

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of the Residential Suburban-20 (RS-20) and
Falls/Jordan Watershed Protection District B (F/J-B) Zoning Districts and
Establishing the Same As Industrial Light with a Text-Only Development
Plan (IL(D)) and Falls/Jordan Watershed Protection District B (F/J-B)
Zoning Districts**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1800025 and Voted on June 3, 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 Suburban-20 (RS-20) and Falls/Jordan Watershed Protection District B (F/J-B) Zoning Districts and establishing the same as Industrial Light with a text-only development plan (IL(D)) and Falls/Jordan Watershed Protection District B (F/J-B) Zoning Districts.

As allowed by Unified Development Ordinance section 3.5.6.H, this text-only development plan shall limit the uses to which this property may be put to the following: Apiculture; Clubs and Lodges (nonprofit); Day Care Facility; Places of Worship; Retail Sales and Services (Except Antique Shop, Convenience Store with or without Gasoline, Drive-Through Facilities, and Payday Lenders); Art, Music, Dance, Photographic Studio or Gallery; Veterinary Clinic, Animal Hospital, Kennel; Self-Service Storage; Vehicle Service - Minor; Offices (Except Conference Center, Retreat House, and Drive-Through Facilities); Light Industrial Services; Research and Development; and Wholesale Trade.

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

Beginning at a 3/4" pipe on the western right of way line of Southerland Street, said pipe being the northeast corner of Juan Cubillos as described in Deed Book 7101, page 209 and having a NAD 83(2011) N.C. State Plane Coordinate value of N:817598.72, E:204133.83; thence leaving the western right of way line of Southerland Street and with the northern line of Juan Cubillos the following calls: S 86°26'40" W, 81.80' to a rebar and S 86°15'54" W, 163.40' to a 1/2" rod in the eastern line of Priority Terra Source, LLC as described in Deed Book 6983, page 190; thence with the eastern line of Priority Terra Source, LLC and Pamela Holloway property as described in Deed Book 4311, page 464 N 01°27'47" W, 434.98' to a 1/2" pipe, said pipe being the northeast corner of Pamela Holloway and in the southern line of Pamela Holloway property shown on Plat Book 195, page 334; thence with Pamela Holloway the following calls: N 00°00'54" W, 30.04' to a point and S 89°46'08" E, 132.45' to a 3/4" pipe in the western right of way line of aforesaid Southerland Street; thence with the western right of way line of Southerland Street the following calls: S 27°10'37" E, 221.60' to a 1/2" pipe; S 13°41'49" E, 89.84' to a 1/2" pipe and S 00°18'20" E, 164.20' to the Point of Beginning containing 99036 square feet or 2.274 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.