



ATTACHMENT 10:

PLANNING COMMISSIONERS' WRITTEN COMMENTS LONG BEVERAGE JULY 21, 2020

Z1900051 (Long Beverage)

MILLER - The Board of County Commissioners should approve this rezoning.

The property in question is a 3.12-acre tract on the easternmost edge of Durham County near the airport. The land lies in the southeast quadrant of the intersection of Page Road and World Trade Blvd. It is part of a larger tract belonging to Long Beverage that spans the boundary between Durham and Wake Counties. Long Beverage is a beverage distribution business and its facilities lie within zoning districts which allow light industrial uses. The subject parcel is relatively flat and open. Its shape is roughly rectangular except for a triangular tail at the southern edge. Today the property is zoned IL-(D). The development plan's commitments limit use of the subject tract to access and parking and limit parking to just three spaces. The requested rezoning will remove the development plan requirements of the zoning and will allow the land to be used for expansion of the Long Beverage business. The developer intends to use the site for more employee parking, but future use of the site would not be restricted to parking uses.

When the Durham Comprehensive Plan was adopted fifteen years ago, much of the area between the eastern suburbs of the city and the airport was designated for future industrial use in the Future Land Use Map. The thinking appears to have been that such uses near the airport, major highways, and the RTP were ideal places for industrial uses as concentrated employment centers. In practice, this vision of the area generally has not played out. The land designated for future industrial uses has proved to be more attractive for suburban residential development. Instead of new factories, warehouses, and distribution centers, we have seen subdivisions and apartment complexes. The result is an unhappy mish-mash of uses from the opposite ends of the development spectrum with industrial uses slap up against new subdivisions. One need only look at the aerial photos and the zoning map to see what is happening. The trend is against the plan's vision. This is something we have observed happening and it is something we should have gotten hold of and addressed with a review of the plan in this area, but we haven't. The one real exception to the trend and the one place where the original Comp Plan vision seems to be playing out is this area in the immediate vicinity of the Long Beverage property. Here, the industrial designation of the area remains appropriate and development projects appear to be falling in line with it. Industrial uses, many of them technically outside Durham County, are being developed near the intersection of Page Road and Airport Road. The old rural/suburban residential pattern seems to be giving way to industrial uses in the way the Comp Plan anticipates.

The proposed rezoning is consistent with Comprehensive Plan policies 2.3.1a, contiguous development, 2.4.2c, location of industrial uses, and 2.3.2a, infrastructure capacity.

MORGAN – Voted for this change. No major changes except development plan has been removed.

WILLIAMS - My vote on this and my comments on this are below. My vote on this is **YES**. This request is and does serve the general process by which we should move forward. Any employer seeking to

improve parking for their employees and provide onsite safe parking then they should be allowed to do so.