



Date: October 6, 2025

To: Claudia Hager, County Manager
Through: Maurice Jones, Deputy County Manager
From: Sara M. Young, AICP, City-County Planning Director
Subject: Consolidated Annexation - Hamlin Reserve Z2400046A/BDG2400020

Executive Summary

The Durham City-County Planning Department has received an annexation request outside of the Urban Growth Boundary (UGB) from Worth Mills, of Longleaf Law Partners, for two parcels of land totaling 42.61 acres, and located at 2503 and 2523 Hamlin Road. The current zoning is Residential Rural (RR), county jurisdiction. The applicant proposes to change this designation to Residential Rural (RR), city jurisdiction, to connect to city water and sewer and develop the site for a conservation subdivision to allow up to 81 dwelling units. A conservation or conventional subdivision, as well as limited commercial, public, and civic uses, are permitted under the current county RR zoning.

The properties are currently designated Rural and Agricultural Reserve (RAR) on the Place Type Map (PTM) (see Attachment C) and are outside of the UGB of the Comprehensive Plan (see Attachment D). The annexation outside of the UGB is inconsistent with the Comprehensive Plan. If the proposed zoning is approved, staff recommend a change to the PTM to designate the property as Mixed Residential Neighborhood (MRN). If the proposal is approved, the Comprehensive Plan would be automatically amended to extend the Urban Growth Boundary to incorporate the parcel. That extension of the Urban Growth Boundary would also include a portion of the Army Corps of Engineers' parcel ([REID 169168](#)) that is not part of the proposal.

This is a direct translational zoning. A direct translational zoning is one in which the existing Durham County zoning is translated to the identical Durham City zoning district upon the annexation of the property into the city limits. A translational zoning does not and cannot include a development plan, and any future development may proceed according to what the zoning would allow. The Planning Commission reviewed this item at their August 12, 2025, meeting and voted 11-0 to recommend denial. Their written comments can be found in Attachment G.

Recommendation

Staff recommends that the Board review and provide comments on the proposed annexation located outside of the Urban Growth Boundary. The City Council public hearing for this item will be scheduled once written comments have been received from the Board of County Commissioners.

Background

On September 4, 2024, the Joint City-County Planning Committee directed staff to present annexation requests that are outside the Urban Growth Boundary to the Board of County Commissioners (BOCC) before the requests are acted upon by the City Council. The intent of the presentation is to inform the

BOCC of such requests and receive their comments so that they will be incorporated into the staff report for City Council. The specific guidelines are below:

1. This presentation will be made after the case has been heard by the Planning Commission, so that the Board can see those comments.
2. Staff and the applicants will attend those meetings to share information about the proposal and answer Commissioner questions.
3. These presentations will be informational only and will not be public hearings. Although the public may speak during the public comment portion of the work session, the Commissioners should not take case related comments during these informational presentations.
4. The Board of County Commissioners will provide individual written comments summarizing their individual thoughts on the request but will not take a formal vote or make a recommendation as a group.
5. Planning staff will include the written comments provided by Commissioners (compiled by the County Clerk) in the City Council agenda item and a link to the meeting recording with the timestamp for the item in the staff report so that Council members can review the full discussion.

Staff Contact

Andy Lester, AICP, Principal Planner, 919-560-4137 ext. 28235, Andrew.Lester@DurhamNC.gov

Attachments

Attachment A: Zoning Map
Attachment B: Aerial Map
Attachment C: Place Type Map
Attachment D: Annexation Map
Attachment E: Zoning Map Change Report
Attachment F: Comprehensive Plan Consistency Review
Attachment G: Planning Commission Written Comments