



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

ATTACHMENT 8:
PLANNING COMMISSIONER'S WRITTEN COMMENTS
LONG BEVERAGE EXPANSION
FEBRUARY 13, 2018



Case A17000015 (Long Beverage Expansion)

AL-TURK - I voted for approval. Changing the FLUM and zoning designation for these four parcels would accommodate the future growth of Long Beverage and would likely have no adverse effects on traffic nearby.

BRINE – I voted to recommend approval of both the FLUM request (office to industrial) and rezoning request (RR to IL). These four properties (total: 2.187 acres) are located essentially on the Durham/Wake County line. The requested FLUM and rezoning changes will allow the future expansion of Long Beverage Company into Durham County. According to the applicant's attorney, no driveway connections to Page Road or Airport Road (aka Pleasant Green Church Road) are expected, although they were not totally ruled out. I believe that the future expansion of the successful Long Beverage Company is certainly beneficial to Durham County.

BUZBY – This is an appropriate proposal, to expand an existing use at an existing company, which will not have any negative impacts to the surrounding land use areas.

I vote to approve.

GIBBS – Approved – Forward to County Commissioners. Existing Business Expansion in Durham is encouraging.

HARRIS – Vote for motion to approval.

HORNBUCKLE – Good plan, I will support.

HYMAN – Voted yes: Future growth for this business is encouraged and deserves our support. Therefore, I voted yes, to move this item forward to the County Commissioners.

KENCHEN – I vote to approve.

MILLER – The Board of County Commissioners should approve this Comprehensive Plan amendment and its attendant rezoning request.

The property in question is an 2.187-acre tract on Airport/Page Road at the eastern edge of Durham County. It is currently occupied by one single-family dwelling. All but a sliver of the property is in Durham County. The sliver is in Wake County where it is designated for industrial use. The larger

Durham portion of the property is currently designated for office use on the Future Land Use Map of the Comprehensive Plan. The property comprises perhaps two-thirds of a tiny (less than three acres) future office district on the FLUM. The property is zoned for rural-residential use. The applicant would like to redesignate the property industrial on the FLUM and rezone it Industrial-light (IL).

The property is surrounded on the north, east, and west by land which is designated for future industrial use in Durham and Wake Counties. The land to the east belongs to the applicant. It is the location of the applicant's beverage distribution business comprised of some offices, but mostly distribution warehouse space. The remaining neighboring property is mostly vacant, but here and there are scattered occupied and abandoned residences. Although designated for future industrial use, this property, like the subject, is mostly zoned RR. The property to the northeast of the subject, in Wake County, is occupied by large industrial scale buildings. There are no offices uses in the part of Durham County designated for future office uses in the FLUM.

The requested changes to the FLUM and zoning will substantially eliminate the small wedge of land designated for future office in the FLUM. Consideration should be given to redesignating the remaining portion of the wedge to Industrial on the FLUM. Given the development trend in the area favoring industrial and heavy commercial uses, the tiny office wedge does not make sense. The subject property is near major transportation arteries – I-40 and I-540 and thoroughfares – Airport and Page Roads. Because the applicant's requests are in keeping the prevailing trend and because the larger area surrounding it is designated for future industrial use, the FLUM and zoning changes are appropriate. The applicant's requests are consistent with policies 2.4.2c, Location of Industrial Uses, and 2.3.1b, Contiguous Uses.

VANN – I voted yes in favor.

WILLIAMS – I support the rezoning request for this expansion into Durham as it helps to encourage the use of Durham land in a productive manner bringing a long-standing Durham Company back into Durham. I believe this zoning change will encourage growth of a long-standing company and will help to establish a long standing relationship with this company. If the beauty of the already established building carries over it is a welcomed addition!

EXPLANATION of RECOMMENDATION to the GOVERNING BODY

CASE#/NAME: A17000015, Z170037: LONG BEVERAGE EXPANSION
MEETING DATE: 02/13/2018
COMMISSIONER: CARMEN WILLIAMS

THE REZONING IS IN COMPLIANCE WITH THE DURHAM COMPREHENSIVE MAP.

My vote on the motion to recommend approval of the rezoning case referenced above is: YES

Case Z1700037 (Long Beverage Expansion)

AL-TURK - I voted for approval. Changing the FLUM and zoning designation for these four parcels would accommodate the future growth of Long Beverage and would likely have no adverse effects on traffic nearby.

BRINE – I voted to recommend approval of both the FLUM request (office to industrial) and rezoning request (RR to IL). These four properties (total: 2.187 acres) are located essentially on the Durham/Wake County line. The requested FLUM and rezoning changes will allow the future expansion of Long Beverage Company into Durham County. According to the applicant's attorney, no driveway connections to Page Road or Airport Road (aka Pleasant Green Church Road) are expected, although they were not totally ruled out. I believe that the future expansion of the successful Long Beverage Company is certainly beneficial to Durham County.

BUZBY – This is an appropriate proposal, to expand an existing use at an existing company, which will not have any negative impacts to the surrounding land use areas.

I vote to approve.

GHOSH – Recused

GIBBS – Approve this business expansion.

MILLER – The Board of County Commissioners should approve this Comprehensive Plan amendment and its attendant rezoning request.

The property in question is an 2.187-acre tract on Airport/Page Road at the eastern edge of Durham County. It is currently occupied by one single-family dwelling. All but a sliver of the property is in Durham County. The sliver is in Wake County where it is designated for industrial use. The larger Durham portion of the property is currently designated for office use on the Future Land Use Map of the Comprehensive Plan. The property comprises perhaps two-thirds of a tiny (less than three acres) future office district on the FLUM. The property is zoned for rural-residential use. The applicant would like to redesignate the property industrial on the FLUM and rezone it Industrial-light (IL).

The property is surrounded on the north, east, and west by land which is designated for future industrial use in Durham and Wake Counties. The land to the east belongs to the applicant. It is the location of the applicant's beverage distribution business comprised of some offices, but mostly distribution warehouse space. The remaining neighboring property is mostly vacant, but here and there are scattered occupied and abandoned residences. Although designated for future industrial use, this property, like the subject, is mostly zoned RR. The property to the northeast of the subject, in Wake County, is occupied by large industrial scale buildings. There are no offices uses in the part of Durham County designated for future office uses in the FLUM.

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portion of the wedge to Industrial on the FLUM. Given the development trend in the area favoring industrial and heavy commercial uses, the tiny office wedge does not make sense. The subject property is near major transportation arteries – I-40 and I-540 and thoroughfares – Airport and Page Roads. Because the applicant's requests are in keeping the prevailing trend and because the larger area surrounding it is designated for future industrial use, the FLUM and zoning changes are appropriate. The applicant's requests are consistent with policies 2.4.2c, Location of Industrial Uses, and 2.3.1b, Contiguous Uses.

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

WILLIAMS - I support the rezoning request for this expansion into Durham as it helps to encourage the use of Durham land in a productive manner bringing a long-standing Durham Company back into Durham. I believe this zoning change will encourage growth of a long-standing company and will help to establish a long standing relationship with this company. If the beauty of the already established building carries over it is a welcomed addition!

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MEETING DATE: 02/13/2018

COMMISSIONER: CARMEN WILLIAMS

THE REZONING IS IN COMPLIANCE WITH THE DURHAM COMPREHENSIVE MAP.

My vote on the motion to recommend approval of the rezoning case referenced above is: YES