

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of the Industrial Light (IL), Commercial  
Neighborhood (CN), Residential Suburban-20 (RS-20) Zoning Districts and  
Establishing the Same as Industrial Light(IL) Zoning District**

**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 Z1900013 and Voted on July 13, 2020 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 Industrial Light (IL), Commercial Neighborhood (CN), Residential Suburban-20 (RS-20) zoning districts and establishing the same as Industrial Light(IL).**

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

Beginning at a point, said point being an existing iron pipe at the northwest corner of New Lot 1 as shown on a map recorded in Plat Book 200, Page 162 in the Durham County Registry, said point also being on the southern line of Lot 2 as shown on a map recorded in Plat Book 170, Page 25 in said registry; Thence, along the common line between said New Lot 1 and said Lot 2 S86°33'21"E, 258.03 feet to a point, said point being an existing iron pipe at the southeast corner of said Lot 2 and at the southwest corner of Lot 1 as shown on a map recorded in Plat Book 193, Page 288 in said registry; Thence, along the common line between said Lot 1 and said New Lot 1 S86°32'29"E, 247.86 feet to an existing iron pipe; thence, continuing along said common line S86°16'06"E, 20.92 feet to a point, said point being an existing iron pipe at the southeast corner of said Lot 1 per Plat Book 193, Page 288 and the northeast corner of said New Lot 1 per Plat Book 200, Page 162, said point also being on the western 100 foot right of way margin of South Miami Boulevard; Thence, along said right of way S20°37'25"W, 209.25 feet to a point, said point being at the southeast corner of said New Lot 1 and the northeast corner of the 2704 South Miami BLVD, LLC tract as recorded in Book 7092, Page 900 in said registry; Thence, along the common line between said New Lot 1 and said 2704 South Miami BLVD, LLC tract N86°37'29"W, 331.80 feet to a point, said point being an existing iron pipe at the northwest corner of said 2704 South Miami BLVD, LLC tract and the northeast corner of the Kimmit Investments, LLC tract as shown on said Plat Book 200, Page 162; Thence, along the common line between said New Lot 1 and said Kimmit Investments, LLC tract N86°31'38"W, 133.06 feet to an existing iron pipe at the southwest corner of said New Lot 1; Thence, along the western line of said New Lot 1 N03°24'07"E, 200.42 feet to the Place and Point of Beginning, containing an area of 99,318 square feet or 2.28 acres, more or less.

Beginning at a point, said point being an existing iron pipe at the westernmost corner of the Kimmit Investments, LLC tract as shown on a map recorded in Plat Book 200, Page 162 in the Durham County Registry, said point also being on the northern 60 foot right of way margin of Brunson Street and having North Carolina State Plane coordinates of N=793,532.62 and E=2,045,369.08; Thence, leaving said right of way of Brunson Street N07°01'17"E, 224.40 feet to an existing iron pipe at the western edge of a 24 foot private road as shown on a map recorded in Plat Book 5, Page 86 in said registry; Thence, along the southern edge of said private road S87°21'27"E, 24.03 feet to an existing iron pipe at the eastern edge of said 24 foot private road; Thence, along said eastern edge of private road N03°24'07"E, 200.22 feet to an existing iron pipe at the northwest corner of said Kimmit Investments, LLC tract and the southwest corner of Lot 2 as shown on a map recorded in Plat Book 170, Page 25 in said registry; Thence, leaving said eastern edge of a 24 foot private road along the common line between said Kimmit Investments, LLC and Lot 2 S86°33'21"E, 380.54 feet to an existing iron pipe at the northeast corner of said Kimmit Investments, LLC tract and the northwest corner of New Lot 1 as shown on said Plat Book 200, Page 162; Thence, leaving said common line between Kimmit Investments, LLC and Lot 2 along the common line between said New Lot 1 and said Kimmit Investments, LLC S03°24'07"W, 200.42 feet to an existing iron pipe at the southwest corner of said New Lot 1; Thence, continuing along said common line S86°31'38"E, 133.06 feet to a point, said point being an existing iron pipe at the easternmost corner of said Kimmit Investment, LLC tract and the northwest corner of the 2704 South Miami BLVD, LLC tract as recorded in Book 7092, Page 900 in said registry; Thence, leaving said common line between Kimmit Investments, LLC and New Lot 1 S11°19'22"W, 150.55 feet to an existing iron pipe at the southwest corner of said 2704 South Miami BLVD, LLC tract and the northwest corner of the LS Scientific tract as recorded in Book 5501, Page 334 in said registry; Thence, S20°30'28"W, 236.84 feet to a point, said point being an existing iron pipe at the southernmost corner of said Kimmit Investments, LLC tract, said point also being on said northern 60 foot right of way margin of Brunson Street; Thence, along said right of way N68°22'55"W, 485.72 feet to the Place and Point of Beginning, containing an area of 232,851 square feet or 5.35 acres, more or less.

**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.**