

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of the Residential Rural (RR) Zoning District,  
Falls/Jordan-B Overlay (RR, F/J-B) and Establishing the Same as  
Residential Suburban-20 with a Development Plan, Falls/Jordan-B (RS-  
20(D), F/J-B)**

**Be it Ordained by the Durham Board of County Commissioners:**

**Section 1. That the Durham Board of County Commissioners held a Public Hearing on Zoning Case Z1700043 and Voted on August 13, 2018 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of the RR, F/J-B zoning districts and placing the same in and establishing the same as RS-20(D), F/J-B.**

All property as follows, and to the centerlines of any adjoining public rights-of way:

ALL THE REAL PROPERTY LYING AND BEING IN DURHAM COUNTY, TRIANGLE TOWNSHIP, NORTH CAROLINA, AND BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT, SAID POINT BEING PUBLISHED IN THE NATIONAL GEODETIC SURVEY AS "LUCAS" (PID: AB2886) AND HAVING NC GRID COORDINATES OF NORTHING: 771,088.49' & EASTING: 2,016,390.08'; THENCE S 62°56'16" W A DISTANCE OF 1,824.05 FEET TO AN EXISTING IRON PIN, SAID EXISTING IRON PIN HEREBY KNOWN AS THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERN PROPERTY LINE OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-04-40-6984); N 45° 45' 27" W FOR A DISTANCE OF 935.56 FEET TO A POINT; THENCE ALONG THE SOUTH EASTERN PROPERTY LINE OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-03-30-5690) , S 16° 24' 44" W FOR A DISTANCE OF 156.24 FEET TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-03-30-5690) AND ALSO BEING THE DURHAM & CHATHAM COUNTY BOUNDARY LINE AS SHOWN IN PLAT BOOK 192 PAGE 107, S 86° 55' 26" W FOR A DISTANCE OF 403.22 FEET TO A POINT; THENCE THE FOLLOWING THREE CALLS ALONG THE WESTERN PROPERTY LINE OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-03-30-5690), N 01° 49' 11" E FOR A DISTANCE OF 214.46 FEET TO A POINT; THENCE N 00° 30' 28" W FOR A DISTANCE OF 214.46 FEET TO A POINT; THENCE N 02° 41' 48" W FOR A DISTANCE OF 21.04 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF COLVARD FARMS ROAD, 60' PRIVATE RIGHT OF WAY AS RECORDED IN DEED BOOK 3787 PAGE 370-424; THENCE THE FOLLOWING SIX CALLS ALONG THE EASTERN RIGHT OF WAY OF COLVARD FARMS ROAD; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 670.00 FEET, WITH A CHORD BEARING OF N 49° 20' 01" E FOR A DISTANCE OF 485.34 FEET TO A POINT; THENCE N 28° 05' 55" E FOR A DISTANCE OF 52.43 FEET TO A POINT; THENCE

ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, WITH A CHORD BEARING OF N 16° 18' 58" E FOR A DISTANCE OF 277.70 FEET TO A POINT; THENCE N 04° 32' 01" E FOR A DISTANCE OF 411.69 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, WITH A CHORD BEARING OF N 19° 17' 54" E FOR A DISTANCE OF 214.07 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,524.48 FEET, WITH A CHORD BEARING OF N 32° 37' 24" E FOR A DISTANCE OF 76.60 FEET TO A POINT AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF COLVARD FARM ROAD AND THE WESTERN RIGHT OF WAY OF EDWARD BOOTH LANE, 60' PUBLIC RIGHT OF WAY; THENCE THE FOLLOWING 7 CALLS ALONG THE WESTERN RIGHT OF WAY OF EDWARD BOOTH LANE, S 61° 03' 36" E FOR A DISTANCE OF 5.56 FEET TO A POINT; THENCE S 61° 03' 36" E FOR A DISTANCE OF 117.78 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, WITH A CHORD BEARING OF S 37° 42' 47" E FOR A DISTANCE OF 174.37 FEET TO A POINT; THENCE S 14° 21' 59" E FOR A DISTANCE OF 570.13 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, WITH A CHORD BEARING OF S 38° 27' 38" E FOR A DISTANCE OF 269.44 FEET TO A POINT; THENCE S 62° 33' 18" E FOR A DISTANCE OF 327 .80 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF S 42° 33' 53" E FOR A DISTANCE OF 136. 74 FEET TO A POINT AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF EDWARD BOOTH LANE AND THE OPEN SPACE LINE ALONG THE WESTERN RIGHT OF WAY OF COLVARD WOODS WAY, 70' PUBLIC RIGHT OF WAY; THENCE ALONG A COMMON OPEN SPACE LINE AND WITH THE WESTERN RIGHT OF WAY OF COLVARD WOODS WAY, A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, WITH A CHORD BEARING OF S 79° 13' 13" W FOR A DISTANCE OF 61.24 FEET TO A POINT AT THE TURMINUS OF THE OPEN SPACE LINE AT THE TURMINUS OF THE DEDICATED WESTERN RIGHT OF WAY OF COLVARD WOODS WAY; THENCE ALONG THE END OF THE DEDICATED RIGHT OF WAY OF COLVARD WOODS WAY, S 04° 49' 17" E FOR A DISTANCE OF 65.00 FEET TO A POINT AT THE TURMINUS OF THE DEDICATED EASTERN RIGHT OF WAY LINE OF COLVARD WOODS WAY; THENCE THE FOLLOWING TWO CALLS ACROSS PROPERTY OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-03-40- 2657), S 85° 10' 43" W FOR A DISTANCE OF 115.80 FEET TO A POINT, THENCE S 04° 49' 17" E FOR A DISTANCE OF 307 .02 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE OF SEVEN FIVE ONE INVESTMENTS, LLC (PIN #0717-04-40-6984); SAID POINT HEREBY KNOWN AS THE POINT AND PLACE OF BEGINNING. HAVING A TOTAL AREA OF +/- 1,263,883 SQUARE FEET OR +/- 29.0 ACRES

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**