



Z2300050 – 3107 & 3111 East Geer Street

Durham Board of County Commissioners/ October 28, 2024

Case Summary

Location	3107 and 3111 East Geer Street	Development Tier	Suburban
Jurisdiction	County	Site Acreage	8.914 acres
Existing Zoning	Residential Rural (RR) and Residential Suburban-10 (RS-10)	Proposed Zoning	Industrial Light (IL)
Existing Place Type Map	General Industrial	Staff Recommended PTM	No Change
Zoning Overlays	Falls/Jordan District-B (F/J-B) and Major Transportation Corridor I-85 (MTC I-85)	Proposal	Commerical parking and vehicles service, though not committed



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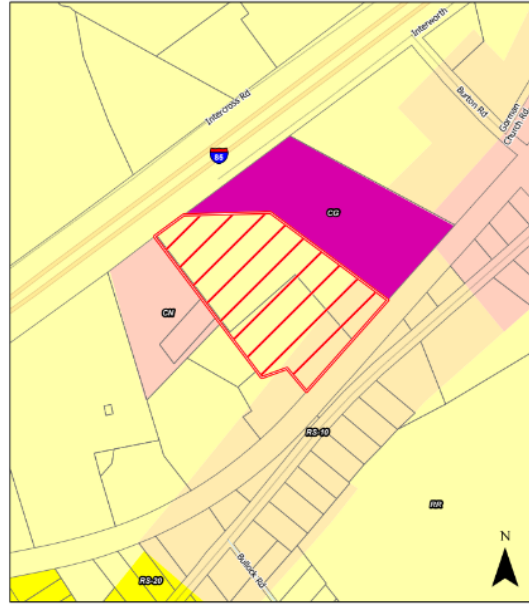
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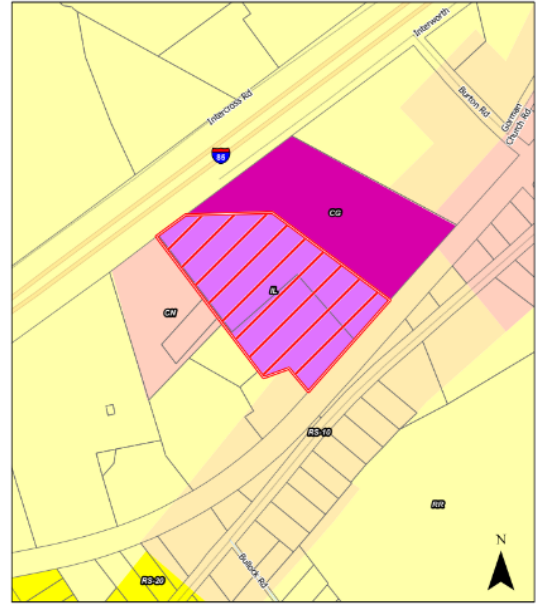


Zoning Context Map

Existing: Rural Residential - (RR) and Residential Suburban - 10 (RS - 10)



Proposed: Industrial Light (IL)



- Legend:**
- Z2300050
 - Parcels
 - Durham County
 - Durham Zoning**
 - RR
 - RS-20
 - RS-10
 - CN
 - CG
 - IL



Durham City-County Planning Department
July 12, 2024

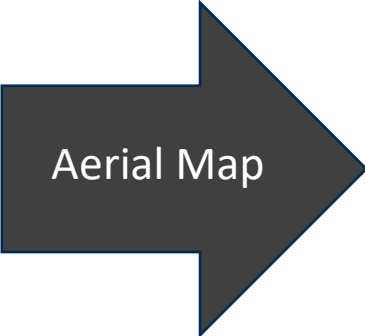


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- Legend:
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 - Parcels
 - Durham County



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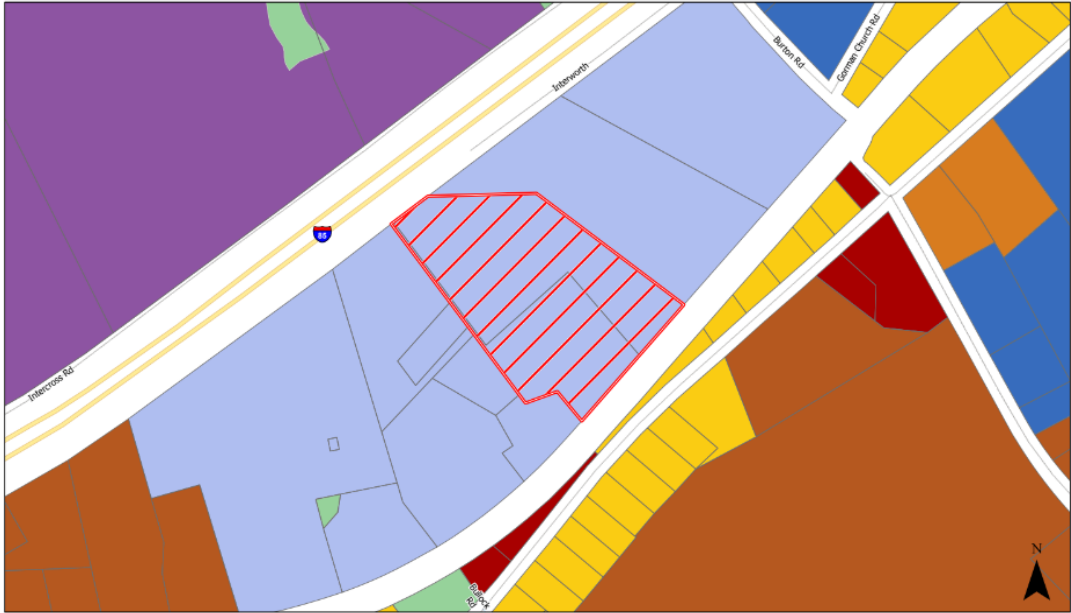
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Place Type Map

Existing: General Industrial



- Legend:**
- 22300050
 - Parcels
 - Durham County
 - Place Types
 - Apartment & Townhouse Neighborhood
 - Community Institution
 - Established Residential
 - General Industrial
 - Mixed Residential Neighborhood
 - Mixed Use Neighborhood
 - Neighborhood Services
 - Recreation & Open Space



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A neighborhood meeting was held in accordance with UDO requirements on November 1, 2023, with 6 people (3 households) in attendance. An additional meeting was held on March 27, 2024, with 3 people in attendance.




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Planning
Commission
Recommendation

The Planning Commission recommended approval of this case on a 10-1 vote at its September 10, 2024 meeting.



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The proposal is consistent with eight of nine applicable Comprehensive Policies. The proposal is generally consistent with the Place Type Map designation of General Industrial.



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