An Ordinance Amending the Durham Unified Development Ordinance By Taking Property out of RR; F/J-B (County Jurisdiction) Zoning District and Establishing the Same as RR(D) and PDR 2.870; F/J-B (City Jurisdiction) District

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200013 and Voted on February 18, 2013 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; F/J-B (County Jurisdiction) Zoning and placing the same in and establishing the same as RR(D) and PDR 2.870; F/J-B (City Jurisdiction) Zoning.

All property as follows:

RR Portion of Tract

PIN 707-01-27-6476 - PID #143077
PIN 707-01-27-3502 - PID #143082
Barbee Chapel Road
Durham, N.C., 27517

ALL THAT CERTAIN tract or Parcel of Land Situated in the Township of Triangle, in the County of Durham and in the State of North Carolina, being more particularly described as follows:

Beginning at a point where the southwesterly right of way line of Barbee Chapel Road intersects the easterly boundary line of lands now or formerly of Barbee's Chapel Church as described in DB 354, PG 414 of the Durham, County Registry, and being the Property herein described, and from said beginning point runs; thence, leaving said right of way and running along the boundary line of said Barbee's Chapel Church, S 03°48'28"W, 146.62 feet to a point; thence, still along said line, S 4°07'23"W, 25.81 feet to a point; thence, turning N 71°27'37"W, 255.87 feet, turning N 01°04'08"W 213.71 feet, thence again turning S62°35'40"E, 239.58 feet, and finally S63'57'36"E, 28.94 feet to the point and place of beginning.

SAID ABOVE DESCRIBED RR portion of the tract containing within said bounds 46,174 S.F. or 1.06 Acres of land.

PDR Portion of Tract

PIN 707-01-27-6476 - PID #143077
PIN 707-01-27-3502 - PID #143082
Barbee Chapel Road
Durham, N.C., 27517

ALL THAT CERTAIN tract or Parcel of Land Situated in the Township of Triangle, in the County of Durham and in the State of North Carolina, being more particularly described as follows:

Beginning at a point near the northern portion of the tract, running S 71°27'37"E, 255.25 feet to a point in the westerly property line of the lands of the United States of America as described in DB 439, PG 594 of the Durham County Registry; thence, along said westerly line, S 01°56'46"W, 324.82 feet to a point being the northwesterly property corner of lands now or formerly Kendrick Estates Investment, Corporation, as described in DB 219, PG 497 of the Durham, County Registry; thence, along the westerly line of said Kendrick Estates Investment, Corporation, S00°28'48"W, 435.56 feet to a point in the northwesterly right of way line of Farrington Mill Road, an existing 60 foot public right of way; thence, along the eastern property line S31'04'20"W, 162.30 feet of the lands now or formerly Floyd L. Parker, as described in DB 245, PG 158 of the Durham County Registry; thence, still along this eastern property line S31'21'31"W, 211.48 feet, then along a curve of radius 594.63', length 261.20' and chord bearing S50'02'02"W and chord length 259.11, thence S56'17'16"W, 118.56 feet to the southeastern corner of the property, turning west N00'53'30"W, 604.35 feet to a point being the northeasterly property corner of said Parker; thence, along the northerly property line of said Parker, S87°11'14"W, 331.17 feet to a point in the easterly property line of lands now or formerly William A. Perry, Jr. as described in DB 1662, PG 420 of the Durham County Registry; thence, along said easterly line of Perry and also along the easterly line of lands now or formerly Joseph N. Parker, as described in DB 1984, PG 718 of the Durham County Registry, N00°06'47"E, 660.65 feet to a point where the southerly property line of lands now or formerly Nancy J. Plemmons, as described in DB 4132, PG 31 of the Durham County Registry, intersects said easterly line of Parker; thence, along the southerly lines of Plemmons the following three (3) courses, (1) N89°27'04"E, 119.48 feet to a point; thence, (2) N00°21'44"W, 26.41 feet to a point; thence, (3) N89°25'37"E, 203.88 feet to a point in the easterly property line of the aforementioned Plemmons; thence, along said easterly line of Plemmons, N01°04'08"W, 216.42 feet to the northwestern corner of the PDR portion of the property, thence N71°27'37"W, 255.87 feet to the point and place of beginning.

SAID ABOVE DESCRIBED PDR portion of the tract containing within said bounds 790,614 S.F. or 18.15 Acres of land.

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.