

## City of Durham Public Hearings Heard – April 11, 2017

The Durham City-County Planning Commission will hold public hearings on **Tuesday, April 11, 2017**, at 5:30 p.m. in the City Council Chambers, 101 City Hall Plaza, 1st Floor, to consider the following:

### **Zoning Map Changes**

**Carillon of North Durham (Z1600031)** is a request to change the zoning of the property located at 4112 and 4214 Guess Road from Residential Suburban-20 (RS-20) to Planned Development Residential 3.906 (PDR 3.906).

**Fletcher's Mill (Z1600034)** is a request to change the zoning of the property located at 2018 Fletchers Chapel Road from Request: Residential Rural (RR) to Planned Development Residential 1.964 (PDR 1.964).

### **Proposed Text Amendment to the Unified Development Ordinance (UDO)**

**TC1400003- Design District Updates:** A text amendment to re-organize Design District zoning regulations within the UDO, and to revise certain existing Design District standards. These amendments shall revise text within Article 2, Review Authority; Article 3, Applications and Permits; Article 4, Zoning Districts; Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards; Article 8, Environmental Protection; Article 9, Landscaping and Buffering; Article 10, Parking and Loading; Article 12, Infrastructure and Public Improvements; Article 13, Additional Requirements for Subdivision; Article 14, Nonconformities; Article 16, Definitions; and the creation of a new Article 17.

**TC1700003- Airport Overlay:** A privately-initiated text amendment to Sec. 4.8, Airport Overlay (-A60,-A65) to allow for the consideration of Utilities, as described within Article 5, Use Regulations, within the –A65 Airport Overlay. Additional technical clarifications are also proposed to Sec. 4.8.

**TC1700004- Temporary Outdoor Sales:** A text amendment to Sec. 5.5, Temporary Uses, to revise and clarify text regarding the allowance of certain temporary sales to maintain a sales area of more than 400 square feet, and to make additional technical clarifications.

**Public Review:** The staff reports are available in the City-County Planning Department, 101 City Hall Plaza, Ground Floor, between 8 a.m. and 5 p.m. Call 919-560-4137 and extension number for the following:

For Text Amendments, contact [Michael Stock](#), ext.28227

For case Z1600031, contact [Jamie Sunyak](#), ext. 28235

For case Z1600034 contact [Jacob Wiggins](#), ext. 28257

**Public Participation:** Interested parties may appear at the meeting. Any person wishing to speak at the public hearing should be present at 5:30 p.m. and should sign up on the sheets provided. The chair will recognize all persons wishing to speak. Substantial changes to the proposed actions may be made during the consideration of each case.