



Date: June 22, 2026

To: Claudia Hager, County Manager
Through: Maurice Jones, Deputy County Manager
From: Sara M. Young, AICP, Planning & Development Director
Subject: Zoning Map Change – Ruppert Landscape

Executive Summary

A request for a zoning map change has been received from Leticia Shapiro, with Morningstar Law Group, for one parcel of land totaling 0.4 acres and located at 3513 Angier Avenue. The current zoning is Residential Suburban-20 (RS-20). The applicant proposes to change this designation to Industrial Light with a textual development plan (IL(D)) to allow for a continued parking use of this parcel as part of an existing landscaping business. The landscaping business is located at 3517 Angier Avenue, adjacent to the subject parcel for the proposed zoning map change, and is compliant with the use standards for the Industrial Light zoning district it is in, but has expanded to include 3513 Angier Avenue for parking. Approval of the proposed zoning map change will further compliance with the Unified Development Ordinance and begin to address a notice of violation for this site.

The properties are currently designated Established Residential (ER) on the Place Type Map (PTM) (Attachment C). The proposed IL(D) zoning is generally inconsistent with the designated place type. If the proposed zoning is approved, staff recommends a change to the PTM to designate the property as Suburban Commercial (SC), consistent with the adjoining properties.

The Board is being asked to conduct a public hearing to receive comments and consider the following motions:

Motion 1: To adopt an ordinance amending the Unified Development Ordinance by taking property out of Residential Suburban-20, and establishing the same as Industrial Light with a textual development plan; and

Motion 2: To adopt a Consistency Statement as required by N.C.G.S. Sec. 160D-605.

Background

As noted above, the proposed zoning is a request to change the zoning from RS-20 to IL(D). This zoning request was heard by the Planning Commission on April 14, 2026. The Planning Commission recommended approval by a vote of 12 to 0.

Issues and Analysis

A. Zoning Map Change

A detailed analysis of the zoning map change request may be found in Attachment D, Zoning Map Change Report.

B. Comprehensive Plan Consistency

A consistency statement is required to be considered per general statute NCGS 160D-605 and may be found in Attachment G, Consistency Statement. The Comprehensive Plan Consistency Review, Attachment E, describes the proposals consistency or inconsistency with the Comprehensive Plan.

Staff Contact

Javar Jones, Planner, Javar.Jones@DurhamNC.gov

Attachments

- Attachment A:** Zoning Context Map
- Attachment B:** Aerial Map
- Attachment C:** Place Type Map
- Attachment D:** Zoning Map Change Report
- Attachment E:** Comprehensive Plan Consistency Review
- Attachment F:** Zoning Ordinance
- Attachment G:** Consistency Statement
- Attachment H:** Planning Commission Written Comments