



Date: October 2, 2024

To: Members of the Joint City-County Planning Committee

Through: Sara M. Young, AICP, Planning Director

From: Aaron Cain, AICP, Senior Planning Manager

Subject: Growth Management Pending Cases Preview

Summary

The City-County Planning Department was asked to provide updates to the Joint City-County Planning Committee (JCCPC) on zoning map change and annexation petition submittals currently under review.

Recommendation

Staff recommends that the Committee receive this information. No formal action is required.

Issues

This item includes all consolidated annexation cases with rezonings received and determined to be complete as of September 19, 2024. JCCPC members are reminded that these cases have not been fully reviewed by Planning staff or other departments. In addition to the cases described in the attachment, the following zoning map change applications are currently in the City jurisdiction and are not consistent with the current Place Type Map.

Case Number	Case Name	Current Place Type	Proposed Place Type
Z2400026	1606 & 1608 E Cornwallis Road	Neighborhood Services	Apartment & Townhouse Neighborhood
Z2400031	4218 S Alston Ave	General Industrial	Apartment & Townhouse Neighborhood

Staff Contact

Aaron Cain, Senior Planning Manager, Aaron.Cain@DurhamNC.gov

Attachment

Attachment A: Pending Cases Preview



**PENDING CONSOLIDATED ANNEXATION
CASES PREVIEW**

October 2, 2024

Durham Gateway at Brier Creek

Proposal: Rezone from Residential Rural (RR) and Commercial General (CG) (Durham County) and Residential-4 (R-4) (Wake County) to Planned Development Residential 10.788 (PDR 10.788) and Industrial Light (IL) to allow for the construction of up to 1,750 residential units (apartments, townhouses, detached rowhouses, and single-family housing types are requested), with 175 of the units being income restricted to 80% area median income (AMI) for ten years, and up to 985,000 square feet of light industrial development. A petition to annex into the City limits has been received with this rezoning application.

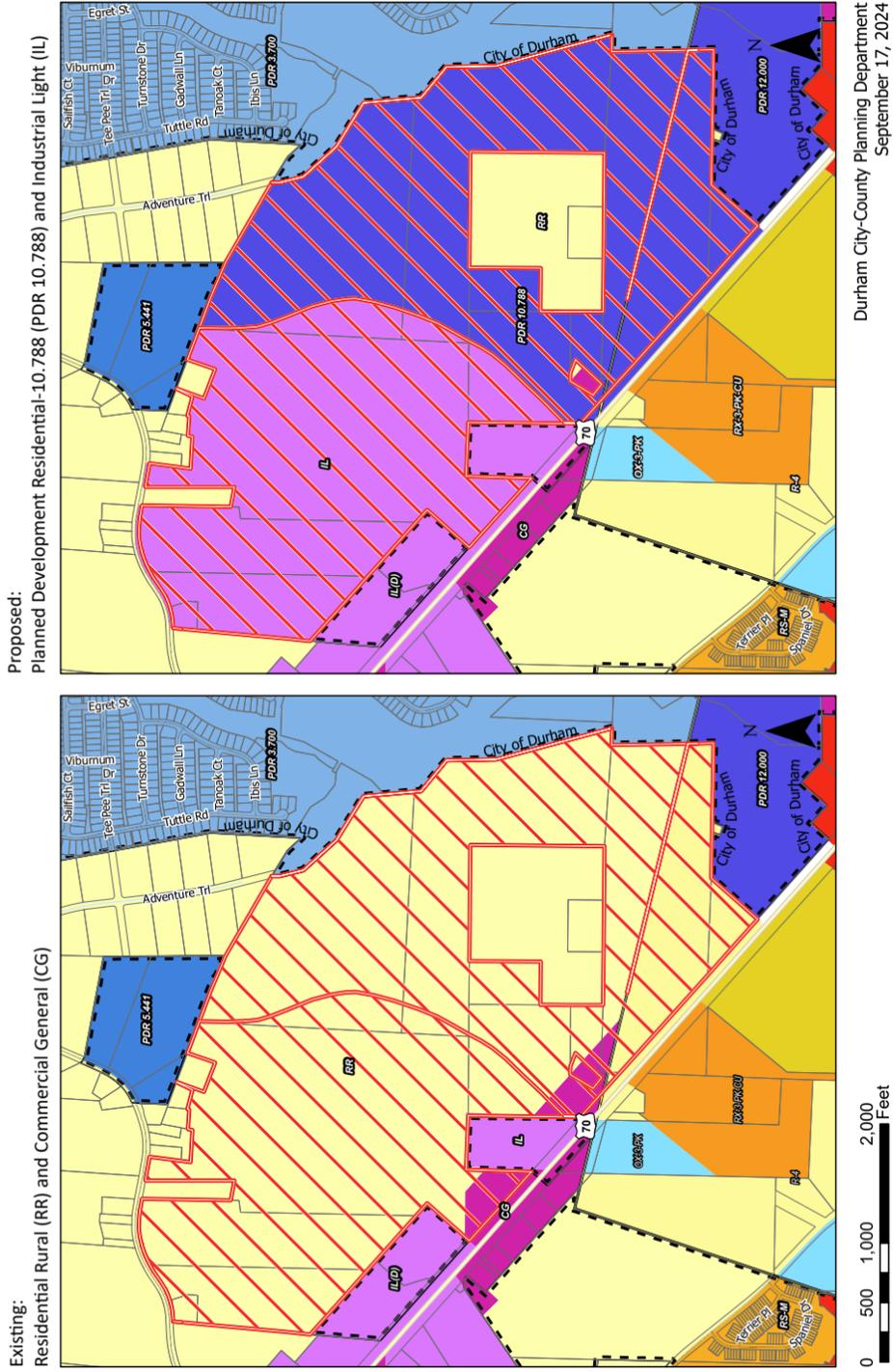
- Application Submitted: May 28, 2024
- Application Status: Under Review
- Consistent with Place Type Designation: Yes

Application Information			
Case Type(s) (#)	Zoning Map Change (Z2400024) and Annexation (BDG2400010)		
Applicant	Jamie Schwedler, Parker Poe		
Staff Contact	Aaron Cain, Aaron.Cain@DurhamNC.gov		
Site Information			
Location	Leesville Road and US 70 Highway		
Site Acreage	309.15 acres	Existing Use	Single-family residential, agricultural, and undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban (Durham County)	No change	
Place Type	Mixed Use Neighborhood	No change	
Zoning District(s)	Residential Rural (RR) Commercial General (CG) Residential-4 (R-4)	Planned Development Residential 10.788 (PDR 10.788) Industrial Light (IL)	
Overlay Zoning District(s)	None	No change	
TIA Required	Yes		



Attachment A: Zoning Context Map

Z2400024 and BDG2400010 - Durham Gateway at Brier Creek



Page Corners

Proposal: Rezone from Residential Rural (RR) and Commercial Center (CC) to Planned Development Residential 22.456 (PDR 22.456) to allow for the construction of up to 160 apartments that would be affordable to residents at 60% AMI or less. A development agreement may be submitted to accompany the zoning map change application. A petition to annex into the City limits has been received with this rezoning application.

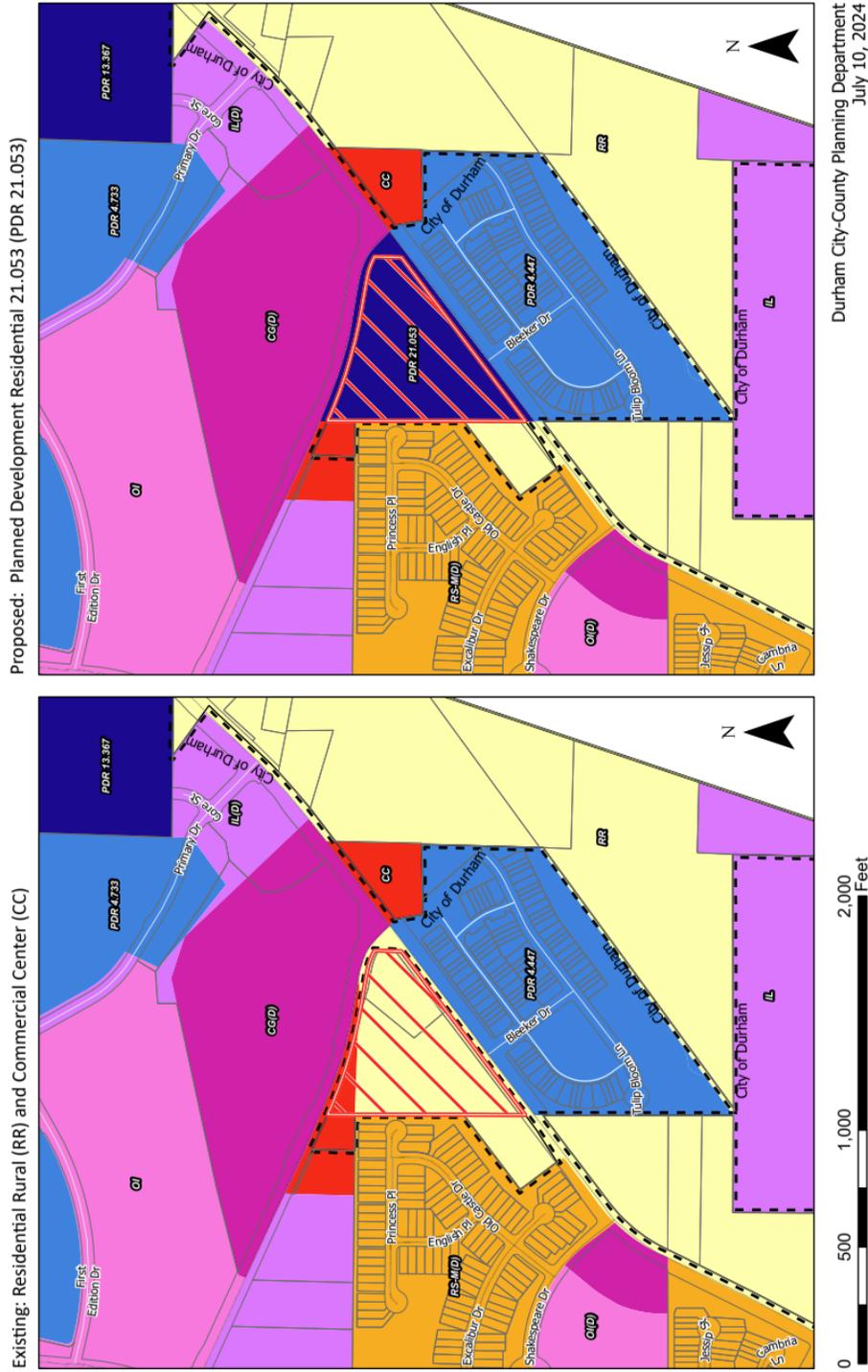
- Application Submitted: June 27, 2024
- Application Status: Under Review
- Consistent with Place Type Designation: No

Application Information			
Case Type(s) (#)	Zoning Map Change (Z2400027) and Annexation (BDG2400012)		
Applicant	Tim Sivers, Qunity		
Staff Contact	Aaron Cain, Aaron.Cain@DurhamNC.gov		
Site Information			
Location	4004 & 4110 Page Road (corner of Page and Chin Page roads)		
Site Acreage	7.602 acres	Existing Use	Undeveloped
Request			
Designation	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Place Type	Suburban Commercial	Mixed Residential Neighborhood	
Zoning District(s)	Residential Rural (RR) Commercial Center (CC)	Planned Development Residential 22.456 (PDR 22.456)	
Zoning Overlay(s)	None	No change	
TIA Required	No		



Attachment A: Zoning Context Map

Z2400027 | BDG2400012 - Page Corners

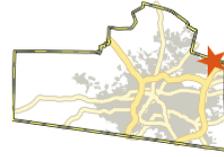


Proposed: Planned Development Residential 21.053 (PDR 21.053)

Existing: Residential Rural (RR) and Commercial Center (CC)

Durham City-County Planning Department
 July 10, 2024

- Legend:**
- Z2400027
 - Parcels
 - City of Durham
 - Durham County
 - Durham Zoning
 - PDR-MDR (4 - 8 du/ ac)
 - PDR-VHR (> 12 du/ac)
 - RR
 - RS-M
 - CC
 - OI
 - CG
 - IL



Courtyards at Oak Grove

Proposal: Rezone from Residential Rural (RR) to Planned Development Residential 2.987 (PDR 2.987) to allow for the construction of up to 67 townhouse and single residential units. A petition to annex into the City limits has been received with this rezoning application.

- Application Submitted: August 2, 2024
- Application Status: Under Review
- Consistent with Place Type Designation: Yes

Application Information			
Case Type(s) (#)	Zoning Map Change (Z2400029) and Annexation (BDG2400013)		
Applicant	Oris Lee Morton, Jr.		
Staff Contact	Andrew Lester, Andrew.Lester@DurhamNC.gov		
Site Information			
Location	6102, 6124 & 6202 Kinard Road and 1502 Doc Nichols Road		
Site Acreage	22.54 acres	Existing Use	Single-family residential and undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Place Type	Mixed Residential Neighborhood	No change	
Zoning District(s)	Residential Rural (RR)	Planned Development Residential 2.987 (PDR 2.987)	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection District B (F/J-B)	No change	
TIA Required	No		



Planning

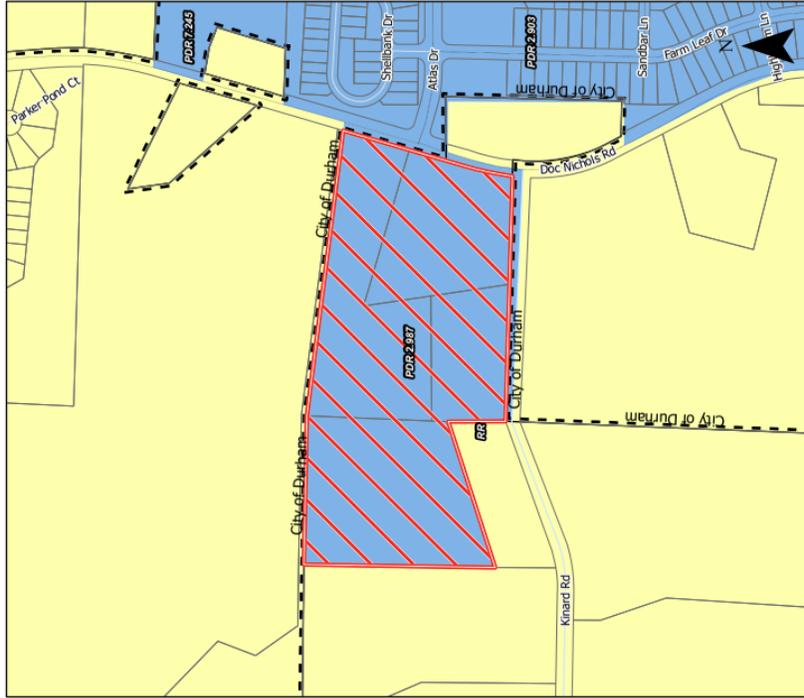
Attachment A: Zoning Context Map

Z2400029 and BDG2400013 - Courtyards at Oak Grove

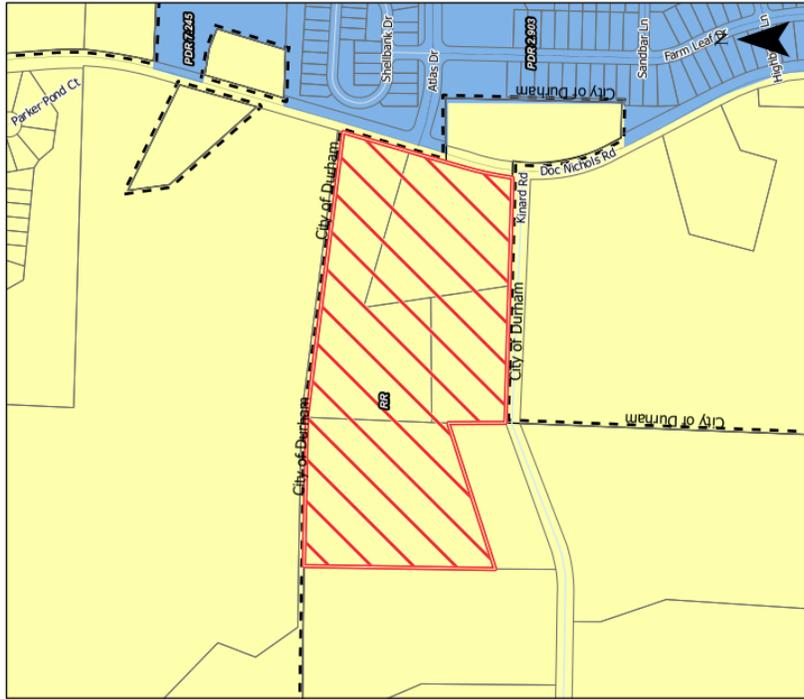
October 2, 2024
Pending Consolidated Annexation Cases Preview



Proposed: Planned Development Residential 2.987 (PDR-2.987)



Existing: Residential Rural (RR)



Durham City-County Planning Department
August 15, 2024

- Legend:**
- Z2400029
 - Parcels
 - City of Durham
 - Durham County
 - Durham Zoning
 - PDR-LDR (2 - 4 du/ac)
 - RR

4802 Cheek Road

Proposal: Rezone from Residential Rural (RR) to Planned Development Residential 2.898 (PDR 2.898) to allow up to 201 townhouses and single-family dwelling units. A petition to annex into the City limits has been received with this rezoning application. This application is outside the Urban Growth Boundary (UGB).

- Application Submitted: August 9, 2024
- Application Status: Under Review
- Consistent with Place Type Designation: No

Application Information			
Case Type(s) (#)	Zoning Map Change (Z2400033) and Annexation (BDG2400014)		
Applicant Contact	Michael Foley, Horizon Land Group, LLC		
Staff Contact	Sarah Long, Sarah.Long@DurhamNC.gov		
Site Information			
Location	4802 Cheek Road		
Site Acreage	69.34 acres	Existing Use	Undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Place Type	Rural and Agricultural Reserve	Mixed Residential Neighborhood	
Zoning District(s)	Residential Rural (RR)	Planned Development Residential 2.898 (PDR 2.898)	
Zoning Overlay(s)	Falls/Jordan District B (F/J-B)	No change	
TIA Required	No		



Planning

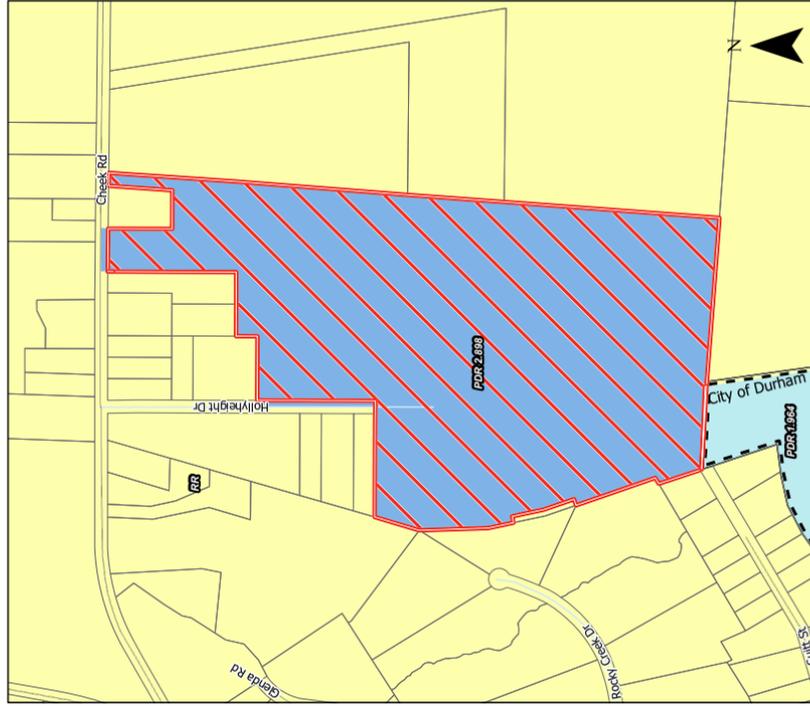
- Legend:**
- Z2400033
 - Parcels
 - City of Durham
 - Durham County
 - Durham Zoning
 - PDR-VLR (< 2 du/ac)
 - PDR-LDR (2 - 4 du/ac)
 - RR



Attachment A: Zoning Context Map

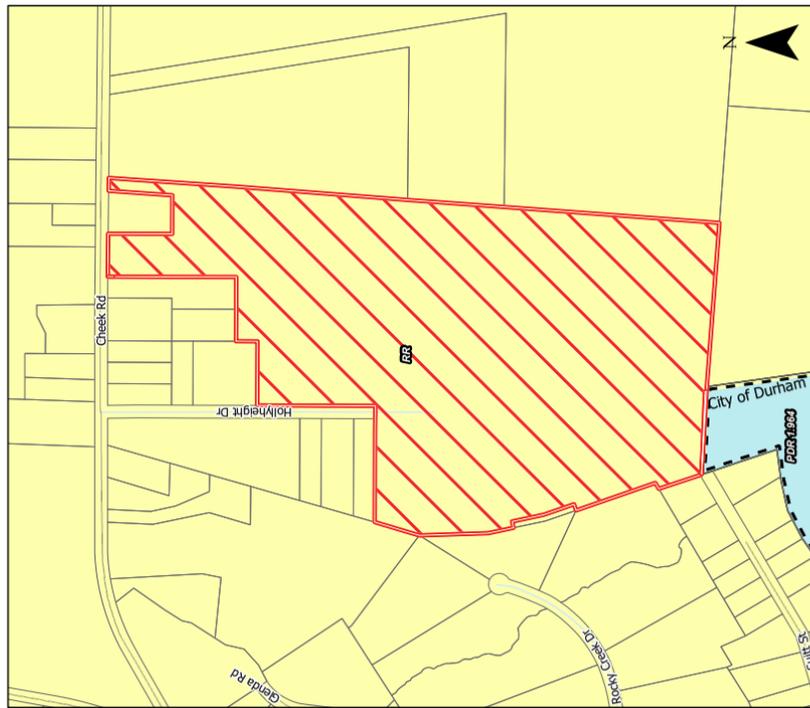
Z2400033 and BDG2400014 - 4802 Cheek Road

Proposed: Planned Development Residential 2.898 (PDR 2.898)



Durham City-County Planning Department
September 4, 2024

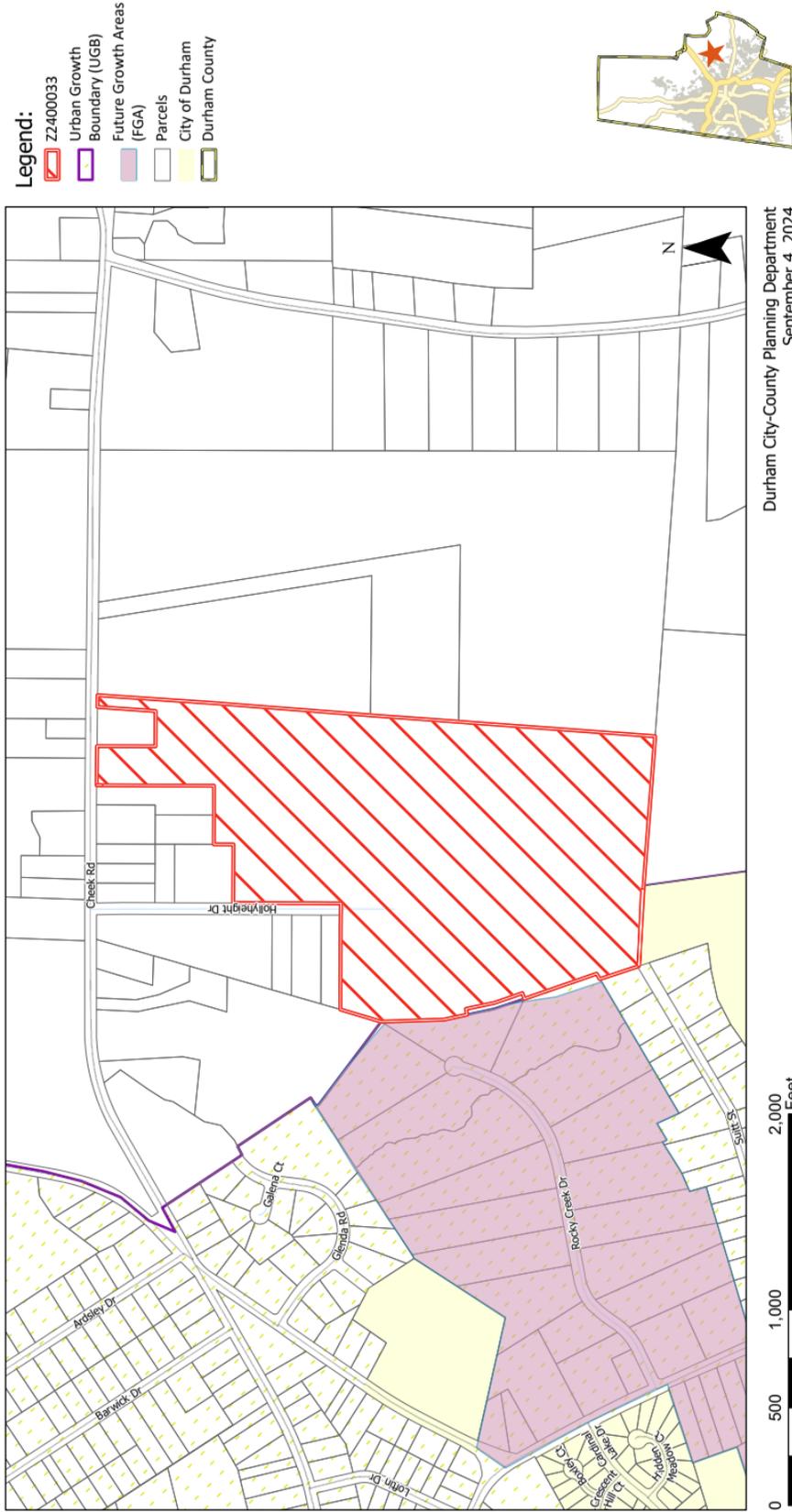
Existing: Residential Rural (RR)





Attachment D: Annexation Map

Z2400033 and BDG2400014 - 4802 Cheek Road



3815 Wake Forest Highway

Proposal: Rezone from Commercial Neighborhood (CN), Residential Suburban-20 (RS-20) and Residential Rural (RR) to Planned Development Residential 17.660 (PDR 17.660) to allow for the construction of up to 200 apartments and townhouses. A petition to annex into the City limits has been received with this rezoning application.

- Application Submitted: August 28, 2024
- Application Status: Under Review
- Consistent with Place Type Designation: No

Application Information			
Case Type(s) (#)	Zoning Map Change (Z2400035) and Annexation (BDG2400015)		
Applicant	Jeremy Anderson, Thomas & Hutton		
Staff Contact	Andrew Lester, Andrew.Lester@DurhamNC.gov		
Site Information			
Location	Wake Forest Highway west and south of Valleydale Drive, east of the shopping center at North Mineral Springs Road, across the street from Oak Grove Elementary School		
Site Acreage	10.9 acres	Existing Use	Single-family residential and undeveloped
Request			
Designations	Existing	Proposed	
Jurisdiction	County	City	
Development Tier	Suburban	No change	
Place Type	Suburban Commercial (SC) Apartment & Townhouse Neighborhood (ATH) Established Residential (ER)	Apartment & Townhouse Neighborhood (ATH)	
Zoning District(s)	Commercial Neighborhood (CN) Residential Suburban-20 (RS-20)	Planned Development Residential 7.894 (PDR 7.894)	
Overlay Zoning District(s)	Falls/Jordan Lake Watershed Protection District B (F/J-B)	No change	
TIA Required	No		



Planning

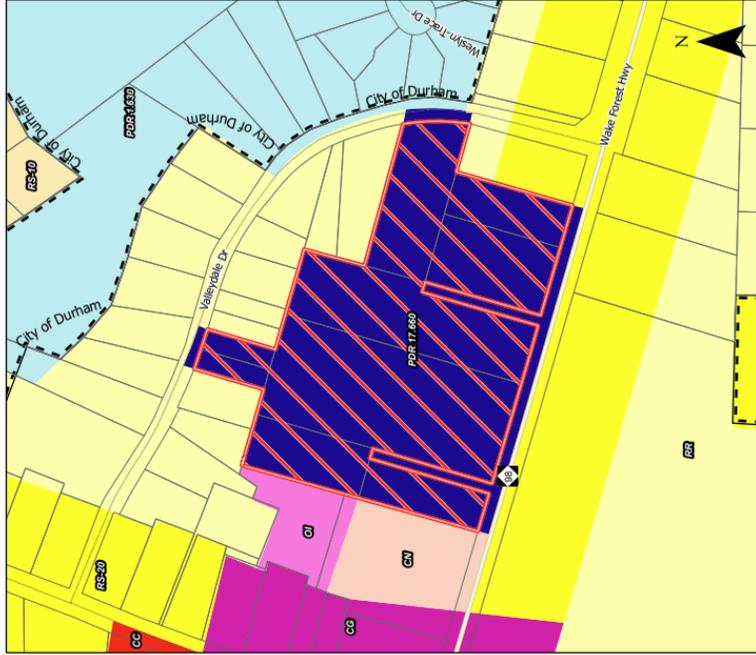
- Legend:**
- Z2400035
 - Parcels
 - City of Durham
 - Durham County
 - Durham Zoning
 - PDR-VLR (< 2 du/ac)
 - PDR-VHR (> 12 du/ac)
 - RR
 - RS-20
 - RS-10
 - CC
 - CN
 - OI
 - CG



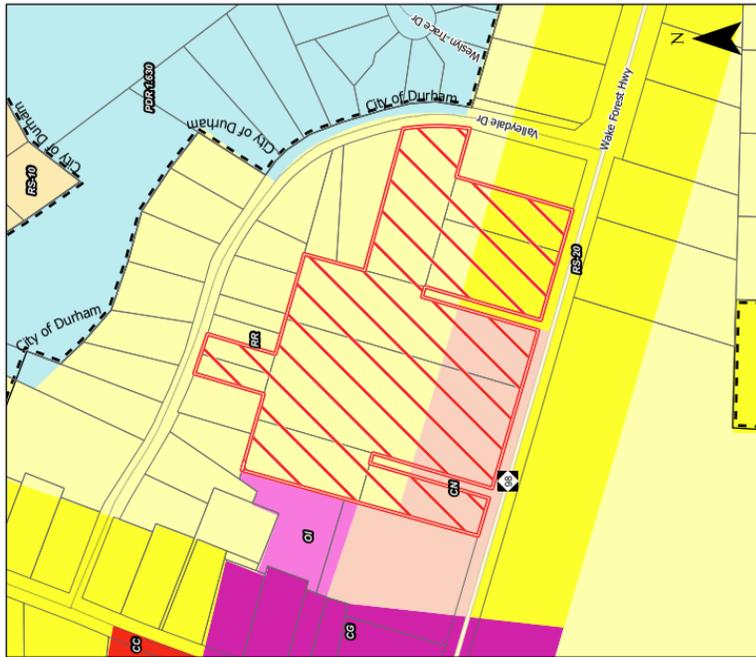
Attachment A: Zoning Context Map

Z2400035 and BDG2400015 - 3815 Wake Forest Parkway

Proposed:
 Planned Development Residential 17.660 (PDR 17.660)



Existing: Residential Rural (RR), Residential Suburban-20 (RS-20), and Commercial Neighborhood (CN)



Durham City-County Planning Department
 September 18, 2024

