

**COMMUNITY CONCERNS ABOUT
TRACTOR-TRAILERS/HEAVY TRUCKS
AT 251 SMALLWOOD DRIVE**

CASE Z1700033
DURHAM COUNTY BOARD OF
COMMISSIONERS
FEB. 26, 2018

EXISTING DIRT PATH FROM SITE ONTO SMALLWOOD



18-WHEELER LOGGING TRUCK AT 251 SMALLWOOD



2/11/18 8:57AM

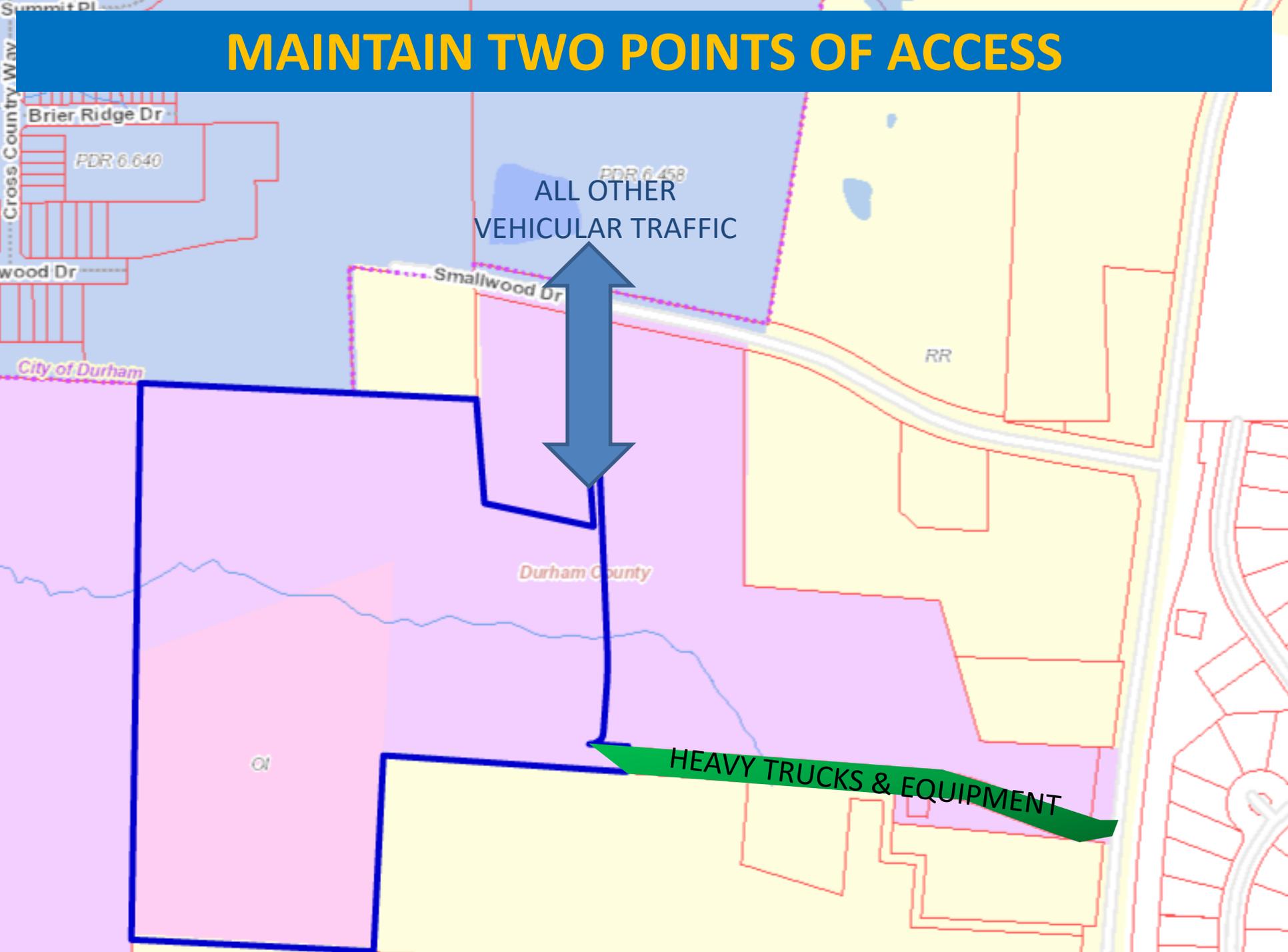
SMALLWOOD DRIVE

- Was a gravel road for many decades
- Was widened and paved as part of the development of the townhome community northwest of the site
- Total cost was approximately \$170K
- Public-private partnership between developer and NCDOT (Private sector paid 2/3, NCDOT 1/3) only 3 years ago
- Smallwood was designed to accommodate bike lanes and was not meant for heavy trucks

IDEAL ROUTE FOR HEAVY TRUCKS & EQUIPMENT



MAINTAIN TWO POINTS OF ACCESS



ALL OTHER
VEHICULAR TRAFFIC

HEAVY TRUCKS & EQUIPMENT

RESIDENTIAL DEVELOPMENT



A Site Plan (D1800043) for more townhomes on the adjacent property has been submitted

- More Road Improvements coming paid for by Townhouse Development:
 - Turn Lane at Page and Smallwood (\approx \$250K)
 - Bicycle Lanes along Smallwood
 - Connecting Smallwood and Roche to Alexander Dr. will connect new townhouse community to transit



SUMMARY OF CONCERNS

- 18-wheeler tractor trailers will damage Smallwood after our public-private partnership implemented paving to city standards
- Given that the site for Z1700033 has frontage on Smallwood and Page, heavy trucks should be directed directly to/from Page
- Smallwood can remain a point of access for other vehicles (cars, pickup trucks)

REQUESTED SOLUTION

- Continuance of this Zoning Map Change to allow for the concerned parties to enter into a written, recorded agreement to prohibit heavy trucks and equipment from ingress/egress along Smallwood to site
- Townhouse development team will take care of initial drafting of agreement
- An agreement between two private parties which the County will not need to review
- Applicant can rezone property without added expense of Development Plan

SMALL TRUCKS ON ACCENT SITE

