



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



**INITIAL ZONING MAP CHANGE REPORT**

**Meeting Date: February 20, 2012**

Table A. Summary			
<b>Application Summary</b>			
<b>Case Number</b>	Z1100029A	<b>Jurisdiction</b>	City
<b>Applicant</b>	City of Durham	<b>Annexation Effective Date</b>	December 31, 2011
<b>Reference Name</b>	Cree Silicon Campus North Initial	<b>Site Acreage</b>	78.966
<b>Location</b>	Northern terminus of Silicon Drive, east of South Miami Boulevard		
<b>PIN(s)</b>	0748-02-75-9681, 0748-04-73-6921 (partial)		
<b>Request</b>			
<b>Proposed Zoning</b>	Industrial Light (IL) – City Jurisdiction	<b>Existing Zoning</b>	Industrial Light (IL) – County Jurisdiction
<b>Site Characteristics</b>			
<b>Development Tier</b>	Suburban	<b>Land Use Designation</b>	Industrial, Recreation Open Space
<b>Overlays</b>	None	<b>Drainage Basin</b>	Falls Lake
<b>River Basin</b>	Neuse	<b>Stream Basin</b>	Stirrup Iron Creek
<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 on December 31, 2011 (Case FY2011-06). A direct translation from County to City zoning is proposed. A site plan application, Case D1000058, and site plan amendment, Case D1100209, have been approved for a manufacturing plant and support buildings on a portion of the subject property.

**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 IL. If approved, IL development in the City's jurisdiction will have to meet the same requirements. As such, if this initial zoning application is approved no additional approvals are required from the Planning Department to implement the approved and amended site plan for the subject property (cases D1100058 and D1100209).

**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
- Partners Against Crime – District 4
- Friends of Durham
- Unity in the Community for Progress
- Fayetteville Street Planning Group
- RDU HZO Permit Area
- Center of the Region Enterprise (CORE) – Town of Morrisville
- Center of the Region Enterprise (CORE) – City of Raleigh
- Center of the Region Enterprise (CORE) – Wake County
- Center of the Region Enterprise (CORE) – Town of Cary

**E. Recommendations**

Staff recommends approval of this initial zoning from IL (County jurisdiction) to IL (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**

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**G. Attachments**

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