PLANNING COMMISSION
AGENDA

July 9, 2019, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

1. Call To Order

2. Roll Call
   Akram Al-Turk
   Nathaniel Baker
   George Brine
   Brian Buzby, Chair
   Erin Durkin
   Elaine Hyman, Vice Chair
   Cedric Johnson
   Armeer Kenchen
   David Lowe
   Scot Maclver
   Tom Miller
   David Morgan
   Cristian Santiago
   Carmen Williams

3. Approval Of The Minutes And Consistency Statements From July 9, 2019
   Documents:
   PC MINUTES 07-09-2019.PDF

4. Adjustments To The Agenda

5. Public Hearing: Comprehensive Plan Future Land Use Map Amendments

6. Public Hearings: Comprehensive Plan Future Land Use Map Amendments With Concurrent Zoning Map Changes

7. Public Hearing: Zoning Map Change
   a. Z1900020 Leesville Road Boat and RV Storage

   Documents:
   Z1900020 LEESVILLE ROAD BOAT AND RV STORAGE.PDF

8. Public Hearings: Text Amendments To The Unified Development Ordinance

9. Public Hearings: Text Amendments To The Durham Comprehensive Plan

10. Old Business

11. New Business
   a. Resolution honoring Mr. Charles A. Gibbs
   b. Stormwater Management Presentation – Jennifer Buzun
12. Adjournment

Staff Contact: Grace Smith, Planning Manager
919.560.4137 x28215. Grace.Smith@DurhamNC.gov
July 9, 2019, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order
Chair Hyman called the meeting to order at 5:30 p.m.

II. Roll Call
MOTION: Excuse Commissioner Buzby. (Brine, Al-Turk 2nd)
ACTION: Motion carried, 11-0.

Members Present: 
Elaine Hyman, Vice Chair
Akram Al-Turk
Nathaniel Baker
George Brine
Erin Durkin
Charles Gibbs
Cedric Johnson
Armeer Kenchen
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent: 
Brian Buzby, Chair

Staff Present: 
Grace Smith, Planning Manager
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Bo Dobrzenski, DSC Senior Planning Manager
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

III. Adjustments or Approval to the Agenda
MOTION: Adoption of agenda as present. (Brine, Miller 2nd)
ACTION: Motion carried, 11-0

Approval of the Minutes and Consistency Statements for July 9, 2019
MOTION: Approve the Minutes and Consistency Statements for the July 9, 2019 meeting. (Brine, Morgan 2nd)
ACTION: Motion carried, 11-0
IV. Public Hearing: Comprehensive Plan Amendment - None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request - None

VI. Public Hearing: Zoning Map Change Request
   a. Magnolia Creek Phase IV (Z1900006) continued from 6/11/2019
      Staff Report: Emily Struthers presented case Z1900006.
      Public Hearing: Vice Chair Hyman opened the public hearing. The applicant spoke in support. No one spoke in opposition. Vice Chair Hyman closed the public hearing.
      Commission Discussion: The discussion centered on the Planning Director’s significance determination of the portion of the proposed area in relation to the remaining area of legacy development plan P02-55.
      MOTION: Recommend approval of case Z1900006 (Miller, Brine 2nd)
      ACTION: Motion carried, 8-3 (Williams, Miller, Baker voting no)
      Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

   b. Chalk Level Road (Z1900007)
      Zoning Map Change Request: Residential Suburban-10 (RS-10), Eno River Watershed Protection Overlay District (E-B) to Residential Suburban Multi-family with a Development Plan (RS-M(D)), Eno River Watershed Protection Overlay District (E-B).
      Staff Report: Jamie presented case Z1900006.
      Public Hearing: Vice Chair Hyman opened the public hearing. The applicant and one other person spoke in support. Four people spoke in opposition. Vice Chair Hyman closed the public hearing.
      Commission Discussion: The discussion centered on questions relative to the type of development (affordable or not), connectively to Chalk Level Road and the residential developments, number of units and price points, and impact to the surrounding neighborhoods.
      MOTION: Recommend 60 day continuance of case Z1900006. (Brine, Al-Turk 2nd)
      ACTION: Motion carried, 11-0

VII. Public Hearing: Text Amendment - None

VIII. Old Business
IX. New Business
   a. Information Presentation – Site Plan Review Process, Bo Dobrzenski, AICP

X. Adjournment
   The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission
Meeting Date: August 13, 2019

<table>
<thead>
<tr>
<th>Application Summary</th>
</tr>
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<tbody>
<tr>
<td><strong>Reference Name</strong></td>
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<tr>
<td><strong>Submittal Date</strong></td>
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<tr>
<td><strong>Proposal</strong></td>
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<tr>
<td><strong>Applicant</strong></td>
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<tr>
<td><strong>Staff Contact</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Site Information</th>
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<tbody>
<tr>
<td><strong>Location</strong></td>
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<tr>
<td><strong>Site Acreage</strong></td>
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<tr>
<td><strong>Existing Use</strong></td>
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</tbody>
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<thead>
<tr>
<th>Request</th>
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<tbody>
<tr>
<td><strong>Designations</strong></td>
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<tr>
<td><strong>Jurisdiction</strong></td>
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<tr>
<td><strong>Development Tier</strong></td>
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<tr>
<td><strong>Future Land Use</strong></td>
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<tr>
<td><strong>Zoning</strong></td>
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<tr>
<td><strong>Zoning Overlay(s)</strong></td>
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<tr>
<td><strong>TIA Required</strong></td>
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<table>
<thead>
<tr>
<th>Recommendations and Determinations</th>
</tr>
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<tbody>
<tr>
<td><strong>Staff</strong></td>
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<tr>
<td><strong>Planning Commission</strong></td>
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<tr>
<td><strong>BPAC</strong></td>
</tr>
</tbody>
</table>

**A. Summary**

Warren Mitchell proposes to change the zoning designation of one parcel of land located at 4615 Leesville Road. The site is presently zoned Rural Residential (RR). Mr. Mitchell propose to change this designation to Commercial General with a text-only development plan (CG(D)).

On January 14, 2019 the Board of County Commissioners approved changes to the Unified Development Ordinance (UDO) to allow text-only development plans. Text-only development plans are a type of development plan that allows proffered commitments that specify, limit, and/or prohibit uses within the zoning district requested pursuant to UDO section 5.1, Use Table. More information on text-only development plans can be found in UDO Section 3.5.6.H. This rezoning request proposes Commercial General zoning with the following text commitment, “The following specific use will be self-service
storage, restricted to boat and RV only.” In addition, the applicant has committed to no development or uses of any type north of the riparian features on the site.

B. Site History

There have been no recent development approvals for this site.

C. Existing Site Characteristics

Site Conditions. The heavily wooded 13.9 acre parcel contains a single-family residence set back off Leesville Road. Overhead utility wires run through the western portion of the site. As shown on Attachment 1, there are a number of riparian features that bisect the property. The topography maps show a significant change in grade with the property sloping north away from Highway 70. The following photo depicts the property and its location has been identified on the Aerial Map (Attachment 2).

Area Characteristics. The site is located in the Suburban Development Tier and in the Neuse River Basin. This site is located in the Falls/Jordan District B (F/J-B) watershed protection overlay. To the east along Leesville Road, there are a number of agriculture and residential uses (Photos 2 and 4), as well as undeveloped land (Photo 3). Along nearby Highway 70, there is no cohesive land use pattern. As shown in the pictures, there are scattered residences (Photo 7), mixed in with transportation delivery services (Photo 5), a business that sells Amish barns (Photo 8), and distribution and transportation related uses (Photos 10-12). A good portion of the surrounding area is heavily wooded and undeveloped (Photos 6 and 9). The following photos provide a visual context of the site and the area. Their locations have been identified on the Aerial Map (Attachment 2).
D. Consistency with Adopted Plans

A zoning map change is reviewed for consistency with the Future Land Use Map and policies of the Comprehensive Plan, as well as other adopted plans. Attachment 5 provides the associated Comprehensive Plan policies which are applicable to the proposal.

Staff Analysis. The requested CG zoning district meets the policy requirements in relation to the Comprehensive Plan and other adopted plans and policies.
E. Compliance with the Unified Development Ordinance

The zoning map change request has been reviewed by staff and determined to be consistent with UDO requirements. According to UDO subsection 4.1.1A, IL is appropriate in the Suburban Tier. This request, as part of a text-only development plan, includes text commitments that specify, limit, and/or prohibit uses within the IL zoning district requested pursuant to UDO section 5.1, Use Table. Summaries of the commitments in excess of UDO requirements are below.

**Text Commitments.** Proffered commitments include that the following specific uses will be permitted: Self-service storage, restricted to boat and RV only. There will be no development or use of any type north of the riparian features on the site.

Dimensional standards for the CG(D) zoning district in the Suburban Tier are as follows:

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Min.</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (Square feet)</td>
<td>20,000</td>
<td>-</td>
</tr>
<tr>
<td>Lot Width (feet)</td>
<td>100</td>
<td>-</td>
</tr>
<tr>
<td>Street Yard (feet)</td>
<td>25</td>
<td>-</td>
</tr>
<tr>
<td>Side Yard (feet)</td>
<td>25</td>
<td>-</td>
</tr>
<tr>
<td>Rear Yard (feet)</td>
<td>25</td>
<td>-</td>
</tr>
<tr>
<td>Building Coverage (%)</td>
<td>-</td>
<td>60</td>
</tr>
<tr>
<td>Height (feet)</td>
<td>-</td>
<td>50</td>
</tr>
</tbody>
</table>

**Staff Analysis.** The requested Commercial General zoning district meets the applicable requirements of the UDO. Development of the parcel will be subject to UDO requirements.

F. Development Impact Assessment

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer, stormwater, and schools.

The proposal is estimated to decrease the traffic generation of the site by 47 vehicle trips per day and decrease the number of school aged children by one since the project is non-residential. The Durham Stormwater Engineering Department reviewed the rezoning and has determined that adequate riparian buffers, floodplains requirements and impervious limitations have been addressed, where required. Water Management has reviewed the Utilities Statement Application for the Leesville Road Boat & RV Storage and determined that a Summary Utilities Development Statement is not required. The property was previously assessed for water and may connect to the existing water main in Leesville Road without annexation. Sewer is not required for the proposed use. As noted in Attachment 7, NCDOT Project U-5720C proposes to upgrade US 70 to a freeway from South Miami Boulevard to Page Road Extension. This project is currently in the planning and environmental documentation phase. Right-of-way acquisition and construction are anticipated in FY 2025 and 2027 respectively. At this time, it is not clear whether or not that improvement will affect this property.

**Staff Analysis.** The proposed CG district is consistent with Comprehensive Plan policies regarding the infrastructure impacts of transportation, utilities, and schools.
G. Reasonable and in the Public Interest

UDO subsection 1.2.1 states that the purpose of the ordinance is to “promote the health, safety and general welfare of the residents of Durham City and County” and subsection 1.2.2 provides the intent behind the regulations contained in the ordinance. These requests have been evaluated based upon the ordinance’s purpose and intent and the policies of the Durham Comprehensive Plan.

Staff Analysis. The applicant proposes to change the zoning designation to Commercial General with a text-only development plan (CG(D)) to limit permissible uses. Staff finds this zoning request designation reasonable and it is consistent with the adopted Future Land Use Map. The proposed CG(D) zoning conforms with the goals and policies of the Comprehensive Plan and Suburban Tier designation. If the requested CG(D) zoning designation were approved, only the uses identified in the text commitment would be permitted.

H. Staff Recommendation and Determination

Staff determines that this request is consistent with the Comprehensive Plan, including the Future Land Use Map, and other adopted ordinances and plans.

I. Contacts

<table>
<thead>
<tr>
<th>Staff Contact</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamie Sunyak, Senior Planner</td>
<td>919.560.4137</td>
<td><a href="mailto:Jamie.Sunyak@durhamnc.gov">Jamie.Sunyak@durhamnc.gov</a></td>
</tr>
<tr>
<td>Applicant Contact</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warren Mitchell</td>
<td>919.593.1916</td>
<td><a href="mailto:warrendmitchellpe@gmail.com">warrendmitchellpe@gmail.com</a></td>
</tr>
</tbody>
</table>

J. Notification

Staff certifies that newspaper advertisements, letters to property owners, and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, email notice was provided per the Durham Planning Public Notification Service.

K. Attachments

1. Context Map
2. Aerial Map
3. Future Land Use Map
4. Application
5. Comprehensive Plan Consistency Analysis
6. Summary of Development Plan
7. Summary of Development Impacts
Attachment 2 - Aerial Map
Leesville Road Boat and RV Storage

Legend:
- Case Area
- Parcel Lines

Legend:
- Case Area
- Parcel Lines
## Zoning Map Change Application

### For Text Commitments Only

<table>
<thead>
<tr>
<th>Date:</th>
<th>Case #:</th>
</tr>
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</table>

### Project Information:

<table>
<thead>
<tr>
<th>Type of Request:</th>
<th>N New Text-Only Development Plan</th>
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<tbody>
<tr>
<td>Current Zoning District(s)</td>
<td>RR (F/B)</td>
</tr>
<tr>
<td>Including any Overlay District:</td>
<td></td>
</tr>
<tr>
<td>Proposed Zoning District(s)</td>
<td>CG (F/B)</td>
</tr>
<tr>
<td>Including any Overlay District:</td>
<td></td>
</tr>
<tr>
<td>Current Future Land Use Map Designation:</td>
<td>Commercial</td>
</tr>
<tr>
<td>Jurisdiction:</td>
<td></td>
</tr>
<tr>
<td>(Check as appropriate. If also requesting annexation, check 'City')</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>X</td>
</tr>
<tr>
<td>Both</td>
<td></td>
</tr>
<tr>
<td>Total Site Area:</td>
<td>13.88 Acres</td>
</tr>
<tr>
<td>Development Tier:</td>
<td>Suburban</td>
</tr>
</tbody>
</table>

### Project Location:

4615 Leesville Road off of Hwy 70

### Proposed Project Name:

Leesville Road Boat and RV Storage

### Property Identification

- Number(s) (six-digit PID #): 164661

### Summary of Proposed Covered Boat and RV Storage Development:

All units will be covered storage. Units will be completely hidden from any adjacent property.

### Proposed Text or Changes:

- Only self-storage with boat and RV storage will be allowed.

### Applicant Information:

- Name: Warren D. Mitchell, PE
- Phone: 919-593-1916
- Email: warrendmitchellpe@gmail.com
- Mailing Address: 104 Amber Wood Run, Chapel Hill NC 27516

### Owner Information:

- Name: Warren Mitchell and David Durham
- Firm: NA
- Phone: NA
- Email: warrendmitchellpe@gmail.com
- Mailing Address: 104 Amber Wood Run, Chapel Hill NC 27516

---

**Zoning Map Change Application (Text Only)**

Form 26008, April 2019

Page 1 of 2
Each item on this page must be initialed by the Applicant and/or Agent, indicating that the item is part of the submittal package, is complete, and the information is accurate. Items not applicable to the request, as indicated by staff, may be marked as 'N/A'.

A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department. Resubmittal documents shall be provided in digital format along with one hard copy.

I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:

Signature: ___________________________ Date: 5-13-19

Printed Name: Warren D. Mitchell

---

Application Checklist:

<table>
<thead>
<tr>
<th>Application Item</th>
<th>Applicant/Agent Initial</th>
<th>Staff Initial</th>
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<tbody>
<tr>
<td>Application</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Owners Acknowledgment (Original Signatures Only)</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Text Amendment Acknowledgement</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Boundary Map and Legal Description</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Stormwater Checklist</td>
<td>WDM</td>
<td>ES</td>
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<tr>
<td>Utilities Statement Application</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Pre-Submittal Conference Record</td>
<td>WDM</td>
<td>ES</td>
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<tr>
<td>Digital Copy of All Submitted Materials (Required)</td>
<td>WDM</td>
<td>ES</td>
</tr>
<tr>
<td>Traffic Impact and/or Phasing Analysis (if required), Three Copies and One Digital Copy</td>
<td>WDM</td>
<td>ES</td>
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<tr>
<td>Application Fee</td>
<td>WDM</td>
<td>ES</td>
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<table>
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<tr>
<th>Additional Materials/Applications (If applicable):</th>
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<tbody>
<tr>
<td>Neighborhood Meeting Materials</td>
<td>NA</td>
<td>ES</td>
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<tr>
<td>Annexation Petition</td>
<td>NA</td>
<td>ES</td>
</tr>
<tr>
<td>Comprehensive Plan Amendment</td>
<td>NA</td>
<td>ES</td>
</tr>
</tbody>
</table>
Durham City-County Planning
Zoning Map Change
Owner's Acknowledgement

Date Submitted:  
Case Number:

This original form is required to be submitted with a zoning map change application. Each property owner for each parcel included in the request must provide a signature and date.

Acknowledgement Statement

I(we), W. Mitchell + D. Durham, owner(s) of the 13.882-acre property having Property Identification Number(s):

164661 (P.I.D)
6759-56-41-8695 (P.I.N)

am(are) aware of the application for the CG zone. The obligation to develop in accordance with the property's approved zoning designation runs with the land and is not dependent on this applicant's interest in the land.

Owner's Signature Date Owner's Signature Date

[Signature]
5/9/19 [Signature]
5/13/19

Warren D. Mitchell
Owner's Printed Name

Disclaimer:

By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.
The applicant or applicant’s agent may sign this original form which is required to be submitted with a zoning map change application to acknowledge that staff is processing Text Amendments that may impact a proposed project. It is the applicant’s (or agent’s) responsibility to remain current on these developments and assess any potential impacts in consultation with staff. Due to the unknown life expectancy of an application, an updated list of Text Amendments may be found online: http://ldp.durhamnc.gov/durham/ldo_web/ldo_main.aspx.

**Acknowledgement Statement**

I, Warren D. Mitchell, applicant or agent of the 13.882 acre property having Property Identification Number(s):

164 661 (P. 1 D)  
0759 50-41 8695 (P. 11)  

am authorized by the property owner(s) associated with this application for the CG (D) zone.

The obligation to develop in accordance with all applicable ordinances when seeking development approvals is hereby acknowledged.

Authorized Signature 5-9-19  
Warren D. Mitchell  
Printed Name, Owner
As directed by paragraph 3.4.7 of the Unified Development Ordinance, staff has reviewed the requested Zoning Map Change and Future Land Use Map Amendment for consistency with all relevant policies of the Comprehensive Plan. That analysis is provided below.

**2.3.1a. Contiguous Development.** Support orderly development patterns that take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.

**Staff Analysis.** The proposed Commercial General rezoning is compatible with the Commercial General zoning to the south and west. Per the UDO Commercial General district intent statement, it is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Text commitments limiting the allowable uses, specifically to self-service storage restricted to boat and RV storage is proposed, allowing for a new commercial business which is low intensity and low traffic generating. In addition, the applicant has committed to no development or uses of any type north of the riparian features on the site. The site has access to the necessary public infrastructure based upon its needs. However, in terms of contiguous development, along US 70, there is no consistent development pattern, especially north and south of this site, resulting in an existing leapfrog development pattern. The proposed development does allow for a new low intensity commercial development, consistent with the Future Land Use designation for the site.

**Policy 2.3.2a Infrastructure Capacity.** In evaluating changes to the Future Land Use Map and Zoning Atlas, the City-County Planning Department shall consider impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. In order to assess the impact on infrastructure and services of changes to the Future Land Use and Zoning Maps, the City-County Planning Department shall measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.

**Staff Analysis.** Existing infrastructure, such as road, water, and sewer capacity, is sufficient to accommodate potential impacts. Further detail is provided in the zoning map change report.
<table>
<thead>
<tr>
<th>Components</th>
<th>Description</th>
<th>Development Plan Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Text Commitments</td>
<td>1. The following specific uses will be permitted: Self-service storage, restricted to boat and RV storage only. There will be no development or uses of any type north of the riparian features on the site.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools.

1. Transportation Impacts

Leesville Road is the major road impacted by the proposed zoning change. The North Carolina Department of Transportation has project #U-5720 along US 70 that will upgrade US 70 to a freeway from Lynn Road in Durham to west of T.W. Alexander Drive in Raleigh. The freeway classification means that there would no longer be driveways or intersections along this portion of US 70 and access to US 70 would be provided at interchange locations. New frontage roads, service roads or other local roadway connections would be evaluated to serve surrounding properties. This project, which is currently in the planning and design stage, is funded for the purchase of right-of-way in the year 2022 and construction beginning in the year 2024. During the fall of 2018, the NCDOT conducted public meetings for two proposed alignments associated with the freeway conversion. The selection of the preferred alternative is scheduled for the fall/winter of 2019.

NCDOT reviewed this application and offered the following advisory comments:

- NCDOT TIP Project U-5720 proposes to convert US 70 to a freeway. The subject property may be impacted by the design and construction.
- Any proposed driveway connection is subject to meeting minimum sight distance requirements.
- Roadway improvement may be required as part of any proposed driveway connection to Leesville Road. This need will be evaluated during the site plan process.
- No direct access to US 70 should be considered in the site design.

<table>
<thead>
<tr>
<th>Table 1: Existing Roadway Characteristics</th>
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<tbody>
<tr>
<td>Affected Segment</td>
</tr>
<tr>
<td>Type of Roadway</td>
</tr>
<tr>
<td>Current Roadway Capacity (LOS D) (AADT)*</td>
</tr>
<tr>
<td>Latest Traffic Volume (AADT)**</td>
</tr>
</tbody>
</table>

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)
Source of Latest Traffic Volume: 2017 NCDOT Traffic Count Map
Table 2, below, shows the projected vehicle trips generated under the proposed rezoning compared to the present zoning designation.

<table>
<thead>
<tr>
<th>Traffic Generated by Present Designation (average 24 hour)*</th>
<th>193</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Generated by Proposed Designation (average 24 hour)**</td>
<td>146</td>
</tr>
<tr>
<td>Impact of Proposed Designation</td>
<td>-47</td>
</tr>
</tbody>
</table>

*Assumption- (Max Use of Existing Zoning) – RR: 16 single family homes
**Assumption- (Max Use of Proposed Zoning) – CG(D): Boat & RV storage

Transit service is provided along eastbound US 70 via GoDurham Routes 2 and 2A.

2. **Water and Sewer Impacts**

Water Management has reviewed the impact the proposed zoning will have on the following utilities:
1. Drinking water supply, treatment and distribution infrastructure, including available fire flow capacity
2. Waste water collection and treatment infrastructure, including downstream lift station capacity.

Water Management has reviewed the Utilities Statement Application for the Leesville Road Boat & RV Storage and determined that a Summary Utilities Development Statement is not required. The property was previously assessed for water and may connect to the existing water main in Leesville Road without annexation. Sewer is not required for the proposed use.

3. **Stormwater Impacts**

The Durham Stormwater Engineering Department reviewed the proposed zoning and determined that adequate riparian buffers, floodplain requirements and the appropriate impervious surface limitations have been addressed, where required.

All other impacts associated with the application would be addressed at the time of site plan review, because that requires a level of detail is not required at the time of rezoning.

4. **School System Impact**

Durham Public Schools serving the area are Spring Valley Elementary, Neal Middle, and Southern High School. Table 3 provides a summary of the current building capacity for the elementary, middle and high schools, as well as the current enrollment and the available capacity.
### Table 3: School Enrollment and Capacity Figures

<table>
<thead>
<tr>
<th></th>
<th>Elementary School Students</th>
<th>Middle School Students</th>
<th>High School Students</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Building Capacity</strong></td>
<td>16,221</td>
<td>7,830</td>
<td>10,516</td>
</tr>
<tr>
<td><strong>Maximum Building Capacity</strong></td>
<td>17,843</td>
<td>8,613</td>
<td>11,568</td>
</tr>
<tr>
<td><strong>(110% of Building Capacity)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>20th Day Attendance (2017-2018 School Year)</strong></td>
<td>15,574</td>
<td>6,856</td>
<td>10,432</td>
</tr>
<tr>
<td><strong>Committed to Date, Based on Recent Approvals (April 2015-March 2018)</strong></td>
<td>(4)</td>
<td>0</td>
<td>(33)</td>
</tr>
<tr>
<td><strong>Available Capacity</strong></td>
<td>2,273</td>
<td>1,757</td>
<td>1,169</td>
</tr>
</tbody>
</table>

As shown in Table 4, the proposed zoning will generate no school aged children, compared to the existing zoning, since the project is non-residential.

### Table 4: Number of Projected Students Under Rezoning

<table>
<thead>
<tr>
<th></th>
<th>Elementary School Students</th>
<th>Middle School Students</th>
<th>High School Students</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Potential Students Generated – Current Zoning</strong></td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td><strong>Potential Students Generated – Proposed Zoning</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Impact of Proposed Zoning</strong></td>
<td>-1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Assumption- (Max Use of Existing Zoning) – RR: 16 single family homes

**Assumption- (Max Use of Proposed Zoning) – CG(D): Boat & RV storage

3. Summary

The proposed CG(D) district is consistent with Comprehensive Plan policies regarding the infrastructure impacts of the transportation system, utilities, and schools.