



**CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA**



**INITIAL ZONING MAP CHANGE REPORT**

**Meeting Date: October 17, 2011**

Table A. Summary			
<b>Application Summary</b>			
<b>Case Number</b>	Z110007A	<b>Jurisdiction</b>	City
<b>Applicant</b>	City of Durham	<b>Annexation Effective Date</b>	October 3, 2011
<b>Reference Name</b>	Scott King Road Residential Initial	<b>Site Acreage</b>	12.087
<b>Location</b>	809 Scott King Road, on the north side of Scott King Road, west of Clausun Drive and east of Goldflower Drive		
<b>PIN(s)</b>	0727-03-14-7204		
<b>Request</b>			
<b>Proposed Zoning</b>	Residential Rural (RR) – City Jurisdiction	<b>Existing Zoning</b>	Residential Rural (RR) – County Jurisdiction
<b>Site Characteristics</b>			
<b>Development Tier</b>	Suburban	<b>Land Use Designation</b>	Very Low Density Residential (2 DU/Ac. or less), Recreation Open Space
<b>Overlays</b>	F/J-B	<b>Drainage Basin</b>	Jordan Lake
<b>River Basin</b>	Cape Fear	<b>Stream Basin</b>	Northeast Creek
<b>Determination/Recommendation/Comments</b>			
<b>Staff</b>	Approval		
<b>Planning Commission</b>	Approval, per attached resolution adopted by the Commission on December 13, 2005.		

**A. Summary**

This is the initial zoning of property newly annexed into the City, effective October 3, 2011. A direct translation from County to City zoning is proposed. A site plan application, Case D1000122 is on file to develop this site as a conservation subdivision of 22 single family lots. A conservation subdivision provides for design flexibility to promote environmentally sensitive and efficient use of land.

**B. Statutory Requirements**

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation.

**C. Staff Analysis**

The zoning involves the translation of identical zoning from the County jurisdiction to the City jurisdiction. There are no differences in uses, or in the regulations governing those uses under the Unified Development Ordinance, between the City and County jurisdictions.

The site is located in the Suburban Tier and the current zoning in the County is RR; F/J-B. If approved, RR; F/J-B development in the City's jurisdiction will have to meet the same requirements.

**D. Notification**

Staff certifies that newspaper advertisements, letters to property owners within 100 feet of the site 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, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Friends of Durham
- Unity in the Community for Progress
- Northeast Creek Streamwatch
- Fayetteville Street Planning Group
- Fairfield Community Awareness Committee

**E. Recommendations**

Staff recommends approval of this initial zoning from RR; F/J-B (County jurisdiction) to RR; F/J-B (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached to the staff report.

**F. Staff Contact**

Amy Wolff, Senior Planner, 560-4137 ext 28235 [amy.wolff@durhamnc.gov](mailto:amy.wolff@durhamnc.gov)

**G. Attachments**

1. Context Map
2. Aerial Photo
3. Resolution of the Durham City-County Planning Commission
4. Ordinance Form