



Z2400046A – Hamlin Reserve

Durham Board of County Commissioners/ October 6, 2025



JCCPC Action

On September 4, 2024, the JCCPC directed staff to present annexation requests that are outside the Urban Growth Boundary to the (BOCC) for comment to incorporate into the staff report for City Council.

Hamlin Reserve is a proposed annexation within Durham County that lies outside the current Urban Growth Boundary. This is the first case to fall under this directive.



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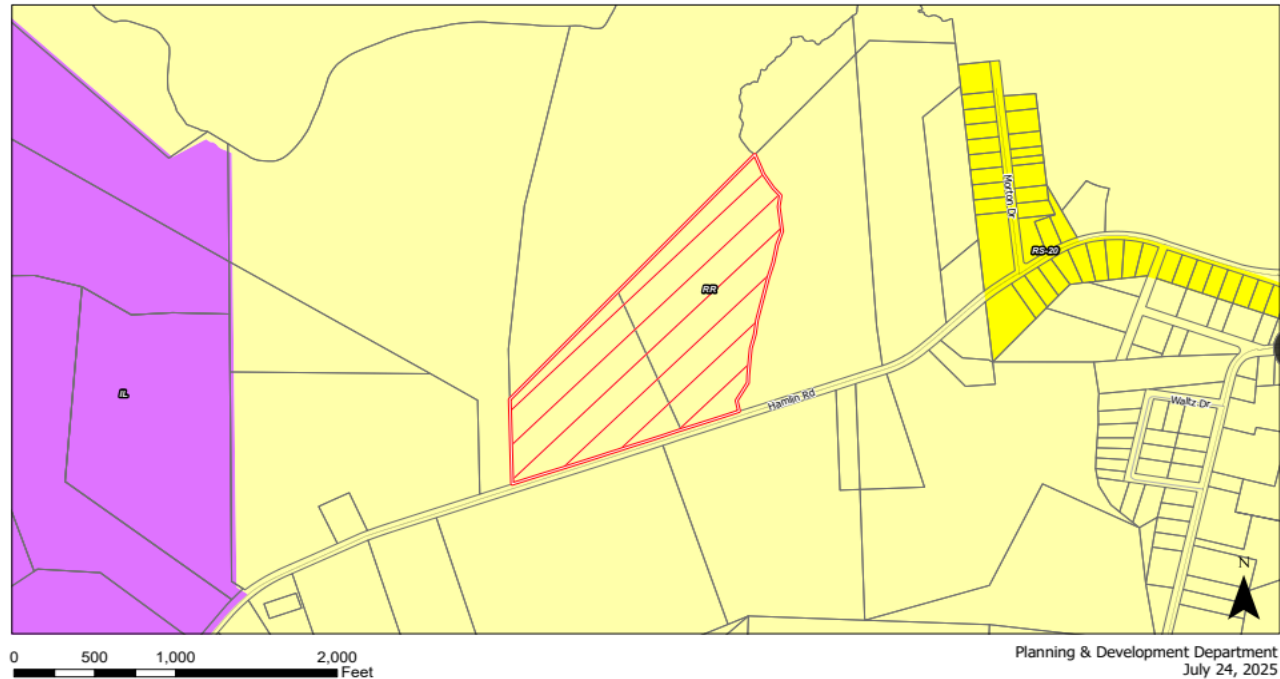
Case Summary

Location	2503 and 2523 Hamlin Road	Development Tier	Suburban
Jurisdiction	City (Pending Annexation)	Site Acreage	42.61 acres
Existing Zoning	Residential Rural (RR)	Proposed Zoning	Residential Rural (RR)
Existing Place Type Map	Rural and Agricultural Reserve	Staff Recommended PTM	Mixed Residential Neighborhood
Zoning Overlay	Falls/Jordan Watershed District A (F/J-A)	Proposal	Up to 67 single-family and townhouse units



Zoning Context Map

Existing: Residential Rural



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Aerial Map



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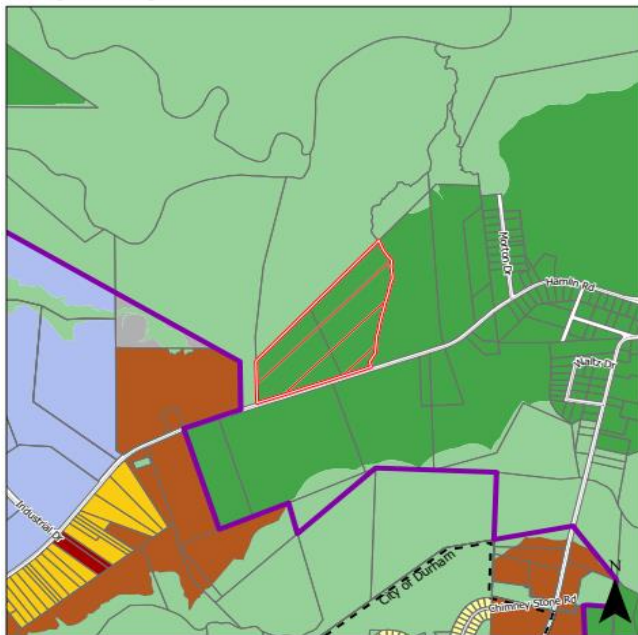
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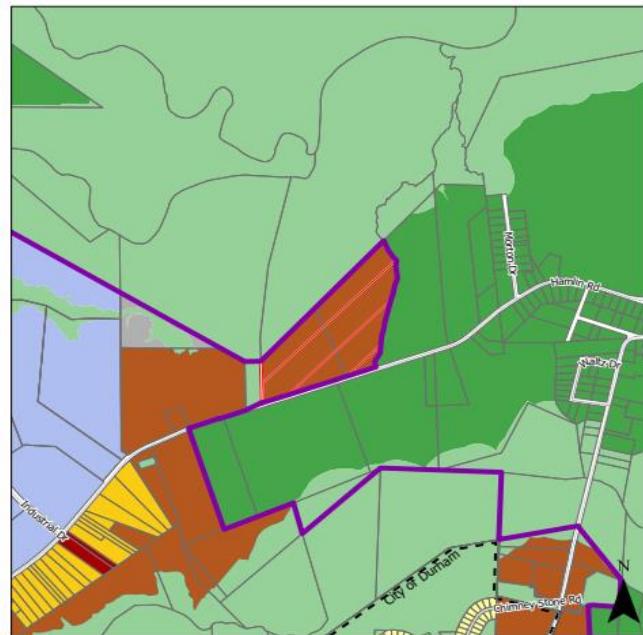
Place Type Map

Existing: Rural & Agricultural Reserve



0 500 1,000 2,000
Feet

Proposed: Mixed Residential Neighborhood



Planning & Development Department
July 24, 2025

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Summary of Community Input

Neighborhood meetings were held in accordance with the Neighborhood Meeting Guidelines on May 13, 2025, and July 14, 2025. The attendees for the meetings were 11 and zero, respectively.

6 comments have been received by staff in relation to this case on the Durham Rezoning Explorer. All comments have been against the proposal.



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Staff Determination

The proposal is not consistent with the Place Type Map designation of Rural and Agricultural Reserve because this place type is not intended to be located within the Urban Growth Boundary.

The proposal is consistent with 3 of 7 applicable Comprehensive Policies regarding annexation.

On August 12, 2025, the Durham Planning Commission recommended denial by a vote of 11 to 0.



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Next Steps

Commissioners may provide comments on the proposed annexation that will be incorporated into the Staff Report. Staff will need the written comments by October 13th.

The case is tentatively scheduled for the November 17th City Council meeting.



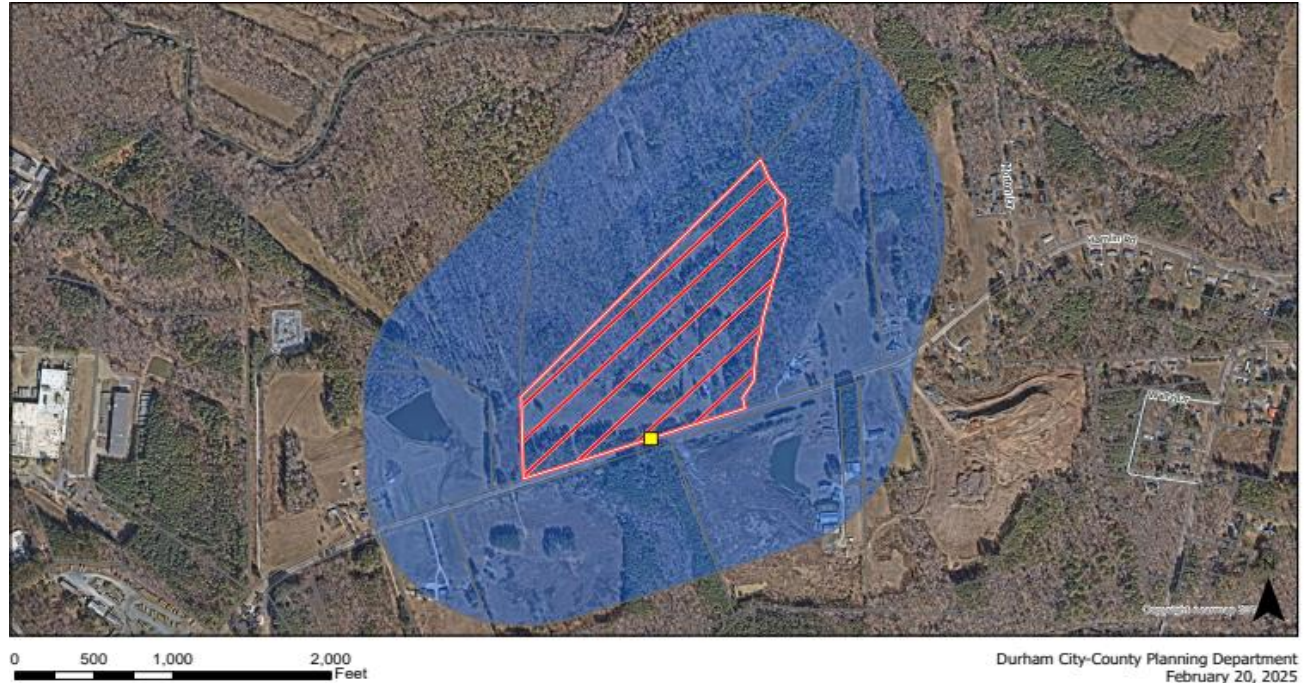
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Notice Area Map



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