

**An Ordinance Amending the Durham Unified Development Ordinance by taking property out of the Commercial Neighborhood (CN) and Residential Suburban-20 (RS-20); M/LR-A Watershed Overlay and establishing the same as the Commercial Neighborhood (CN) with a text-only development plan (CN(D)); M/LR-A Watershed Overlay**

**Be it Ordained by the Durham County Board of Commissioners:**

**Section 1.** That the Durham County Board of Commissioners held a Public Hearing on Zoning Case Z2000046 and Voted on August 23, 2021 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 **Commercial Neighborhood (CN) and Residential Suburban-20 (RS-20); M/LR-A Watershed Overlay** and establishing the same as the **Commercial Neighborhood (CN) with a text-only development plan (CN(D)); M/LR-A Watershed Overlay.**

**As allowed by Unified Development Ordinance paragraph 3.5.6H, this text-only development plan shall prohibit the following uses:**

Bars, nightclubs, and any other similar uses serving open alcohol for on-site consumption.

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

Parcel IDs 191189 and 191187, and as further described:

Located in Mangum Township, Durham County, North Carolina and bounded on the New Communications of North Carolinas Inc, Deed Book 6516, Page 525, Durham County Registry; bounded on the East by now or formerly Fabian R. Mendieta, Deed Book 7325, Page 536, Durham County Registry; bounded on the West by now or formerly Bahama Fire Dept., Deed Book 2650, Pg. 101, Durham County Registry; and Commencing at a point located on the western right-of-way line of Stagville Road (an existing 60' public right-of-way), thence North 77 degrees 52 minutes 10 seconds West 186.20' feet, to a point; the Beginning, thence South 02 degrees 34 minutes 26 seconds West 161.23' to a point, thence North 75 degrees 16 minutes 50 seconds West 20.45' to a point, thence North 75 degrees 21 minutes 24 seconds West 192.91' to a point; thence North 52 degrees 45 minutes 00 seconds East 109.00' to a point; thence North 37 degrees 24 minutes 39 seconds West 221.17' to a point on the eastern right-of-way of Bahama Road (an existing 60' public right-of-way); thence along with the eastern right-of-way of said Bahama Road, North 52 degrees 40 minutes 17 seconds East 39.06' to a point; thence South 33 degrees 38 minutes 36 seconds East 62.69' to a point; thence South 54 degrees 55 minutes 00 seconds East 166.40' to a point; thence South 79 degrees 50 minutes 02 seconds East 40.00' to a point; thence South 77 degrees 52

minutes 10 seconds East 20.28' to the point and place of BEGINNING, containing 0.76 acres, according to plat and survey for Bahama Volunteer Fire Department Co, Inc, dated April 19, 2021, by Credle Engineering Company, Inc., as per Plat Book 201, Page 383, Durham County Registry and per Plat Book 77, Page 28, Durham County Registry to which reference is hereby made for a more particular description of same.

**Section 3.** That, pursuant to NCGS 160D-605, the FLUM of the Comprehensive Plan is changed from "Very Low Density Residential" to "Commercial."

**Section 4.** This Ordinance shall be in full force and effect from and after its passage.

**Section 5.** All ordinances in conflict with this Ordinance are hereby repealed.