

FZH MANAGEMENT, LLC  
2818 CHAPEL HILL ROAD  
DURHAM, NC 27707  
919-416-0600

Date: 2/21/13

To: Hannah Jacobson  
Planner  
Durham City-County Planning Department

From: FZH Management, LLC

Re: Justification Statement  
800 W. Cornwallis Road  
Durham, NC 27707

FZH Management, LLC owns the property at 800 W. Cornwallis Road and 2715 Durham Chapel Hill Blvd. These two parcels are attached. FZH Management, LLC is asking the Durham City-County Planning Commission to approve this application to rezone 800 W. Cornwallis Road from Residential to Commercial to allow expansion of the parking lot located at 2715 Durham Chapel Hill Blvd.

The building at 2715 Durham Chapel Hill Blvd. is leased by the not-for-profit Durham Crisis Response Center. The DCRC operates 'Pennies for Change', their thrift store at this location. Pennies for Change is growing and needs more parking space for their customers. An expansion of the parking area would enable better parking design and vehicle traffic flow for the customers.

In keeping with the standards of the Unified Development Ordinance, the single family home located next door to 800 W. Cornwallis Road will be appropriately buffered to minimize exposure to the rezoning. It is unlikely a single family home would be built at 800 W. Cornwallis Road because the parcel is surrounded on three sides by other Commercial properties, including Mechanics & Farmers Bank, Rogers-Herr Middle School, and Pennies for Change Thrift Store. Other Commercial properties in this area with W. Cornwallis Road frontage include:

Dr. John C. Wardsworth, DDS	2721 Durham Chapel Hill Blvd.
Friendly Jewelry and Pawn	2731 Durham Chapel Hill Blvd.
Wells Fargo Bank	2821 Durham Chapel Hill Blvd.