

Durham City/County Planning Zoning Map Change Application			
Submittal Date: 5/8/2017	Case Number: 71700020		
Requested Zone(s): (include overlay) CG(D)	Existing Zone(s): (include overlay) CN (MTC overlay)		
PIN(s): 0853-02-45-8461	Total Site Area: 2.68 acres		
Street Address or Frontage: 3422 Red Mill Road	Jurisdiction: (check one) <input checked="" type="checkbox"/> County <input type="checkbox"/> City <input type="checkbox"/> City and County		
Project Name: Red Mill Quick Stop			
Comprehensive Plan: (Tier) Rural and Suburban	(Land Use Designation) Commercial / Conv. Store		
Summary of Proposed Development (types of uses, number and type of residential units, square footage in non-residential buildings, etc): Existing convenience store and indoor dining = 2,474 sf. Proposed development consists of 5 gas pumps with a 128' x 24' canopy and 1 diesel pump with a 24' x 24' canopy.			
Applicant			
Contact Name AND Business Name if applicable: Daniel Jewell - Coulter Jewell Thames, PA			Signature: 
Address: 111 W. Main St.			
City: Durham	State: NC	Zip Code: 27701	Applicant Signature
Phone: 919-682-0368	Fax: 919-688-5646		Email: Djewell@cjtpa.com
Agent (if any)			
Contact Name AND Business Name if applicable:			Signature: _____
Address:			
City:	State:	Zip Code:	Agent Signature
Phone:	Fax:		Email:
Property Owner(s) (Attach a separate sheet if more space is necessary)			
Name: Richard Block			Phone: 919-688-8782
Address: 3422 Red Mill Road			Fax:
City: Durham	State: NC	Zip Code: 27704	Email:
Name:			Phone:
Address:			Fax:
City:	State:	Zip Code:	Email:
Name:			Phone:
Address:			Fax:
City:	State:	Zip Code:	Email:

### Contacts (optional)

Development Plan prepared by:  Daniel Jewell, Coulter Jewell Thames	Phone: 919-682-0368  Email: DJewell@cjtpa.com
Stormwater Impact Analysis prepared by:  Daniel Jewell, Coulter Jewell Thames	Phone: 919-682-0368  Email: DJewell@cjtpa.com
Traffic Impact Analysis prepared by:  N/A - see attached email	Phone:  Email:
Building Design Guidelines/Elevations prepared by:  N/A - no proposed buildings	Phone:  Email:
Resource Features Analysis prepared by:  Daniel Jewell, Coulter Jewell Thames	Phone: 919-682-0368  Email: DJewell@cjtpa.com

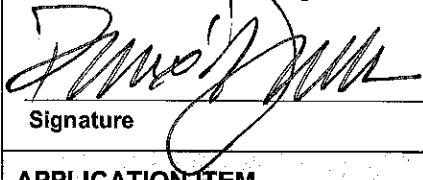
### Application Checklist

Each item on the following submittal checklist is to be initialed by the Applicant and/or the Agent, indicating that:

- the item is part of the submittal package;
- the item is complete; and
- the information is accurate

A submittal package with items not initialed, or otherwise incomplete or inaccurate, will not be accepted. An application shall be considered to have been accepted for review only after it has been determined to be complete in accordance with Section 3.2.4 of the Unified Development Ordinance, not upon submission to the Planning Department.

I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge:

  
Signature

5.8.17 Daniel A. Jewell  
Date Printed Name

APPLICATION ITEM	APPLICANT/AGENT INITIAL	STAFF ACCEPTANCE
1. Application		JBS
2. Owner's Acknowledgement Form for each parcel – <b>must include original signature for all owners of record</b> Forms included: (#) 1		JBS
3. Pre-Submittal Conference form		JBS
4. Boundary Map of Area		JBS
5. Legal Description		JBS
6. Text Amendment Acknowledgement form		JBS

<b>If submitting with a development plan items 7 – 11 apply:</b>		
7. Development Plan Checklist	<i>DJ</i>	<i>JBS</i>
8. 12 Sets of Full Size Plans	<i>DJ</i>	<i>JBS</i>
9. Legible Plan Reduction (11" X 17")	<i>DJ</i>	<i>JBS</i>
10. Stormwater Checklist, 2 copies or memo from City or County Stormwater Management	<i>DJ</i>	<i>JBS</i>
11. Traffic Impact Analysis, 3 copies <b>-or- a memo from the City Transportation Division stating a TIA is not required.</b>	N/A	<i>JBS</i>
<b>If applicable:</b>		
12. Design Commitments. -required for applications that include a development plan and propose to allow nonresidential or multifamily (including townhouse) development	<i>DJ</i>	<i>JBS</i>
13. Copy of Annexation Request Transmittal (if applicable; it must be filed prior to the zoning map change submittal)	N/A	
14. Has a Land Use Plan Amendment been filed? If so, case # _____ (to be completed at time of submittal)	N/A	
15. Neighborhood Meeting Materials (sign-up sheet from the meeting, summary of the issues raised, description of how the proposal addresses the issues, copy of meeting notification, list of those notified, copies of materials distributed)	<i>DJ</i>	<i>JBS</i>
<b>For all applications:</b>		
16. Filing Fee: \$  (In addition to the Zoning Map Change fee, additional fees will be required if the request includes a Plan Amendment or Traffic Impact Analysis (TIA))	\$ 5,537.80 + 2,739.00 <u>\$ 8,276.80</u>	



DURHAM CITY-COUNTY PLANNING DEPARTMENT

COMPREHENSIVE PLAN AMENDMENT  
APPLICATION



Rev.10/31/12

**Applicant Information**

**Name:** Daniel A. Jewell

**Organization:** Coulter Jewell Thames, PA

**Street:** 111 West Main Street

**City, State, Zip:** Durham, NC 27701

**Phone:** 919-682-0368

**Fax:** 919-688-5646

**Email:** DJewell@cjtpa.com

**Owner Information**

**Name:** Richard Block

**Organization:** ZMR LLC

**Street:** 3422 Red Mill Road

**City, State, Zip:** Durham, NC 27704

**Phone:** 919-688-8782

**Fax:**

**Email:** redmill3422@yahoo.com

For sites with multiple property owners, add additional sheet.

**Property Information**

<b>Jurisdiction:</b> County	<b>Tier:</b> Rural & Suburban	<b>Zoning Case:</b> ZP17-03-03	
<b>PIN</b>	<b>Adopted Designation</b>	<b>Proposed Designation</b>	<b>Acreage</b>
0853-02-45-8461	Commercial = 1.28 acres	(No Change)	
	VLD Residential = 1.4 acres	Commercial	1.40 acres
Add additional sheet, if needed.			

Application Materials			
Documentation of Pre-Application Conference	Date: _____		
	Form Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Required Fees	Plan Amendment Fee: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Map	A legible map of the proposed plan amendment area, not to exceed 11"X17" <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Documentation of Neighborhood Meeting	Neighborhood Meeting Letter: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Mailing Address Labels: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Sign-in sheet: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Summary of Topics/Issues: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Justification Statement	Check all that apply:		
	<input checked="" type="checkbox"/> The proposed use is more compatible with surrounding uses and/or designated future land use patterns.		
	<input checked="" type="checkbox"/> The site is not of sufficient size or shape for development under the current future land use designation.		
	<input checked="" type="checkbox"/> The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy.		
	<input type="checkbox"/> Environmental conditions make the proposed use more appropriate.		
	<input type="checkbox"/> The proposed use would act as a good transition between less compatible uses.		
	<input type="checkbox"/> Recent development patterns preclude the area from developing as designated on the adopted Future Land Use Map.		
Provide a written explanation of each checked item above on a separate sheet of paper. Include a statement about how the proposed land use meets each criterion found in Section 3.4.7 of the Unified Development Ordinance.			
Signature		 <span style="float: right;">5/8/17</span>	
Signature of Applicant		Date	
Tracking Information (Staff Only)			
Fees Paid: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Received by:		Date: 5/8/17
Application Completed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Assigned Name: JBS		
Zoning Map Change: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Assigned Case #: <del>3170003</del> A1700009		

Durham City-County Planning

**Zoning Map Change**

**Owner's Acknowledgement of Development Plan Submittal**

Date Submitted: 5/8/2017

Case Number:

This original form is required to be submitted with a zoning map change application that includes a development plan. Each property owner for each parcel included in the development plan must provide a signature and date.

**Acknowledgement Statement**

I/we, Marai Rahimi and Richard Block, owner(s) of the 2.68-acre property having

Property Identification Number(s):

0853-02-45-8461

am(are) aware of the application for the CG(D) zone and development plan that accompanies the zoning map change request. A development plan places significant limitations on the physical development of the land. The obligation to develop in accordance with an approved development plan runs with the land and is not dependent on this particular applicant. Changes to a development plan approved with a rezoning request may require a future zoning map change request.

Richard Block  
Owner's Signature

5/4/17  
Date

Richard Block  
Owner's Printed Name

Marai Rahimi  
Owner's Signature

5/4/17  
Date

Marai Rahimi  
Owner's Printed Name

**Disclaimer:**

By signing this form, the owner acknowledges that he/she is party to the Zoning Map Change application and has waived the right to certified notification under GS153A-343.

Durham City-County Planning  
Registration for Zoning Map Change Pre-Submittal Conference

Submittal Date:	Case Number:	
<b>Applicant Contact Information</b>		
Name: <b>Dan Jewell</b> Phone: <b>919.682.0360</b> Email: <b>djewell@cjtpa.com</b>		
<p>-Pre-submittal conference registrations received by the registration deadline date (3<sup>rd</sup> Monday of every month by noon) will be scheduled for a pre-submittal conference on a first-come/first-served basis, typically during the same week.</p> <p><b>-No zoning map change submittals will be accepted unless the pre-submittal conference has been held.</b></p>		
<b>Complete the required information below.</b>		
Property Identification Number(s) or PIN(s): <b>149444</b>		
Total Acreage:	Existing Zone(s):	Proposed Zone(s):
<b>3.02</b>	<b>CR</b>	<b>CG</b>
General Location (i.e. address, intersection, neighborhood): <b>2017 Summerlin Road (Redhill 105)</b>		
Proposed Development: <b>increase in number of fueling positions at existing convenience store</b>		
List any specific issues or concerns for the site:		
<b>For Internal Use:</b>		
Date Contacted:	Conference Scheduled for:	



Coulter Jewell Thames, PA

MAIN OFFICE  
111 WEST MAIN STREET  
DURHAM, NC 27701  
p 919.682.0368 f 919.688.5646

Planning for the Future

## **Red Mill Quick Stop Plan Amendment Statement of Justification**

April 5, 2017

This application is a request to amend the Future Land Use Map for the parcel located at 3422 Red Mill Road, PIN 0853-02-45-8461. The parcel area totals 2.68 acres, half of which is designated as commercial use and half of which is designated as very low density residential use. The applicant is requesting that the entire parcel be designated for one use, commercial.

The reasons for this application are:

1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns.

This site is directly adjacent to Interstate 85 and is currently being utilized as a gas station and convenience store. The parcel opposite Red Mill Road from the site is also a non-residential use, Gorman Baptist Church. The existing tier designation is in conflict with the existing use. The proposed zoning will make it compatible.

2. The site is not of sufficient size or shape for development under the current future land use designation.

Half of the site is designated as very low residential use. This designation prevents the site from being utilized to its full potential as a commercial site.

3. The proposed change in future land use will contribute to the implementation of an adopted goal, objective, or policy.

A portion of the site lies within the MTC overlay district. Rezoning the site to CG(D) would, according to Durham UDO section 4.3.4, "...provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares."