

Public Hearings Heard – December 12, 2017

The Durham City-County Planning Commission will hold public hearings on December 12, 2017, at 5:30 p.m. in the City Council Chambers, 101 City Hall Plaza, 1st Floor, Durham, NC 27701, to consider the following:

Proposed Text Amendments to the Unified Development Ordinance (UDO)

TC1600005 – Compact Neighborhood Affordable Housing Bonuses: Text amendments to Articles 6, 10, 16 and 17 to revise current provisions of the affordable housing bonuses as applied to the Compact Neighborhood Tier, along with technical clarifications and reorganizations.

TC1700005- Omnibus UDO Amendments #11: Text amendments consisting of technical revisions and minor policy changes to various provisions of the Unified Development Ordinance (UDO). The amendments are identified as necessary corrections, clarifications, re-organization, or other minor changes to more accurately comply with the intent of the regulations, codify interpretations of regulations, or reflect minor policy changes that are not solely technical in nature.

TC1700006- UDO Amendments to Sedimentation and Erosion Control and Due to State Legislation: Text amendments regarding updates to Sedimentation and Erosion Control provisions, and revisions to performance guarantees for infrastructure and subdivision regulations due to state legislation.

Plan Amendments

Page Park II (A1700007) is a request to change land use designation of property at 4501 Crown Parkway from Medium Density Residential (6-12 du/ac) (PID 211645), Commercial (PID 211644) to Medium Density Residential (6-12 du/ac)-PID 211645 (No change) Low-Medium Residential Density (4-8 du/ac.)– PID 211644.

Lumley Road Industrial (A1700017) is a request to change land use designation of property at 5513 and 5605 Lumley Road from Office to Industrial.

Red Mill Quick Stop (A1700009) is a request to change land use designation of property at 3422 Red Mill Road from Commercial, Very Low Density Residential (2 du/ac or less) to Commercial.

Zoning Map Changes

NC 54 Storage (Z1700001) is a request to change the zoning designation of property

located at 1003 E NC 54 Highway from Residential Suburban-20 (RS-20) to Commercial General with a development plan ((CG(D)).

Page Park II (Z1700013) is a request to change the zoning designation of property located at 4501 Crown Parkway from Commercial General with a development plan (CG(D)) and Residential Suburban Multifamily with a development plan (RS-M (D)) to Residential Suburban Multifamily with a development plan (RS-M (D)).

Lumley Road Industrial (Z1700042) is a request to change the zoning designation of property located at 5513 and 5605 Lumley Road from Residential Rural (RR) to Industrial-Light (IL).

Red Mill Quick Stop (Z1700020) is a request to change the zoning designation of property located at 3422 Red Mill Road from Commercial Neighborhood (CN) to Commercial General with a Development Plan (CG(D)).

251 Smallwood (Z1700033) is a request to change the zoning designation of property located at 251 Smallwood from Office and Institutional (OI) to Industrial-Light (IL).

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 Cases A1700007/Z1700013, Z1700001, contact [Jamie Sunyak](#) ext. 28235 for cases A1700017/Z1700042, A1700009/Z1700020, Z1700033 [Jacob Wiggins](#) ext. 28257. For all other cases contact [Mike Stock](#) ext. 28227.

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 to be 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.