



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



**INITIAL ZONING MAP CHANGE REPORT**

**Meeting Date: August 6, 2012**

<b>Table A. Summary</b>			
<b>Application Summary</b>			
<b>Case Number</b>	Z1100006A	<b>Jurisdiction</b>	City
<b>Applicant</b>	City of Durham	<b>Annexation Effective Date</b>	June 30, 2012
<b>Reference Name</b>	Snow Hill Middle School B Initial	<b>Site Acreage</b>	115.392
<b>Location</b>	North of Snow Hill Road and south of Little River Reservoir		
<b>PIN(s)</b>	0835-01-29-3189, -38-5641, -02-57-3876.SPL (partial)		
<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>	Low Density Residential (4 DU/Ac or less), Recreation/Open Space
<b>Overlays</b>	ML/R-A (partial), F/J-B(partial)	<b>Drainage Basin</b>	Falls Lake
<b>River Basin</b>	Neuse	<b>Stream Basin</b>	Little River
<b>Determination/Recommendation/Comments</b>			
<b>Staff</b>	Approval		
<b>Planning Commission</b>	Approval, per attached resolution adopted by the Planning Commission on December 13, 2005.		

**A. Summary**

This is the initial zoning of property newly annexed into the City, effective June 30, 2012 (Case FY2011-03). A direct translation from County to City zoning is proposed. This site is 115.392 acres and is comprised of a new Durham Public Schools Middle School (under construction).

This site was zoned RR (from PDR 2.240) in early 2010 with case Z0800034 which was under review concurrently with a Major Special Use Permit (case M0900005) and Transportation Special Use Permit (case T0900003) for a 158,038 square foot Middle School. In June of 2010 a site plan was approved (case D1000110) to increase the school size to 160,901 square feet and for a public park. Another site plan (case D1200076) is currently under review for site modifications.

**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. If approved, RR 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

**E. Recommendations**

Staff recommends approval of this initial zoning from RR (County jurisdiction) to RR (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached (Attachment 3) to this 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