



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA

ATTACHMENT 7:  
PLANNING COMMISSIONER'S WRITTEN COMMENTS  
DECEMBER 12, 2017



**Case Z1700033 (251 Smallwood)**

**AL-TURK** – I voted for approval.

**BRINE** – I voted to recommend approval of this rezoning request, which was consistent with the Comprehensive Plan. The subject property had both OI and IL zoning on it, and the requested change makes the zoning uniform on the site. I felt that the request was reasonable. There is a stream on the property which will require buffering (to be determined at the site plan stage).

**BUZBY** – This is an appropriate proposal - I vote to approve.

**HORNBUCKLE** – No public opposition.

**HYMAN** – Voted yes: move forward with a favorable recommendation.

**KENCHEN** – I vote to approve.

**MILLER** – The Board of County Commissioners should approve this rezoning.

The property in question is an 18-acre tract currently zoned a combination of Industrial-light and office institutional. The developer asks that the 11.4 acres of the property currently zoned for office use be rezoned for industrial-light use. Currently the property is used for soil storage for a grading company. The property is nearly bisected by jurisdictional streams. The entire property is designated for industrial use on the Future Land Use Map.

Because the requested rezoning will remove an isolated office zoning district entirely surrounded by a larger industrial district and because there is no apparent public purpose served by retaining the office district, the developer's request should be approved. See policy 2.3.1b as it relates to contiguous development.

**VANN** – I voted in favor of this matter. Motion passed 13-0.