

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of the Residential Rural (RR), and Falls/Jordan
Watershed Protection Overlay B (F/J-B) Zoning Districts and Establishing
the Same as Commercial General with a Text-Only Development Plan
(CG(D)) and Falls/Jordan Watershed Protection Overlay B (F/J-B) Zoning
Districts**

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 Z1900020 and Voted on October 28, 2019 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 Residential Rural (RR), and Falls/Jordan Watershed Protection Overlay B (F/J-B) zoning districts and establishing the same as Commercial General with a Text-Only Development Plan (CG(D)) and Falls/Jordan Watershed Protection Overlay B (F/J-B) zoning districts.

As allowed by Unified Development Ordinance section 3.5.6.H, this text-only development plan will allow the following: Self-service storage, restricted to boat and RV storage only. There will be no development or uses of any type north of the riparian features on the site.

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

Beginning at southwest corner of said property sharing a common corner with property owned by Anna Neal Blanchard shown in DB 3169 PG135 and Parcel ID 164659 and running N37°06'31"E for 13.92 feet; thence running N27°57'30"E for 200.05 feet; thence running N26°23'55"E for 1021.77 feet to NC State Plane Coordinate NAO 83(2011) N 796926.63 E2055585.43; thence running N82°12'50"E for 78.27 feet to a 1" iron pipe; thence running N83°05'08"E for 99.75 feet to a shared point with Hong Sand Eun S Park shown in DB 7647 PG391 and Parcel ID 164662; thence running S01 °13'22"W for 1275.62 feet to a 6" pipe in the right-of-way of Leesville Road; thence running S69°08'25"W for 162.83 feet to a point on the right-of-way of Leesville Road; thence running along a curve having radius of 975 feet, arc length of 111.69' and chord bearing of S65°51'30"W; thence running N12°37'23"W for 14.90 feet; thence running along a curve having radius 195 feet, arc length of 7.89 feet and chord bearing of S78°02'29"W; thence running along a curve having radius of 195 feet, arc length of 153.51 feet and chord bearing of N78°14'52"W; thence running N 54°30'04" W for 361.60 feet to the point and place of the beginning which creates a parcel of 13.882 acres (604,704 sf).

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.