

THE BOARD OF COUNTY COMMISSIONERS

DURHAM, NORTH CAROLINA

Thursday, March 5, 1998

7:00 P.M. Special Meeting

AGENDA

- 1.
2. **Opening of Special Meeting**—Pledge of Allegiance

- **2. Major Special Use Permit For BellSouth Mobility DCS--Kemp Road Site**

BellSouth Mobility DCS is requesting the granting of a Major Special Use Permit to allow for construction and operation of a 250-foot lattice telecommunications structure and associated equipment compound. The site is located on the south side of NC 98 and east of Kemp Road. Tax Map 968-01-001. Planning staff will make a recommendation after the hearing of this case.

After the hearing, one of these two motions is in order:

Motion A: (Approval with or Without Conditions)--To direct the Planning Director to prepare a decision granting with conditions the use permit in Case M97-10. (The Commissioners should identify any conditions they wish to incorporate into their approval. Staff will prepare the decision for the Board's next meeting for action).

Motion B: (Disapproval)--To direct the Planning Director to prepare a decision denying the use permit in Case M97-10. (The Commissioners should identify the findings they are unable to make so these can be incorporated into the decision. Staff will prepare the decision for the Board's next meeting for action).

Steve Medlin, Senior Planner will present the case and answer questions.

County Manager's Recommendation: Hold the public hearing and evaluate the evidence presented.

3. **Major Special Use Permit For Waste Industries**

Waste Industries is requesting the granting of a Major Special Use Permit to allow for construction and operation of a 7,705-square-foot solid waste transfer station, a 9,350-square-foot recycling center, and a 275-square-foot office. The site is located on Stone Road, west of Angier Avenue, east of the East-West Freeway (NC 147), and inside the Urban Growth Area (UGA). Tax Map 641-2-51. Planning staff will make a recommendation after the hearing of this case.

After the hearing, one of these two motions is in order:

Motion A: (Approval with or Without Conditions)--To direct the Planning Director to prepare a decision granting with conditions the use permit in Case M97-5. (The Commissioners should identify any conditions they wish to incorporate into their approval. Staff will prepare the decision for the Board's next meeting for action).

Motion B: (Disapproval)--To direct the Planning Director to prepare a decision denying the use permit in Case M97-5. (The Commissioners should identify the findings they are unable to make so these can be incorporated into the decision. Staff will prepare the decision for the Board's next meeting for action).

Clay Shepherd, will present the case and answer questions.

County Manager's Recommendation: Hold the public hearing and evaluate the evidence presented.

4.

5. **Public Hearing--City Auto Salvage (Rezoning Case P97-68)**

- City Auto Salvage will present to the Board of County Commissioners a request to rezone 14.04± acres at 1301 South Miami (US 70), the northeast side of US 70 between Mineral Springs and Pleasant Drive (Tax Map 657, Block 1, Lots 1 and 2). Request: R-20 (Residential 20 District) and GC (General Commercial District) to I-2(D) (Light Industrial District with Development Plan). The Community Growth Map in the Durham 2020 Comprehensive Plan, adopted in 1995, shows the requested site as "Suburban Neighborhood" (which includes low-intensity industrial uses). The Future Land Use Map in Durham 2005 Comprehensive Plan (1985) shows the site as suitable for Residential use at greater than six units per acre. Staff recommends approval because 1) the history of 50 years usage of that site; 2) the fire that destroyed/damaged one of their major buildings; and 3) the desires of the present owners to improve the appearance of the property through buffering, landscaping, and building improvements. No expansion of the use is proposed. The Zoning Committee of the Durham Planning Commission conducted a public hearing on November 11, 1997, and voted 7-0 to recommend approval.

Harold E. Smith, Senior Planner, Durham City-County Planning Department, will be present to answer any questions of staff regarding the request.

5. **Major Special Use Permit For City Auto Salvage**

City Auto Salvage is requesting the granting of a Major Special Use Permit to allow for a salvage operation and yard, including the construction/repair to an existing one-story, 13,000-square-foot metal building. The site is located at 1301 South Miami Boulevard (US Highway 70 East), northeast side of US 70 between Mineral Springs and Pleasant Drive. Tax Map 657-1-1 & 2. Planning staff will make a recommendation after the hearing of this case.

After the hearing, one of these two motions is in order:

Motion A: (Approval with or Without Conditions)--To direct the Planning Director to prepare a decision granting with conditions the use permit in Case M97-8. (The Commissioners should identify any conditions they wish to incorporate into their approval. Staff will prepare the decision for the Board's next meeting for action).

Motion B: (Disapproval)--To direct the Planning Director to prepare a decision denying the use permit in Case M97-8. (The Commissioners should identify the findings they are unable to make so these can be incorporated into the decision. Staff will prepare the decision for the Board's next meeting for action).

Harold Smith, Senior Planner will present the case and answer questions.

County Manager's Recommendation: Hold the public hearing and evaluate the evidence presented.