

Mt. Moriah Proposed Rezoning and Annexation

This is a summary of the presentation on the rezoning and annexation. It was reviewed by Keenan Conder, one of the presenters. His additions are shown in italics, where applicable. There are a few places where the text shows what was spoken together with his corrections (separated by a /). This is so those who may have listened to the hearing will not be confused by the different wording.

Presenters: Patrick Byker Keenan Conder, Bob Zumwalt on November 16, 2023.

Size:

Approximately 150 to 155 acres. A corrected map showing one less parcel was presented. The map is correct, a survey is necessary to determine the exact acreage on those parcels.

Tree coverage:

Durham requires 20% tree coverage. About 24 acres (all on the northeast side of Mt. Moriah) is in floodplain and not developable. This acreage will/*can* be included in the required 20% tree cover. There will only be a road on the 6 acres connecting to Erwin Road, so any part not in road could be included in the 20%. *Durham's rules for riparian buffers will be followed.*

Land in floodplain will not be placed in permanent conservation. *However, if it is shown on a development plan as preserved, a new rezoning would be required to change that.*

Development:

All residential units. No commercial units.

Townhomes – probably three bedrooms - 200 to 250

Single family 200 - three bedrooms

Apartments - mostly one and two bedrooms

300 to 400 market rate.

Hopefully 50-65 / *Approximately 50* affordable apartment units with Low Income Housing Tax Credit (LIHTC)

In single building on single lot.

Property on Durham side will not have much development – maybe 50 *approximately* units

Expect *approximately* 2000 people to live there. 1000 units/150 acres. *Our neighborhood meeting notice listed the density as 5.5 units per acre (However, that number excludes areas in floodways and areas with steep slopes). 1,000 units is unlikely, but it represents the absolute greatest possible unit count.*

Traffic:

Traffic Impact Analysis (Licensed Traffic Engineers at Kimley Horn) to be reviewed by NCDOT and City of Durham DOT.

Will hold another neighborhood meeting in early 2024.

Want to mitigate traffic issues and maintain levels of service.

Turn lanes on Erwin and Mt. Moriah

1 access point on Erwin, 3 on Mt. Moriah

Comprehensive Plan

Consistent with Mixed Use Neighborhood for the Durham portion of the property.

Schools:

Only *approximately* 50 units will be in Durham schools. Impact will be part of Durham's analysis.

950 / *The remaining*-units will go to Orange schools.

Site parameters:

Boundary buffers will meet or exceed city requirements, trees/shrubs

There will be grading. At least 20% of site will remain undisturbed. *Durham has introduced new grading rules which increase grading buffers and reduce the acreage that can be graded at once. These rules will be complied with.*

Disturbance of neighbors:

Will certainly try to be a good neighbor.

Will have robust / *appropriate* boundary buffers so that well and septic of neighbors will not be affected.

Will there be blasting? They have not seen a soil study, but it is not common to do that.

No sound barriers.

Schedule:

Turn in request for rezoning and annexation before end of year.

Hearings in first half of next year (probably spring) – *in order to potentially get approval in time for the LIHTC deadline.*

Roughly year to two years before construction documents are approved.

Maybe three years to see houses.

Budget:

Sewer and Water Extensions will be paid for by MI Homes.

May be upgrading the pump station on Garret Road at MI Homes expense.

Any traffic improvements required by the traffic impact analysis will be paid for at MI Homes expense.

Reports:

Identified all wetlands and streams, wetlands are being surveyed.

Not aware of any issues that warrant environmental report.

Impact on surrounding communities: traffic and stormwater.

No NC Wildlife report.

Hydrologic studies done at site planning, not zoning.

Inter-governmental:

Orange County Comprehensive Plan not relevant

The consent agreement between Durham and Chapel Hill has already been amended to make this application possible. (However, this only means that the City of Durham will allow the application. A decision on whether to grant the annexation will occur later.)

Allows Durham to annex property in Chapel Hill ETJ

Chapel Hill has approved this annexation by Durham.

The annexation and rezoning applications will be under Durham County/City rules, not Orange County

Site:

Sidewalks on all streets and trails within the project.

Required to have some parks and recreation facilities. May have clubhouse / pool / parks

Miscellaneous:

Power lines will be buried.

Orange County taxes / Durham City taxes

Do not know whether there is any historic site

City fire service.

Communication:

Open to in-person neighborhood meeting.

Mail or call with questions at any time. Keenan Conder
<kconder@morningstarlawgroup.com>

Want suggestions about conservation elements.

Want to get feedback prior to doing the graphical development plan. *Graphic development plan is in progress but will be turned in with the rezoning and annexation applications.*

Stormwater / Erosion:

Strict requirements by city of Durham.

Post-development stormwater runoff must be the same as pre-development stormwater.

Stormwater will be directed to southeast corner of the project to flow into New Hope Creek.

Ponds will be at the bottom of the hill, probably near freeway. / *Ponds won't all be near the freeway.*

Sewer:

Available on Mt. Moriah

Current pipeline goes to pump station on Garrett Road

MI Homes may potentially pay for improvements of pump station.

Transit:

Buses serving New Hope commons could provide transit service to this development.