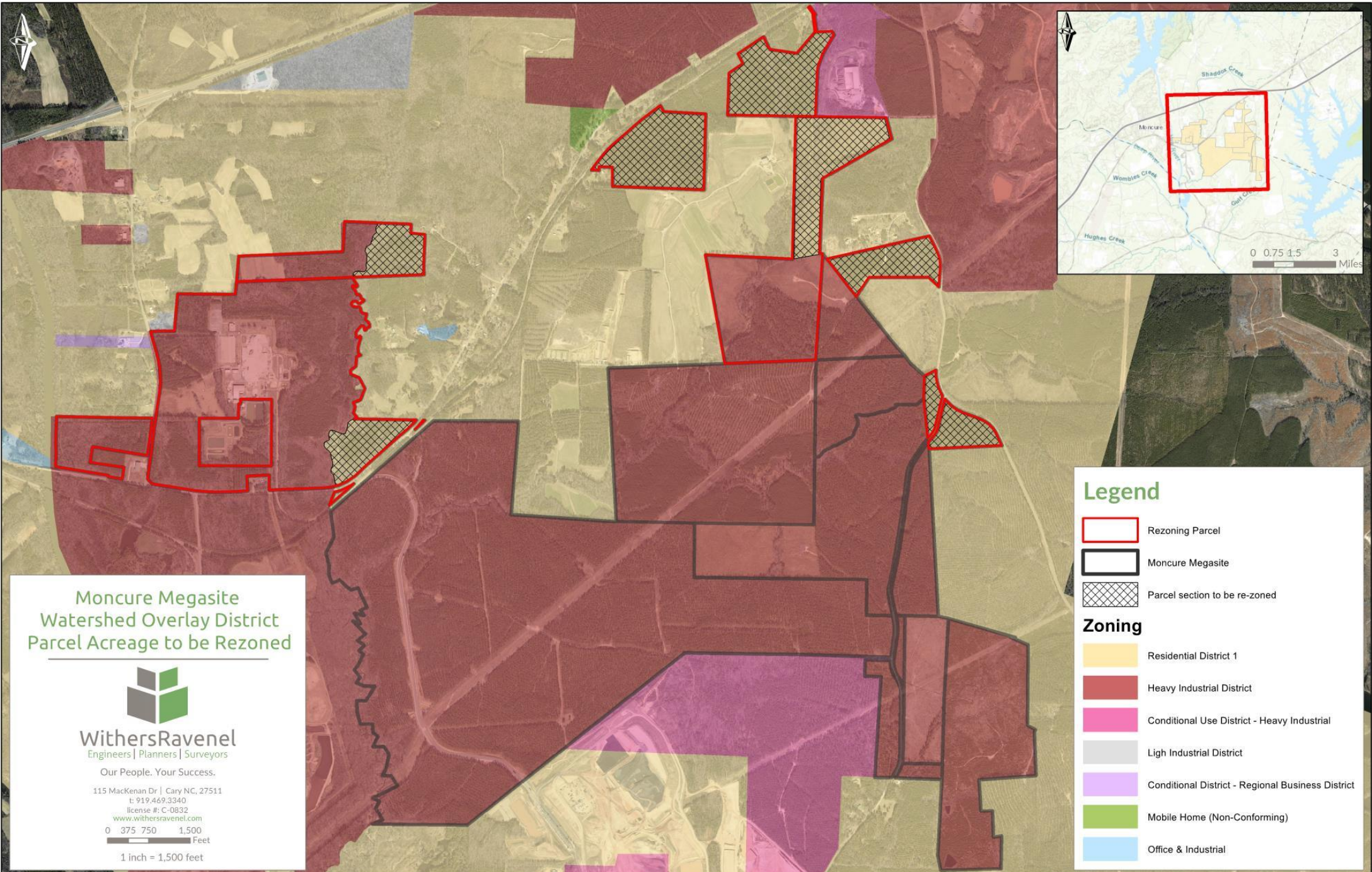
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**Legend**

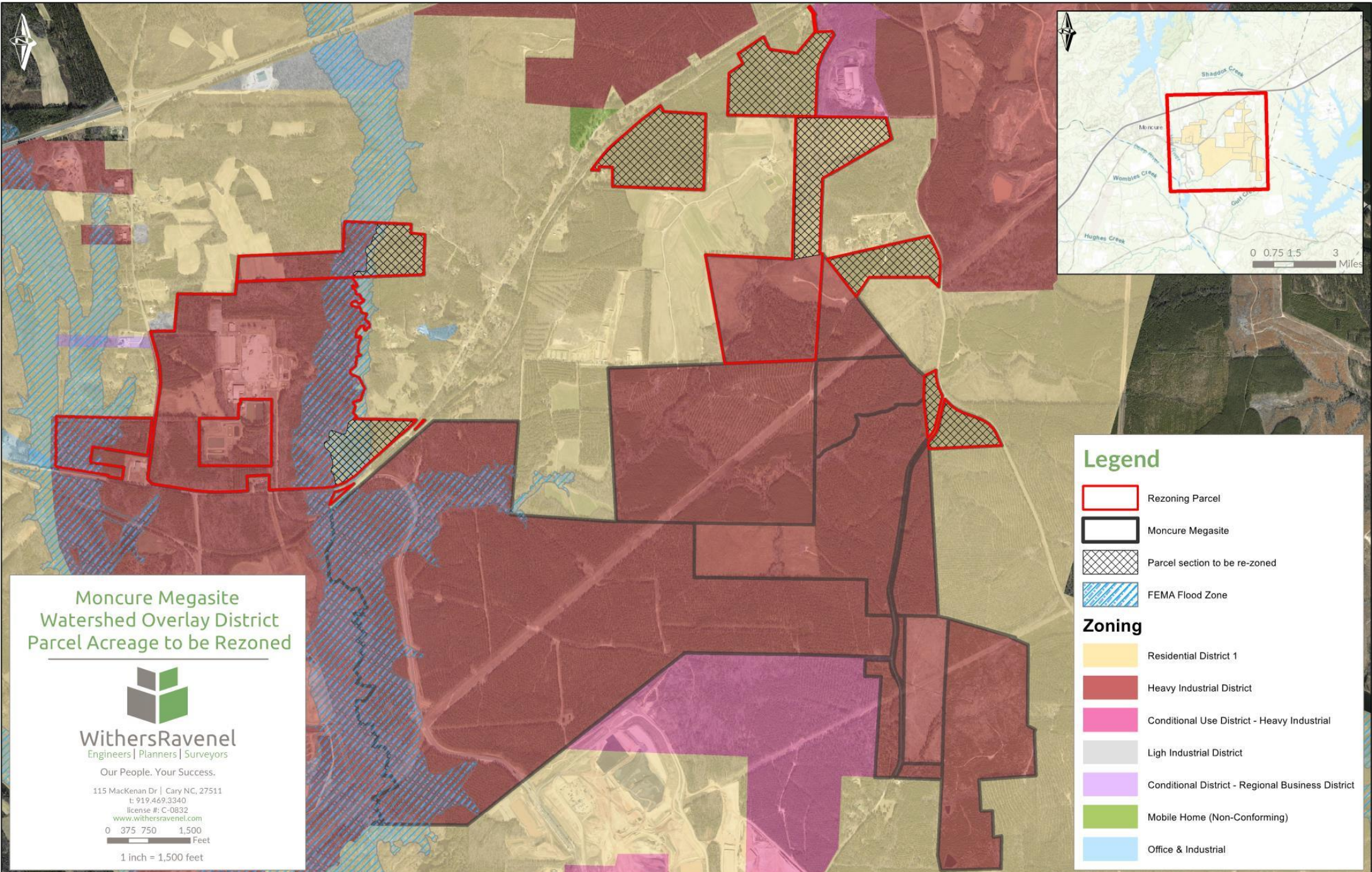
-  Rezoning Parcel
-  FEMA Flood Zone
-  Moncure Megasite



**Moncure Megasite Watershed Overlay District Parcel Acreage to be Rezoned**



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 0 375 750 1,500 Feet  
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**Moncure Megasite  
Watershed Overlay District  
Parcel Acreage to be Rezoned**



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0 375 750 1,500  
Feet

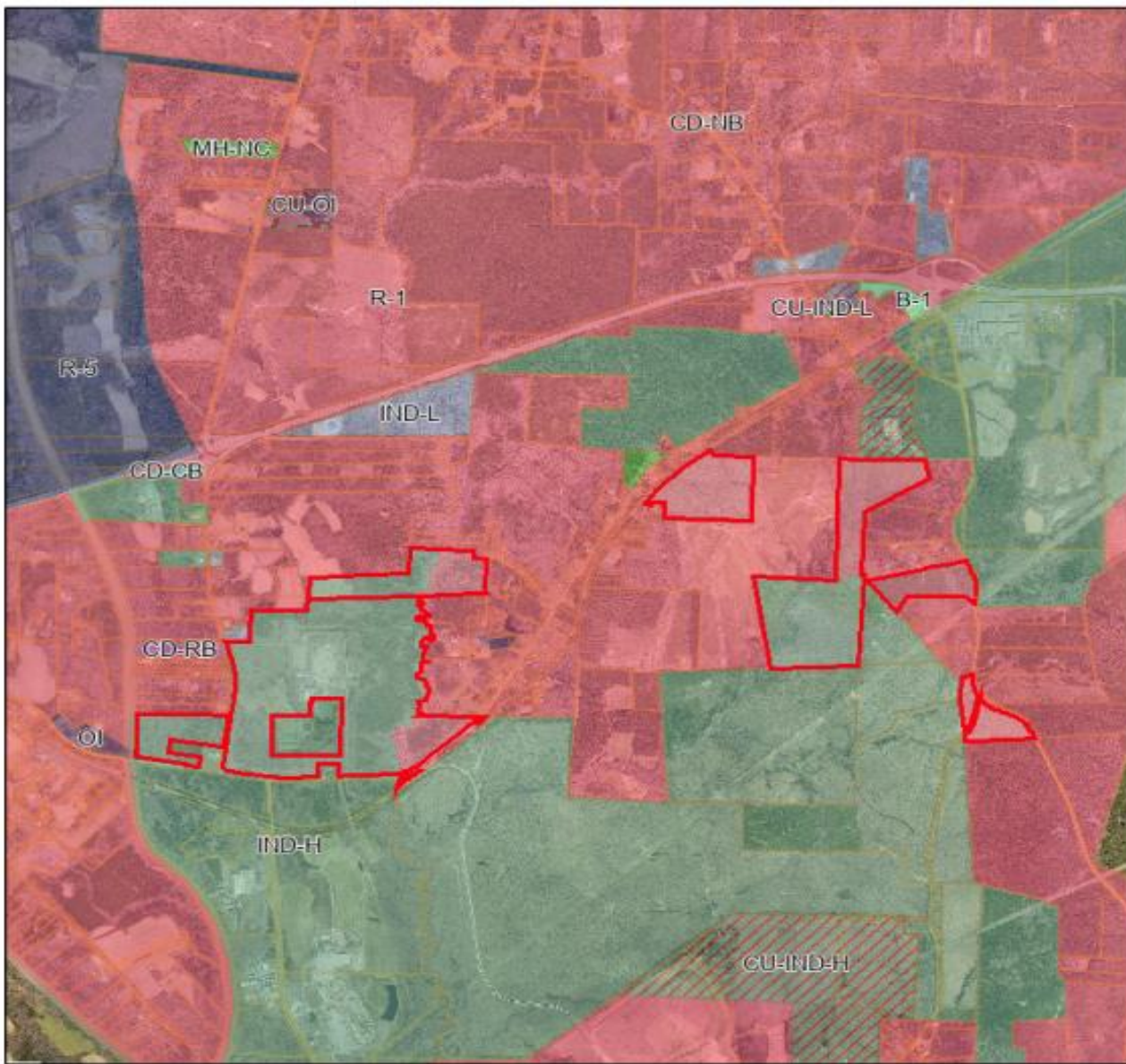
1 inch = 1,500 feet

**Legend**

- Rezoning Parcel
- Moncure Megasite
- Parcel section to be re-zoned
- FEMA Flood Zone

**Zoning**

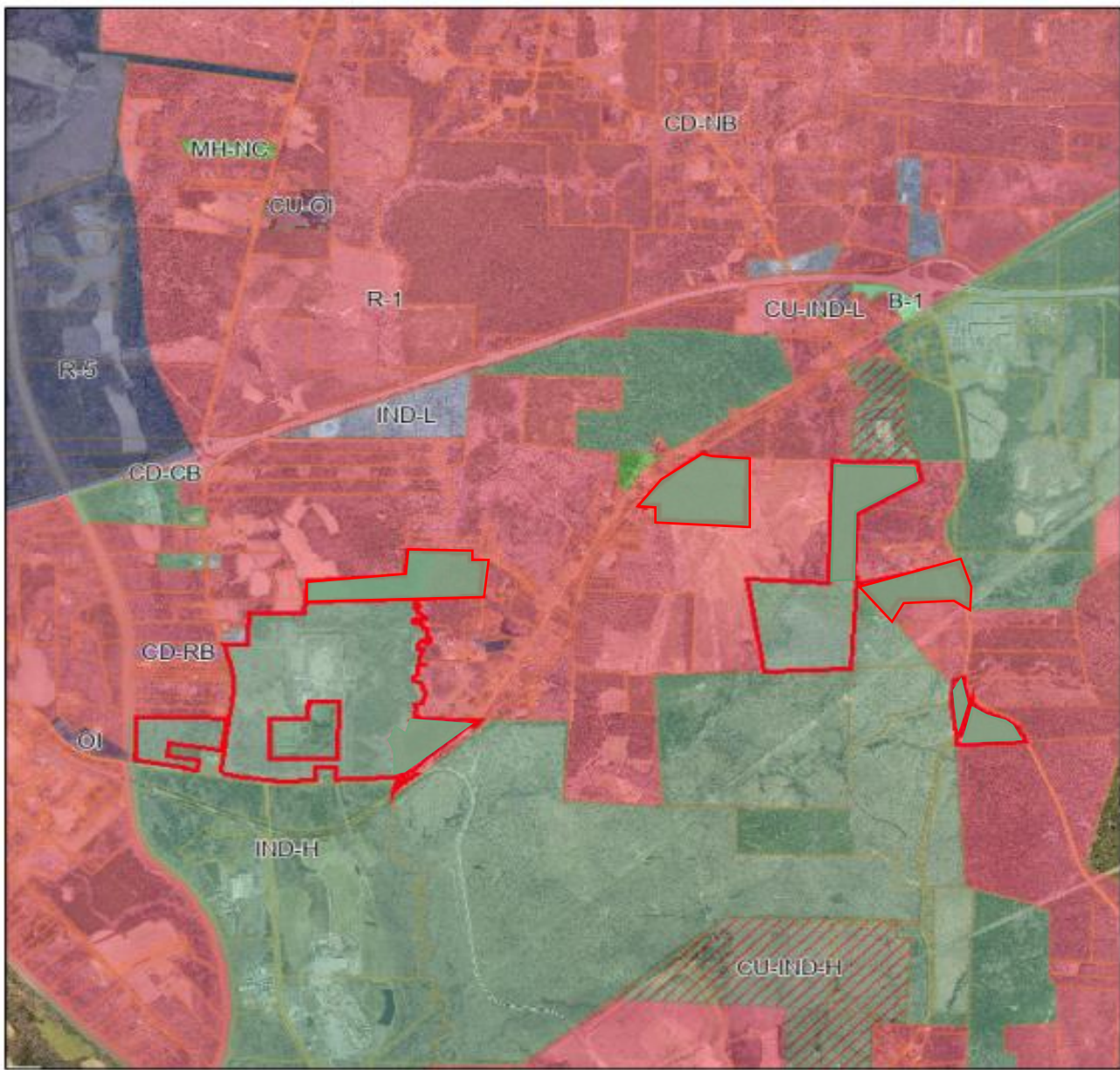
- Residential District 1
- Heavy Industrial District
- Conditional Use District - Heavy Industrial
- Ligh Industrial District
- Conditional District - Regional Business District
- Mobile Home (Non-Conforming)
- Office & Industrial



## Legend

- Industrial-Heavy
- R-1
- Industrial-Light
- Office-Institutional

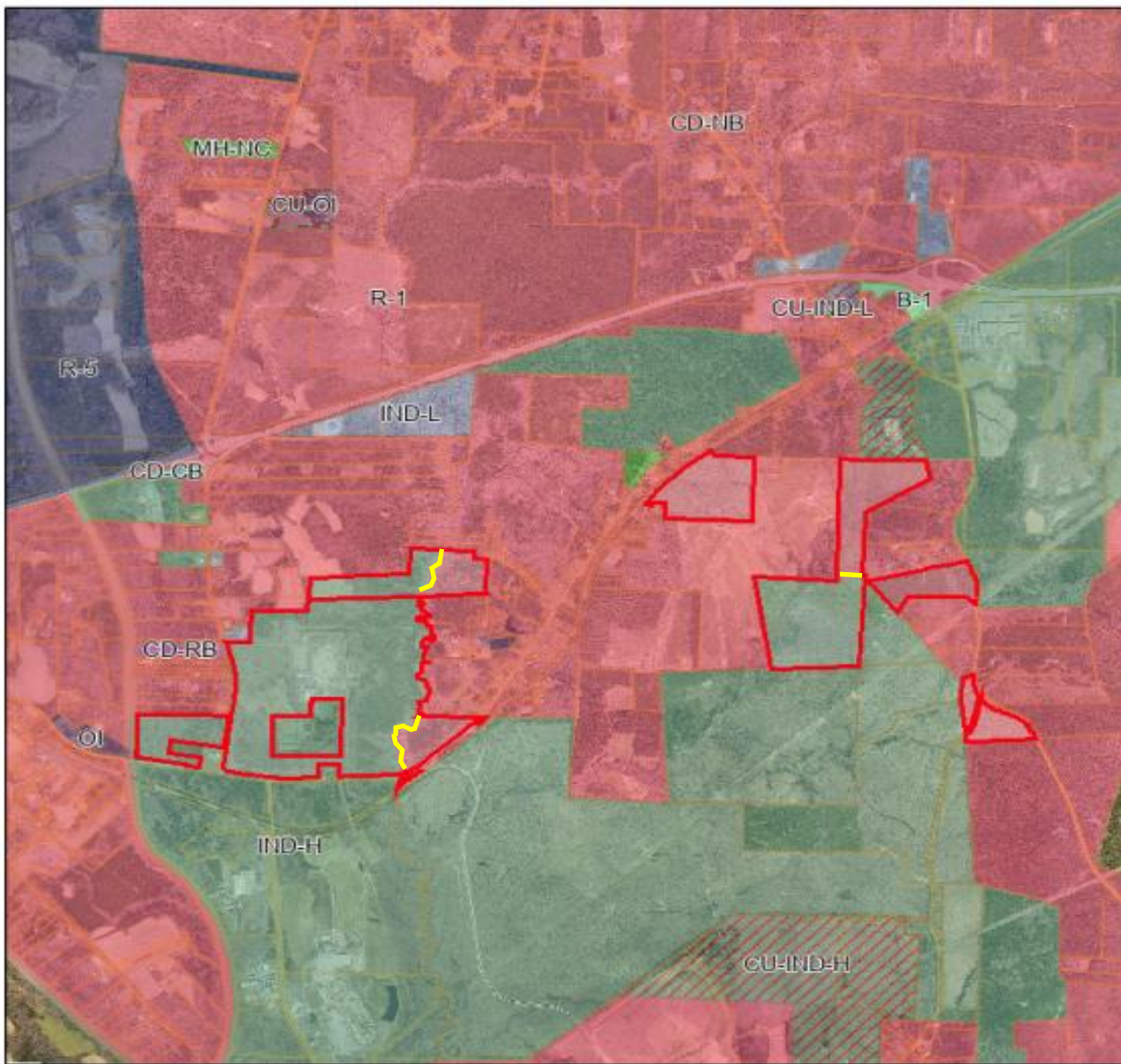
Current Zoning Exhibit



**Legend**

- Industrial-Heavy
- R-1
- Industrial- Light
- Office-Institutional

Proposed Zoning Exhibit



Parcels with Split Zoning Exhibit

Residential Zone Acreage	
PIN	Acreage
92883	23.61
5604	54.01
5321	19.7
5814	21.7
5620	11.8
92884	27.10
<b>Total</b>	<b>157.92</b>



