



DURHAM CITY-COUNTY PLANNING DEPARTMENT

Unified Development Ordinance (UDO)

Text Amendment Application

**Applicant Information**

Name: Mitch Craig, PE	Telephone: (919) 367-8790
Company/Organization: CE Group, Inc.	Email: Mitch@CEGroupInc.com
Address: 301 Glenwood Avenue, Suite 220	City/State/Zip: Raleigh, NC 27603

Proposed Amendment(s)

In the space below, provide details of the proposed amendment(s), including:

1. Current UDO Reference: (List Articles, Sections, and paragraphs affected);
2. Current and proposed text (with strike-out of deleted text and underline of proposed text), diagram, and/or illustration; OR detailed description of desired change; and
3. Justification for the amendment(s), including:
 - a. How the proposal is consistent with the *Comprehensive Plan* citing applicable goals, objectives, and/or policies;
 - b. How the proposal is reasonable and in the public interest; and
 - c. How the proposal may affect other portions of the UDO, as applicable.


See attached

(attach additional sheets as needed)

Contact Information: For questions regarding text amendment applications, please contact Michael Stock, Senior Planner at 919-560-4137 ext.28227 or Michael.Stock@DurhamNC.gov.

Submit To: Durham City-County Planning Department, 101 City Hall Plaza, Durham, NC 27701.

Signature of Applicant (Required)

	06/05/2018
Signature of Applicant	Date

Tracking Information (Staff Only)

Assigned Case #:	Date Received:
Received By:	Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No

1. UDO Reference – 12.2.2

2. **12.2.2 Other Forms of Access**

No building shall be erected or enlarged on a parcel in any district unless such parcel abuts upon or has access to a publicly-accepted and maintained street, except in the following circumstances.

A. *Private Streets or Roads*

Private streets or roads are allowed in the following circumstances. Such streets shall be designed and constructed according to Public Works Department or NCDOT standards.

1. Residential

- a. For up to six single-family detached or duplex lots. Lots permanently protected as open space, on which no development rights remain, shall not be counted in determining the number of lots on a private street;
- b. For multifamily developments or multifamily areas of development;
- c. If shown on an approved development plan as private streets; or
- d. Within Conservation Subdivisions designed and established pursuant to paragraph 6.2.4, Conservation Subdivision.
- e. All Single-Family Subdivisions within the County jurisdiction but not within the City Limits.

2. Nonresidential

For any nonresidential development in a nonresidential district.

3. Justification

- a. Goal 4.4 Roadway Image - Community Maintenance – Allowing Private Streets enhances the character of the community and allows residents of the community to maintain the rights-of-way within their community.
Public Safety – Private Streets are allowed to have gated access. Gated access allows for an increased level of security within the subdivision.
- b. Small subdivision streets are not a top priority of the NCDOT. Allowing private streets within subdivisions in the County ensures that maintenance issues on the streets is completed within a timely manner.
- c. N/A

From: [Bill](#)
To: [Stock, Michael](#)
Subject: Fwd: Private streets text amendment follow-up
Date: Tuesday, October 09, 2018 4:59:07 PM
Attachments: [image003.png](#)

From: Mitch Craig <mitch@CEGROUPINC.COM>
To: Bill <waclark775@aol.com>
Cc: Mark Ashness <mark@CEGROUPINC.COM>
Sent: Tue, Oct 9, 2018 12:09 pm
Subject: FW: Private streets text amendment follow-up

Michael,

We appreciate you, Patrick and Rob meeting with us this morning. We wish to amend our request to limit the scope/applicability of the requested amendment to the following:

PART 1

Sec. 12.2 Ingress and Egress Requirements

[Paragraphs not listed remain unchanged]

12.2.2 Other Forms of Access

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A. Private Streets or Roads

Private streets or roads are allowed in the following circumstances. Such streets shall be designed and constructed according to Public Works Department or NCDOT standards.

1. Residential

- a. For up to six single-family detached or duplex lots. Lots permanently protected as open space, on which no development rights remain, shall not be counted in determining the number of lots on a private street;*
- b. For multifamily developments or multifamily areas of development;*
- c. If shown on an approved development plan as private streets; ~~or~~*
- d. Within Conservation Subdivisions designed and established pursuant to paragraph 6.2.4, Conservation Subdivision.; or*
- e. ~~(County only) For any single-family subdivision.~~ For*

single-family residential subdivisions, in the County only, that currently have private streets in the subdivision and are adjacent to other Counties in which private streets are allowed/exist. Private streets in these cases would have to be certified by

an NCDOT certified Third Party Inspector/Engineer.

2. *Nonresidential*
For any nonresidential development in a nonresidential district.

Based on the fact that the private streets will still be required to be designed and developed to City of Durham or NCDOT standards (per 12.2.2.A above) and our changes above, we would like to delay our hearing to the next available meeting date (preferably the 11/13/18 meeting).

Thanks,
Mitch

MITCH CRAIG, PE
PRINCIPAL | PROJECT MANAGER



301 Glenwood Avenue, Suite 220
Raleigh, NC 27603
Phone: (919) 367-8790 ext.108
Cell: (919) 218-0990
www.cegroupinc.com



US Green Building Council Member

From: Stock, Michael <Michael.Stock@durhamnc.gov>
Sent: Friday, October 5, 2018 3:09 PM
To: Mitch Craig <mitch@CEGROUPINC.COM>
Cc: Whiteman, Scott <Scott.Whiteman@durhamnc.gov>; Young, Sara <sara.young@durhamnc.gov>; Young, Patrick <Patrick.Young@durhamnc.gov>
Subject: Private streets text amendment follow-up

Mitch,

Based upon the concerns raised by the Planning Commission and most recently by County administration, do you wish to move forward as is and on the current timetable, or do you wish to amend your request to limit the scope/applicability of the requested amendment to try to address the concerns raised. If so, a modest delay of a cycle or two may be needed (depending on the extent of the revisions) to review any proposed revisions and to meet notification and agenda deadlines.

Please let me know as soon as possible.

Regards,
Mike



Planning

Michael Stock, AICP

Senior Planner

Durham City-County Planning Department
101 City Hall Plaza, Ground Floor, Suite G500
Durham, NC 27701

919-560-4137 ext. 28227

Michael.Stock@DurhamNC.gov

[Durham City-County Planning Department](#)

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