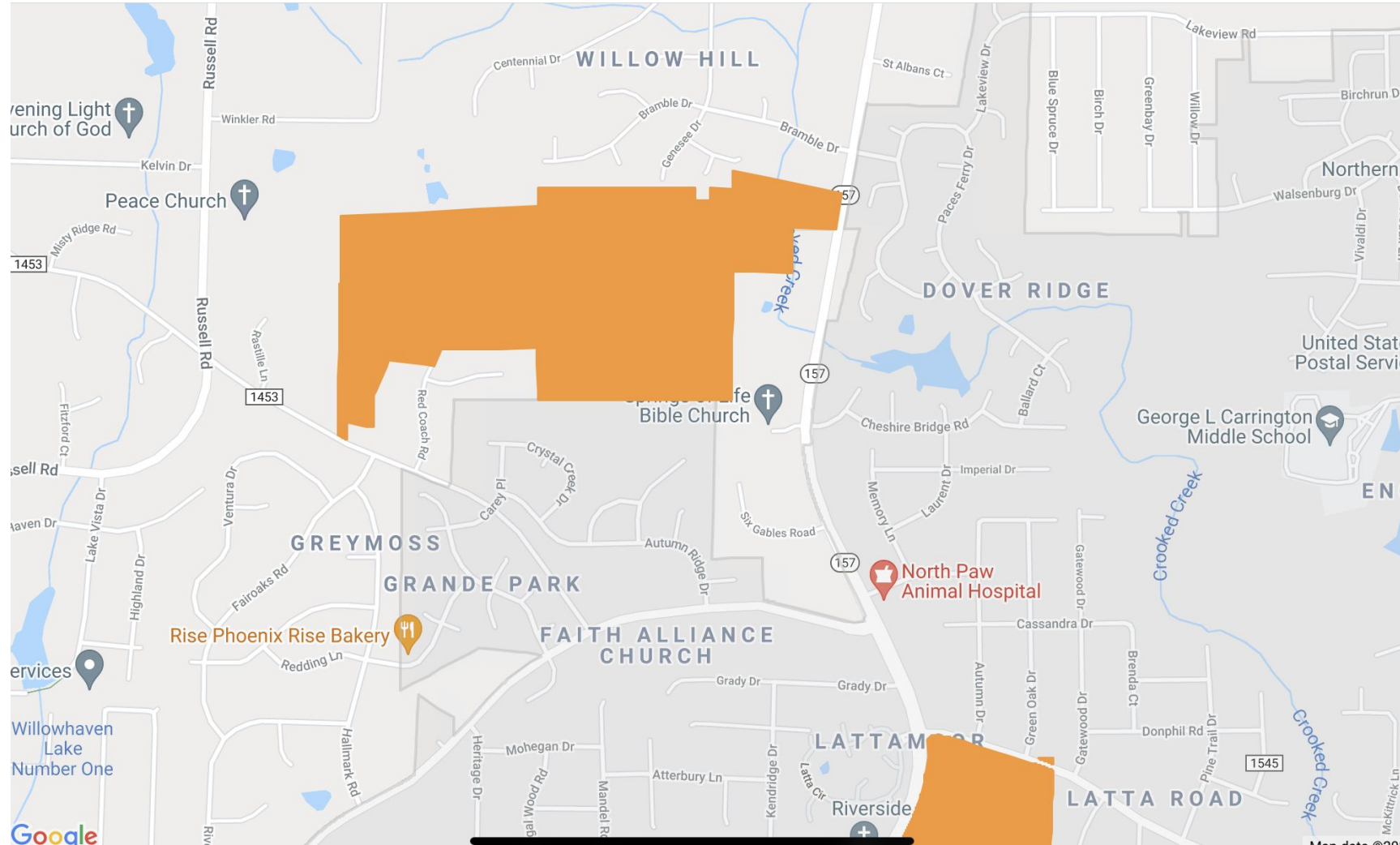


When is More Too Much?

Leo Cruz
SayNoToRezone.org



Agenda

Introductions - SayNoToRezone group

Overview of Developer's Proposal (Case Z2100010)

Potential Impacts

Approval Process/Timelines

Actions taken by SayNoToRezone Group

What you can do

Questions and Answers Session



Introductions

SayNoToRezone core group

Leo Cruz, Autumn Ridge since 2011

Eileen Sarro, Greymoss since 2004

Debbi Schwartz, Greymoss since 2005

Laura Wendell, Willow Hill since 2007

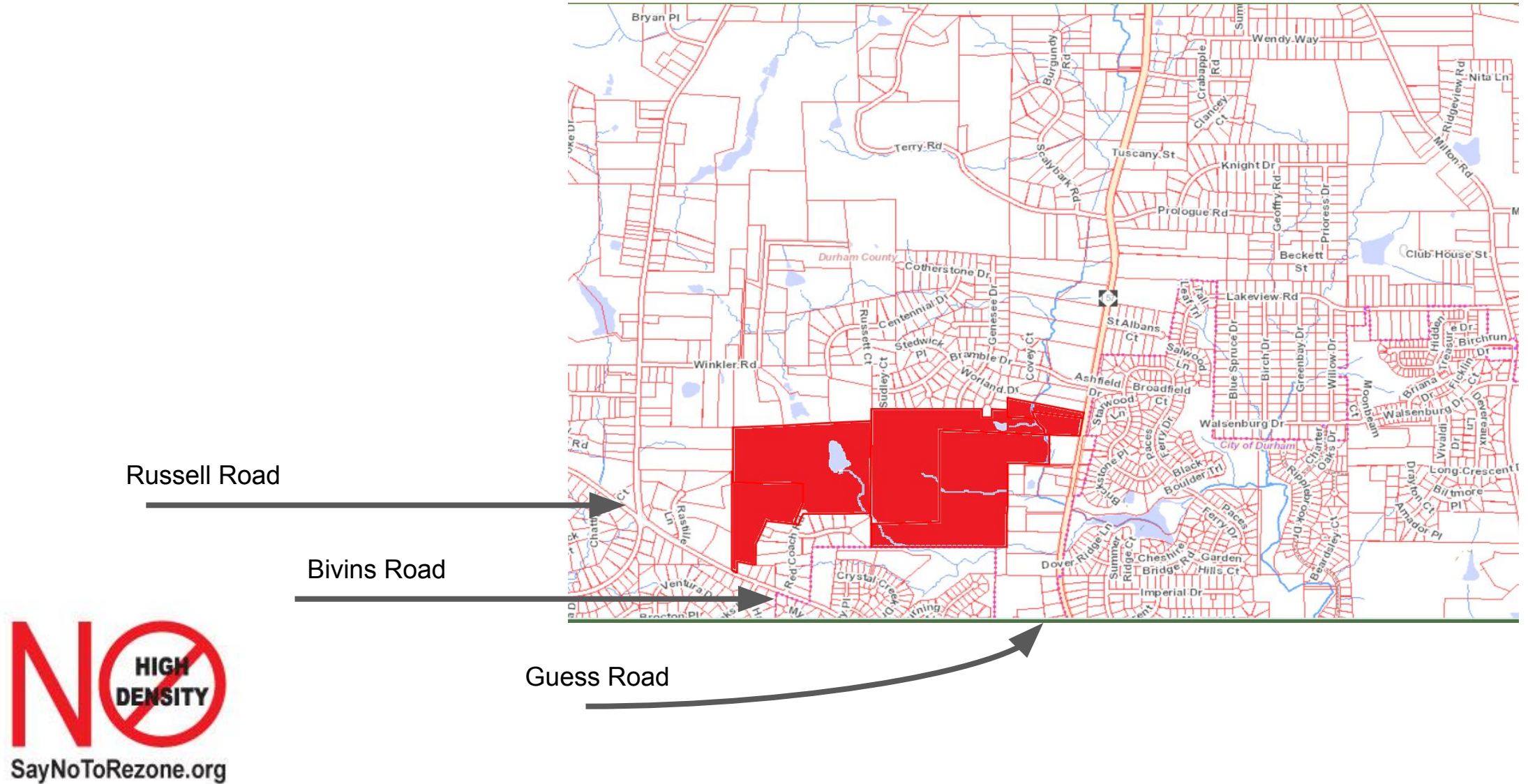


Developer's Proposal (Case Z2100010)

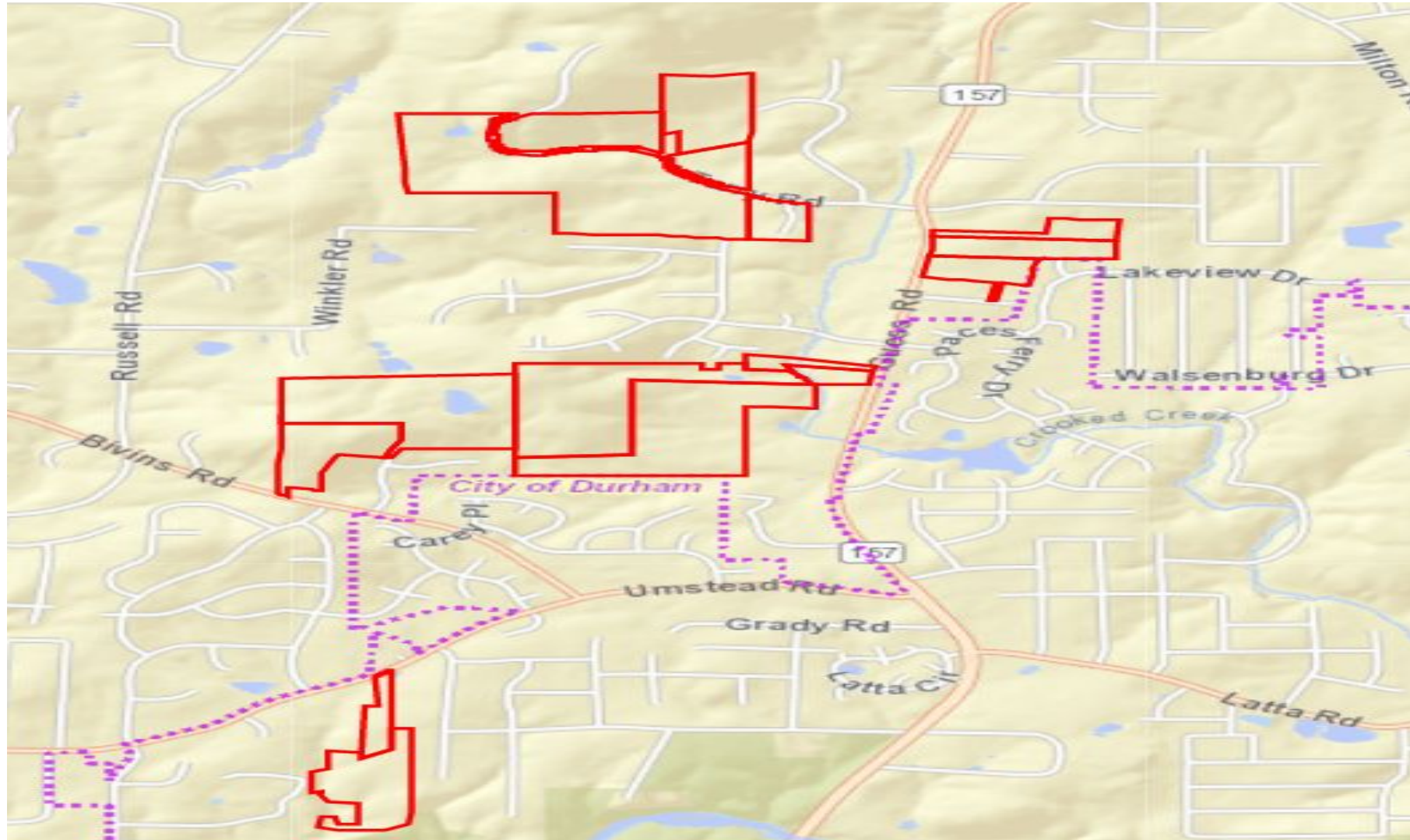
- Rezone and Annex 147.5 acres
 - Current zoning Rural Residential, or 1 unit per acre
 - Proposed zoning: PDR4, or 4 units per acre
 - Clearcut forest and build 516 units
- 60% townhomes (approximately 310 units)
- 40% single family homes (approximately 206 units)
- Density requires that the development is on city water and sewer - area must be annexed to do so



Developer's Proposal (Case Z2100010)



Potential/Planned Developments



Potential Impacts: Infrastructure

Traffic: Guess and Bivins

- Additional 1200+ vehicles per day
- Bivins Road will be an exit/entrance to the development. Rural road, not designed for heavy traffic.
 - Affects all areas: Guess Road, Bivins Road, Russell Road, Umstead Road, Latta Road
- Increased potential for accidents, particularly for residents of Willow Hill, Ashfield Place and Dover Ridge
- Fair Oaks Road and North Riverdale (19' wide) will become shortcut to Umstead Road
- Increased safety hazards at school bus stops (Bramble Drive)

This new development will not:

- Bring city water or sewer to the surrounding communities
- Add sidewalks to the surrounding communities
- Widen the roads
- Include retail
- Expand public transport



SayNoToRezone.org

Potential Impacts: Infrastructure

- Public School Overcrowding
- Stress on electrical power grid
- Private roads listed as easements on developers plan (Genesee and Red Coach); will require maintenance by someone



Potential Impacts: Environment

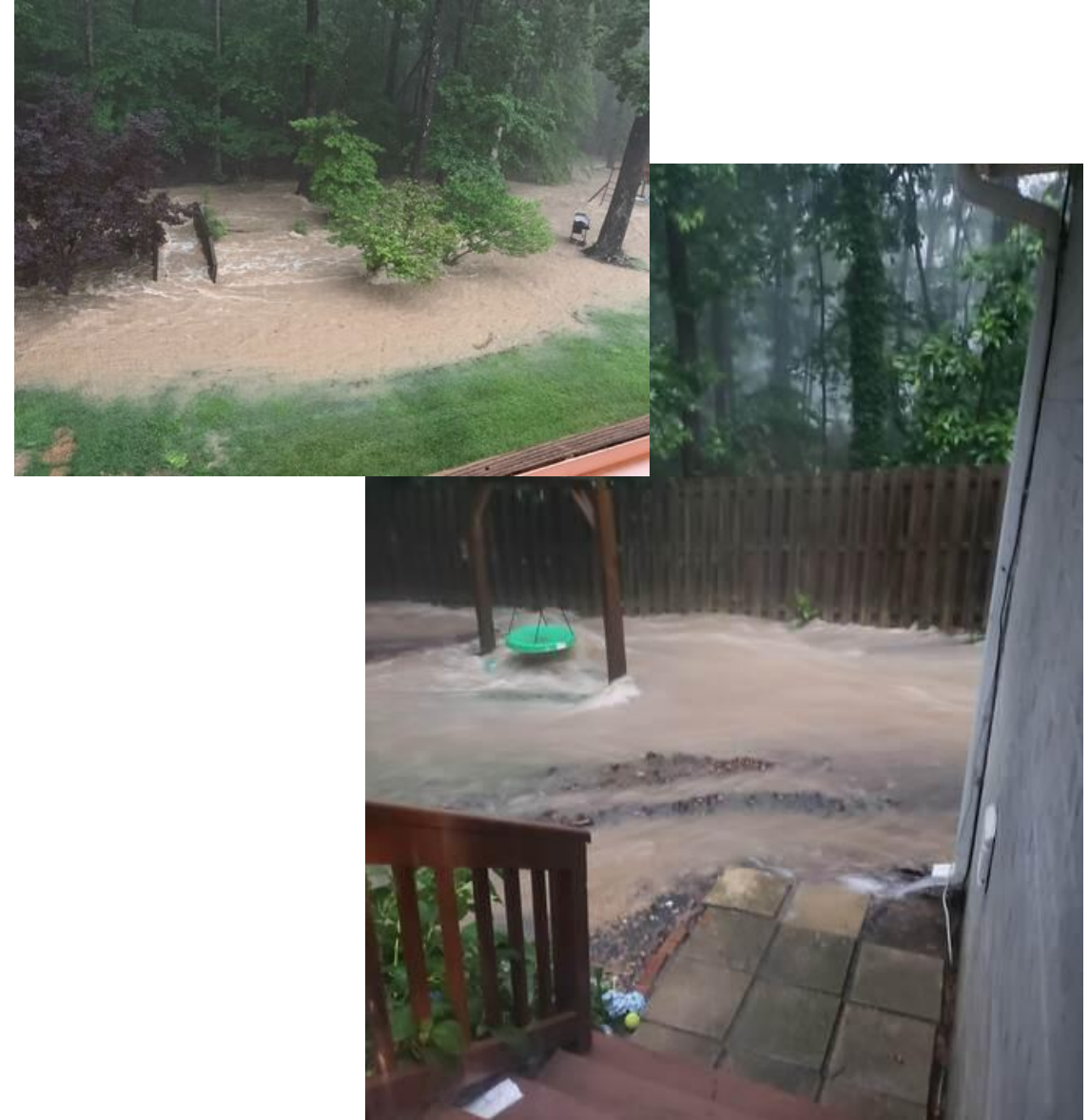
The proposed development is on one of the highest points in Durham

- Potential for catastrophic flooding
- Water quality and well contamination from runoff

Loss of habitat for protected and endangered species

Continued clearcutting contributes to climate change

Permanent destruction of open space

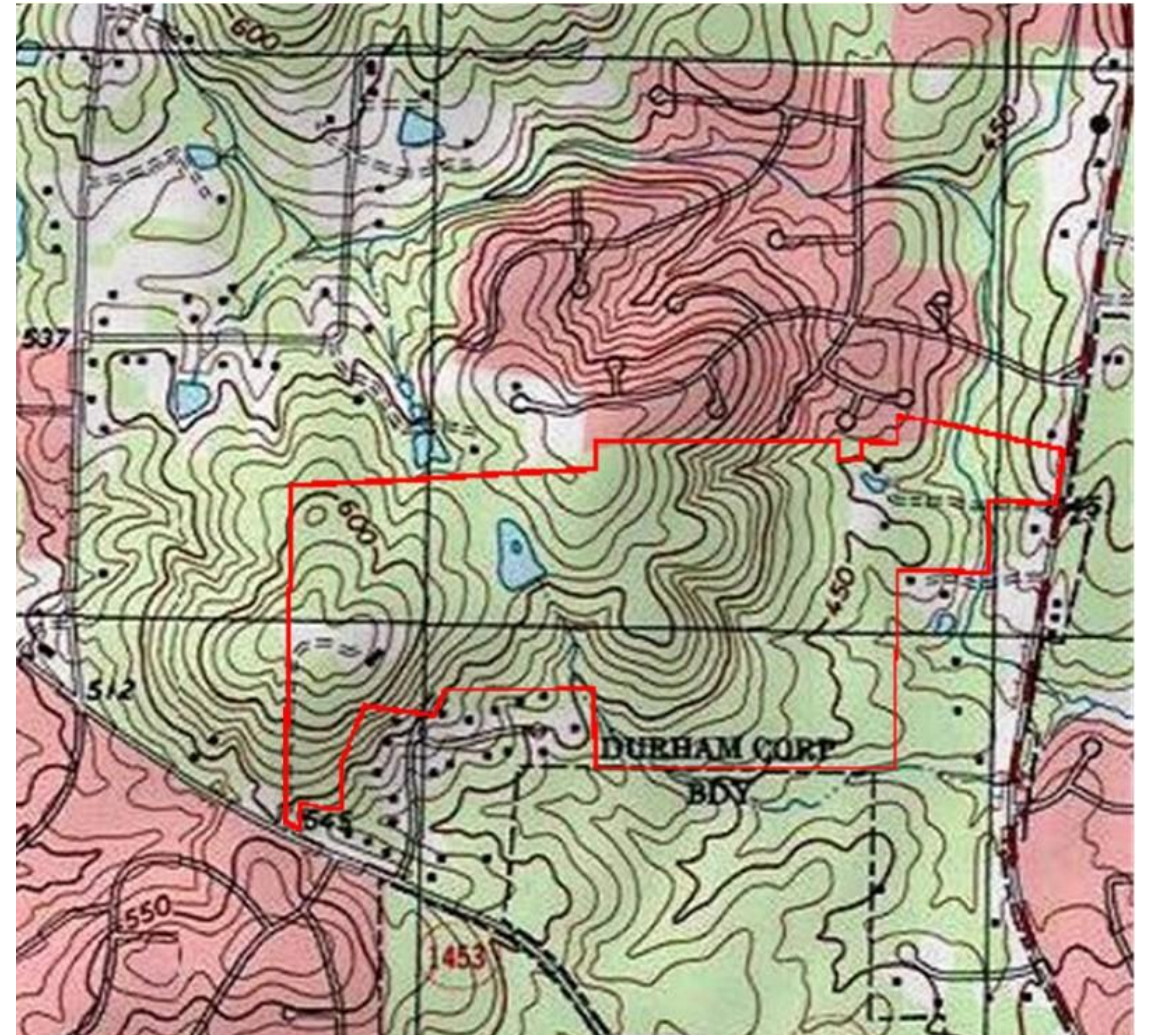


Images of current flooding

Potential Impacts: Environment

Water quality: The proposed development has a large pond and several creeks.

It is a critical part of the Eno River watershed via Crooked Creek.



Potential Impacts: Neighborhood and quality of life

- Uncharacteristic Development
 - Development is 2x density of others in area
 - Townhomes inconsistent with surrounding area
- Peace Church Prayer Walk and Garden
 - Recently completed 8-acre prayer walk and garden after years of construction
 - Abuts 500 homes with a 10-20 foot buffer separation
 - Extremely disruptive to peaceful atmosphere they have cultivated



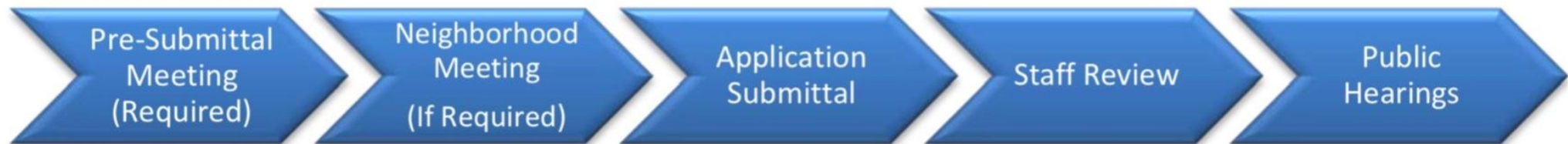
Timeline

1 of 1



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

ZONING MAP CHANGE AND COMPREHENSIVE PLAN AMENDMENT PROCESS OVERVIEW



Where we are now.

Roles

- Durham Planning Commission
 - Reviews proposals and makes recommendations to City Council
- City Council
 - Voting body: Approves or rejects proposals
 - Not required to heed Planning Commission's recommendations



Actions Taken So Far

Contacts made

- Durham Planning Commission
 - Two site visits completed
 - One online meeting completed with Commissioner Nate Baker
- Durham City Council
 - Few responses but “very early in process”
- NDQDA and Eno River Association
 - Supportive of our cause
- Sent Community Survey Results to City Council, County Commissioners and Land Use Planners (70 responses in 24 hours; 163 responses as of 5/26)

Actions taken so far

Public Awareness Initiatives

- SayNoToRezone.org website
 - Provides updated information
 - Resources including email addresses, key messages and other links
- SayNoToRezone group on NextDoor
- SayNoToRezone newsletter and email distribution lists
- Designed, purchased and distributed road signs and flyers
- Hosting Zoom meetings to further engage community

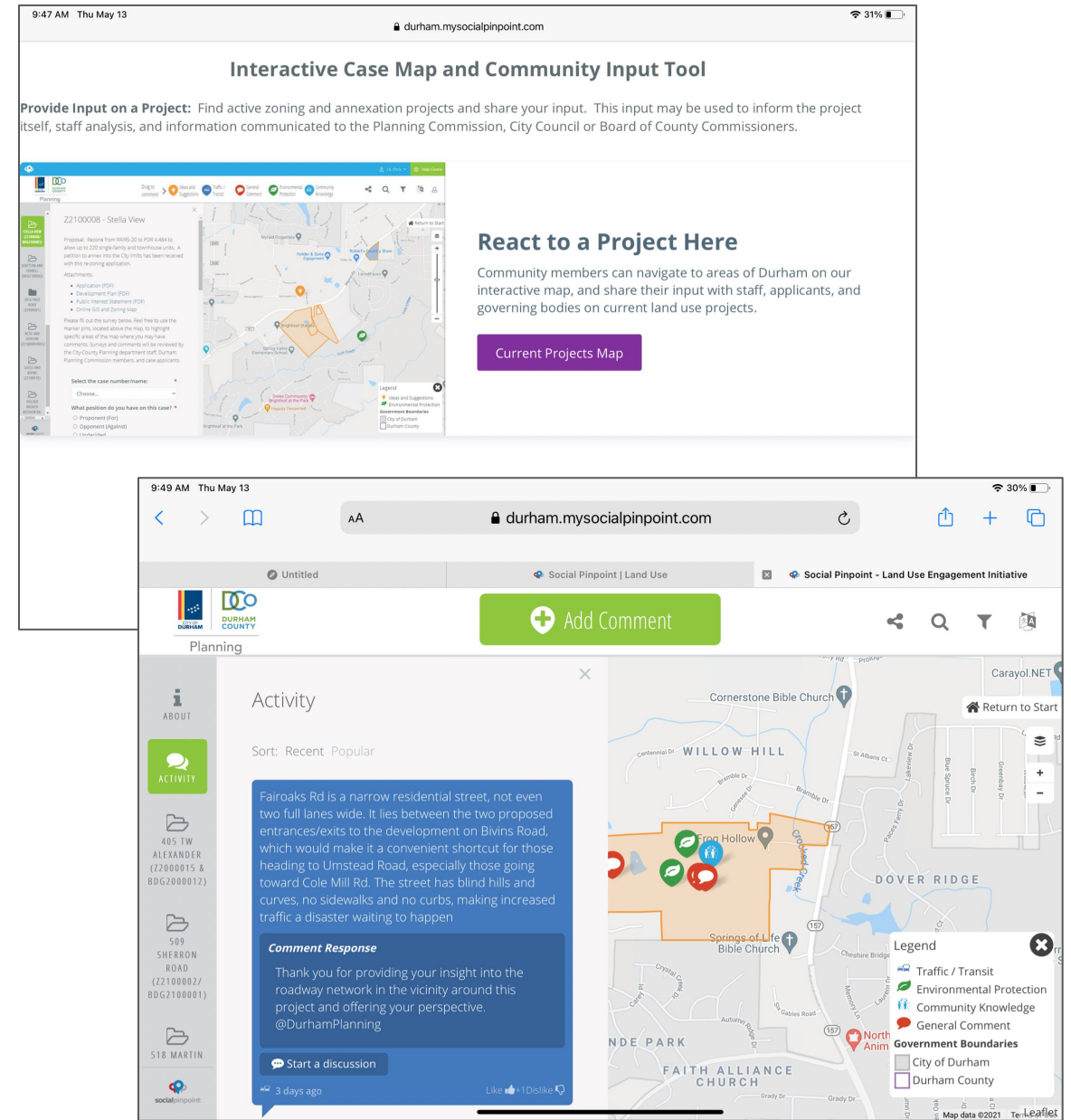


What you can do

Be **VOCAL!**

Comment on Durham's Land Use Initiative Site

durham.mysocialpinpoint.com/land-use



What you can do

Be **VOCAL!**

Call, write and meet with officials. Invite them to your neighborhood to see and experience the area. Show them what's at stake.

Commissioners@durhamnc.gov

Council@durhamnc.gov

City Manager Wanda Page

wanda.page@durhamnc.gov

- Talk to your neighbors
 - Not everyone is on NextDoor or follows social media
- Show up in huge numbers at the City Council Meeting!

What you can do

- Sign up for emails from SayNoToRezone
- Complete the community survey
 - 163 responses as of 5/26

<https://www.saynotorezone.org>
- **Volunteer!** We need help technical, writing, talking with groups, distributing flyers, and anyone with legal, environmental, real estate or zoning experience. Any and all help is welcome!



Say No To Rezone Community Survey

The Durham City Council will soon be considering the rezoning, clear-cutting and high density development of 149 acres of hilly woodland between Guess and Bivins Roads. Unless there is substantial and sustained community opposition, they will likely approve the request. Please help us collect data about community concerns and priorities regarding this proposed change. The responses are anonymous.

See the proposal and add public comments at https://durham.mysocialpinpoint.com/land-use/map#/sidebar/tab/guess_and_bivins_z2100010

Your neighborhood or the road you live on

Your answer

How important to you are these concerns:

What's Next

Week of May 17: report from the Land Use Planners was sent to developer.

- Current report is still incomplete with several city departments yet to comment. However, we do have a copy and will post it on the website.

Continue to engage your neighbors, friends, church members and your social groups

Remember: This could be a long, drawn-out process. It is important to stay in touch and to continue to keep the pressure on City Council.



Questions?

Thank you!