An Ordinance Amending the Durham Unified Development Ordinance By Taking Property out of RR, RS-20, OI Zoning District and Establishing the Same as CG(D), OI(D) District

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200001 and Voted on December 3, 2012 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of RR, RS-20, OI Zoning and placing the same in and establishing the same as CG(D), OI(D) Zoning.

All property as follows, and to the centerlines of any adjoining public rights-of way:

Property Description of Proposed Tract to be **Zoned CG**:
The Meadows at Southpoint
June 6, 2012

Being that proposed parcel of land located in Triangle Township, Durham County, North Carolina and more particularly described as follows:

Beginning at the southeastern intersection of the western right of way line of N.C. Highway 54 and the southeastern right of way line Barbee Road, said point being the POINT OF BEGINNING; thence along the western right of way of said N.C. Highway 54 thence South 70°34'50" East 197.51 feet to a point; thence South 69°50'29" East 424.01 feet to a point; thence leaving said right of way and following a new line South 19°45'49" West 418.91 feet to a point; thence North 70°18'32" West 225.93 feet to a point; thence South 83°57'50" West 421.54 feet to a point; thence North 06°02'10" West 133.52 feet to a point; thence along a curve to the right having a radius of 200.00 feet, and arc length of 50.66 feet and a chord of North 01°13'14" East 50.53 feet to a point; thence North 08°28'38" East 110.39 feet to a point; thence along a curve to the right, having a radius of 120.00 feet, an arc length of 68.43 feet and a chord of North 42°58'21" West 67.50 feet to a point; thence North 26°38'14" West 25.82 feet to a point to a point on the southeastern right of way of the aforementioned Barbee Road; thence along said right of way of Barbee Road North 62°10'39" East 27.57 feet to a point; thence North 56°48'25" East 52.54 feet to a point; thence North 52°37'52" East 52.17 feet to a point; thence North 49°10'27" East 51.46 feet to a point; thence North 45°35'53" East 51.97 feet to a point; thence North 41°08'53" East 87.62 feet to a point to the POINT OF BEGINNING, containing 7.71 acres, more or less.

Property Description of Proposed Tract to be **Zoned OI**:
The Meadows at Southpoint
June 6, 2012

Being that proposed parcel of land located in Triangle Township, Durham County, North Carolina and more particularly described as follows:

Commencing at the southeastern intersection of the western right of way line of N.C. Highway 54 and the southeastern right of way line Barbee Road; thence along the western right of way of said N.C. Highway 54 South 70°34'50" East 197.51 feet to a point; thence South 69°50'29" East 424.01 feet to the POINT OF BEGINNING; thence continue along the western right of way line of said N.C. Highway 54 South 69°50'29" East 797.82 feet to the northwestern corner of Oliver W. Alphin, recorded in Deed Book 390, Page 211; thence leaving said right of way and following line of said Alphin South 00°08'02" West 340.27 feet to the northwestern corner of Parkwood Association, Inc., recorded in Deed Book 264, Page 382; thence along line of said Parkwood Association, Inc., thence South 00°16'03" West 611.15 feet to a point on the northern line of Mary Lisa Dobbins, recorded in Deed Book 6090, Page 566; thence North 88°27'38" West 377.59 feet to the northwest corner of Michael T. Suitt, recorded in Deed Book 928, Page 970; thence North 89°31'49" West 1,348.02 feet to a point on the eastern line of William J. Simmons, recorded in Deed Book 1150, Page 66; thence North 00°28'43" West 772.62 feet to the northeast corner of Daniel Gilroy, recorded in Deed Book 3265, Page 571; thence South 74°20'23" West 250.06 feet to a point; thence North 00°30'54" West 364.89 feet to the northeast corner of Donald and Lisa Boyd, recorded in Deed Book 1023, Page 947, said point being on the southeastern right of way line of the aforementioned Barbee Road; thence along said right of way line of Barbee Road North 71°55'50" East 253.33 feet to a point; thence North 75°14'30" East 43.70 feet to a point; thence North 71°25'05" East 51.56 feet to a point; thence North 67°47'44" East 52.46 feet to a point; thence North 62°10'39" East 25.17 feet to a point; thence leaving right of way of Barbee Rod and following a new line South 26°38'14" East 25.82 feet to a point; thence along a curve to the left having a radius of 120.00 feet, and arc length of 68.43 feet and a chord of South 42°58'21" East 67.50 feet to a point; thence South 08°28'38" West 110.39 feet to a point; thence along a curve to the left having a radius of 200.00 feet, and arc length of 50.66 feet and a chord of South 01°13'14" West 50.53 feet to a point; thence South 06°02'10" East 133.52 feet to a point; thence North 83°57'50" East 421.54 feet to a point; thence South 70°18'32" East 225.93 feet to a point; thence North 19°45'49" East 418.91 feet to a point to the POINT OF BEGINNING, containing 42.08 acres, more or less.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.