

Public Hearings and Notices - December 10, 2019

The Durham City-County Planning Commission will hold public hearings on December 10, 2019 at 5:30 p.m. in the City Council Chambers, 101 City Hall Plaza, 1st Floor, Durham, NC 27701, to consider the following:

UDO Text Amendments

TC1700002 – Signs Initiated by the Planning Department to revise the current signage regulations within Article 11, Sign Standards, and other associated sections, primarily to conform to the United States Supreme Court ruling in *Reed v. Town of Gilbert*, along with any other updates necessary to conform to other applicable state or federal law.

Plan Amendment

Fox Crossing (A1800008) is a request to change future land use designation of property located at US 70 between Lynn Road and Pleasant Drive from Medium Density Residential, Commercial to Commercial.

3871 Guess Road (A1800012) is a request to change the zoning district at located at 3871 Guess Road from Low Density Residential, Recreation Open Space to Industrial, Recreation Open Space.

Farrington Townes (A1900008) is a request to change future land use designation of property located at 4917 Old Chapel Hill Road & 4112 Farrington Road from Low Density Residential to Low-Medium Density Residential.

Zoning Map Changes

Fox Crossing (Z1800029) is a request to change the zoning district at located at US 70 between Lynn Road and Pleasant Drive from Commercial Center with a development plan(CC(D)), Residential Suburban-20 (RS-20), Residential Urban- 5 (RU-5). Falls/Jordan Watershed Protection Overlay – B (F/J-B) to Commercial General with a Development Plan (CG(D)). Falls/Jordan Watershed Protection Overlay – B (F/J-B).

3871 Guess Road (Z1800036) is a request to change the zoning district at located at 3871 Guess Road from Planned Residential Development 2.000 (PDR 2.000); Residential Suburban – Multifamily with a Development Plan (RS-M(D)); Eno River Watershed Protection Overlay (E-B) to Industrial Light with a Development Plan (LD(D)); Eno River Watershed Protection Overlay (E-B).

Farrington Townes (Z1900023) is a request to change the zoning district at located at 4917 Old Chapel Hill Road & 4112 Farrington Road from Residential Suburban-20 (RS-20); Falls/Jordan Lake Watershed Protection District-B (F/J-B) to Residential Suburban – Multifamily with a Development Plan (RS-M(D)); Falls/Jordan Lake Watershed Protection District-B (F/J-B).

Goodwin Crossing (Z1900010) is a request to change the zoning district at located at 1301 & 1312 Goodwin Road from Planned Development Residential 2.310 (PDR 2.310); Falls/Jordan Lake Watershed Protection District B (F/J-B) to Planned Development Residential 2.167 (PDR 2.167); Falls/Jordan Lake Watershed Protection District B (F/J-B).

South Mineral Springs and Pleasant (Z1900019) is a request to change the zoning district generally located at South Mineral Springs Road, Holder Road and Pleasant Drive from Residential Rural (RR), Residential Suburban-20 (RS-20), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County Jurisdiction to Planned Development Residential 4.001 (PDR 4.001), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), City Jurisdiction.

District B (F/J-B) to Planned Development Residential 5.117 (PDR 5.117), Eno River District B (E-B), Falls/Jordan District B (F/J-B).

Public Review: Staff reports are available in the City-County Planning Department, 101 City Hall Plaza, Ground Floor, between 8:00 a.m. and 5:00 p.m. Call 919-560-4137 and extension number for the following: For case TC1700002 contact Michael.Stock@DurhamNC.gov x28227; for cases A1800008/Z1800029, A1900008/Z1900023, A1800012/Z1800036, Z1900010 contact Emily.Struthers@DurhamNC.gov x28263; for cases Z1900018 and Z1900019 contact Jamie.Sunyak@DurhamNC.gov x28235.

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 action may be made following the public hearing for each case.*

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