



Z2400033 – 4802 Cheek Road

Durham Board of County Commissioners / March 2, 2026

Case Summary

Location	4802 Cheek Road	Development Tier	Suburban
Jurisdiction	City—pending annexation	Site Acreage	69.19 acres
Existing Zoning	Residential Rural (RR)	Proposed Zoning	Planned Development Residential 2.748 (PDR 2.748)
Existing Place Type Map	Rural and Agricultural Reserve (RAR) and Recreation and Open Space (ROS)	Staff Recommended PTM	Mixed Residential Neighborhood (MRN) and Recreation and Open Space (ROS)
Zoning Overlay	Falls/Jordan District B Watershed Protection Overlay	Proposal	190 dwelling units with a mix of townhouses, single-family attached, and single-family detached houses



919.560.4137

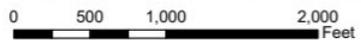
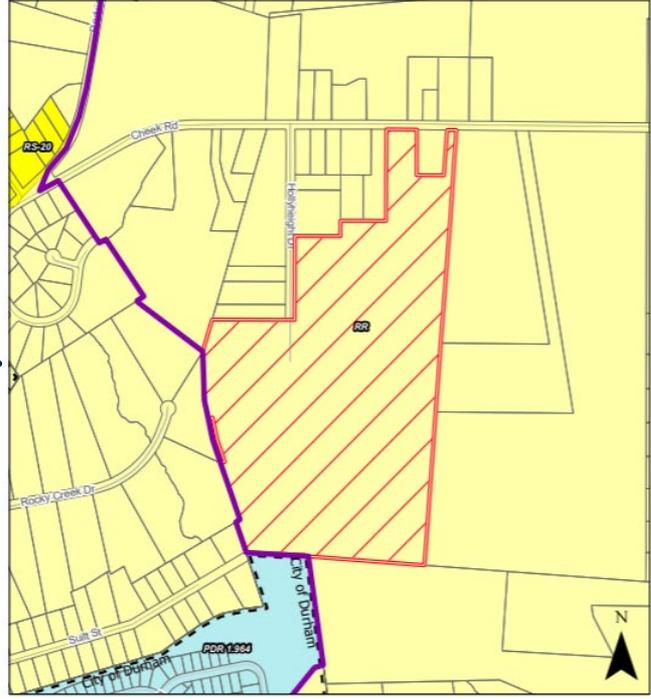
DurhamNC.gov

Follow Us @CityofDurhamNC

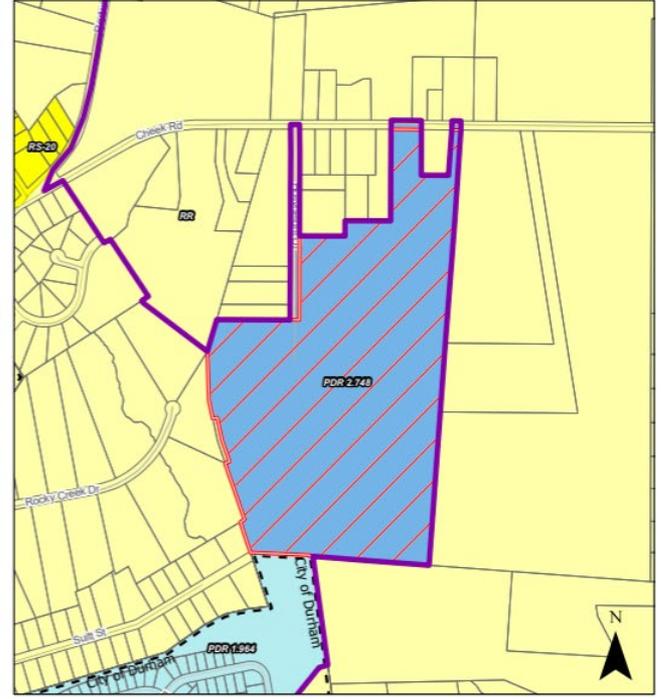


Zoning Context Map

Existing: Residential Rural (RR)



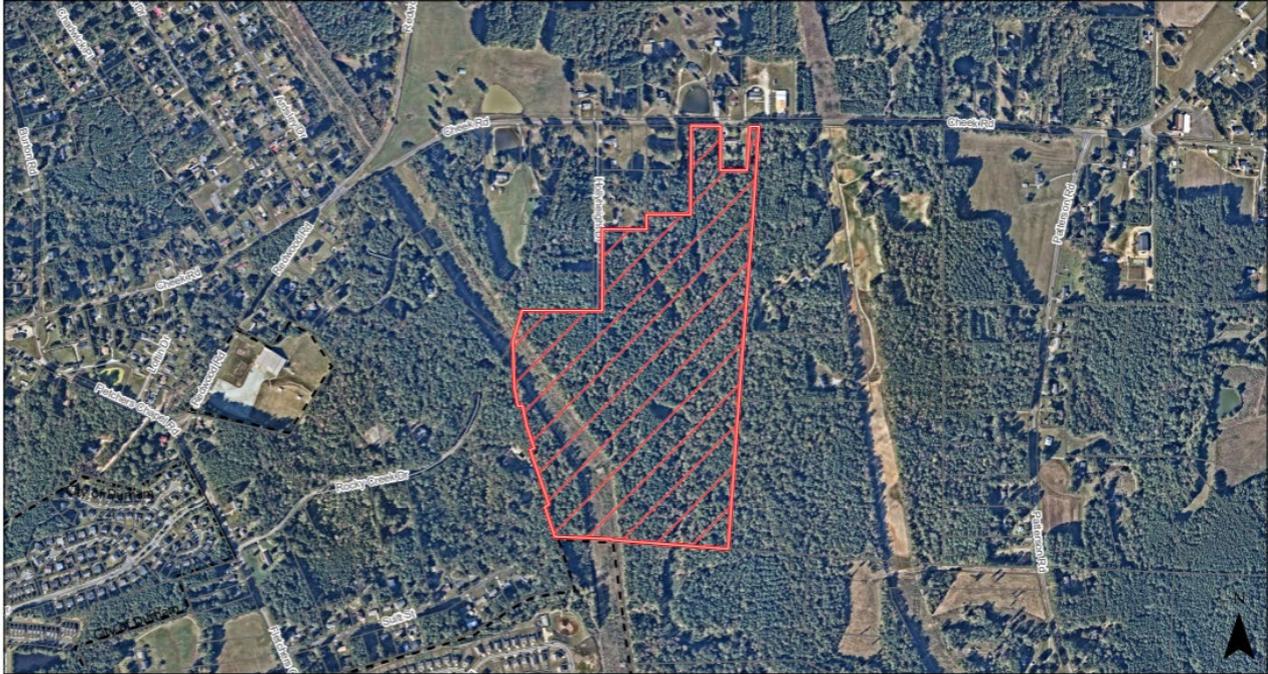
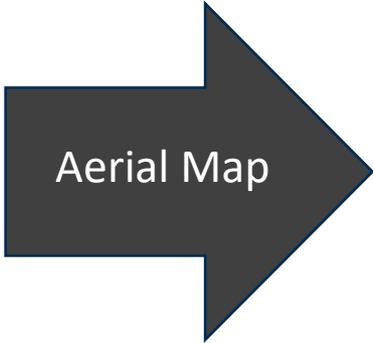
Proposed: Planned Development Residential 2.748 (PDR 2.748)



Planning & Development Department
January 23, 2026



Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.



0 500 1,000 2,000 Feet

Planning & Development Department
January 23, 2026

Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.

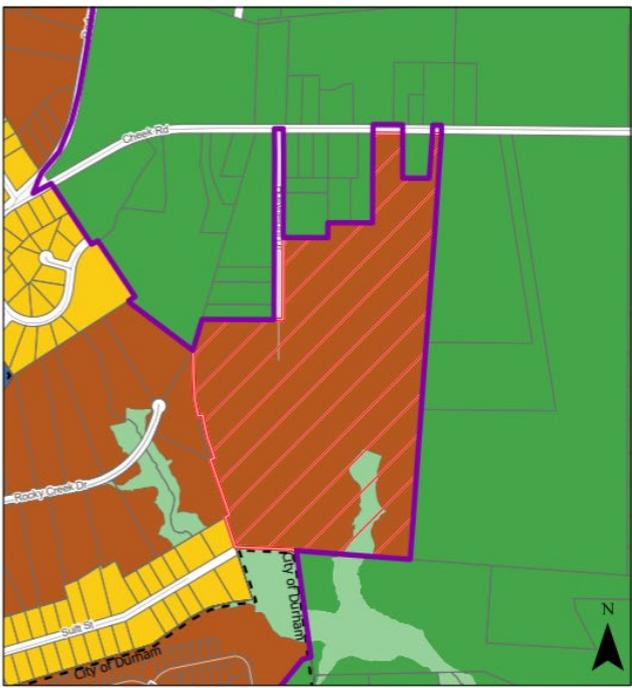
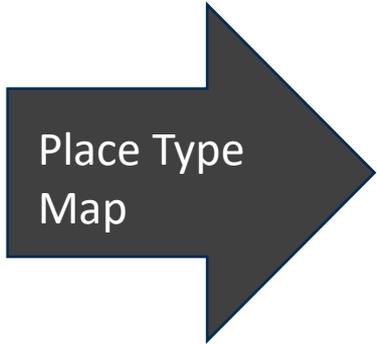


919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC





Planning & Development Department
January 23, 2026

Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC





Summary of Commitments

- At least 10% of single-family houses will have a first-floor bedroom and full bathroom
- The development shall not exceed 149 peak hour trips
- At least 3% of units shall meet UDO affordability standards
- One townhouse shall be donated to non-profit
- \$7,000 donation to DPS
- At least 1,000 linear feet of five-foot wide walking trail on site
- At least 20% of open space shall be adjacent to stream/wetland buffer
- At least one publicly accessible electric vehicle charging station
- Parking and common areas shall be connected by pedestrian network
- Minimum 20,000 square-foot private neighborhood park with at least two amenities
- Minimum tree coverage of 25%
- Minimum 50% native plantings for street trees, VUAs, and vegetated buffers
- Maximum impervious surface of 50%
- No land disturbance in floodway fringe
- Minimum 50-foot wildlife corridor adjacent to eastern project boundary buffer
- No street crossings of stream buffers
- Post-construction stormwater detention to handle 100-year storm event
- \$30,000 donation to Redwood Volunteer Fire Department



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC





Summary of Community Input

Neighborhood meetings were held in accordance with the Neighborhood Meeting Guidelines on September 4, 2024, and January 15, 2026. An additional in-person meeting was held on January 29, 2026.

Two comments have been submitted to the Durham Rezoning Explorer in relation to this case as of February 10, both against the proposal.



919.560.4137

[DurhamNC.gov](https://www.durhamnc.gov)

Follow Us @CityofDurhamNC





The proposal is inconsistent with the Place Type Map of the Durham Comprehensive Plan. It is outside the Urban Growth Boundary, and is not consistent with the designation of Rural and Agricultural Reserve.

The proposal is consistent with 25 of 30 policies of the Comprehensive Plan.

On February 10, 2026, the Durham Planning Commission recommended denial by a vote of 10 to 0.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC





Commissioners may provide comments on the proposed annexation that will be incorporated into the Staff Report. Staff will need the written comments by March 9th.

This application is tentatively scheduled for the May 4, 2026, City Council meeting.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC

