

Durham Planning Commission Meeting Agenda

- January 3, 2019

5:30 p.m.

Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

1. Call To Order
2. Roll Call
 - Akram Al-Turk
 - Nathaniel Baker
 - George Brine
 - Brian Buzby, ChairErin Durkin
 - Charles Gibbs
 - Paul Hornbuckle
 - Elaine Hyman, Vice Chair
 - Cedric Johnson
 - Armeer Kenchen
 - Tom Miller
 - Cynthia Satterfield
 - Carmen Williams
3. Approval Of The Minutes And Consistency Statements From November 13, 2018
 - Documents:
 - [PLANNING COMMISSION MINUTES 11-13-18.PDF](#)
4. Adjustments To The Agenda
5. Public Hearings: Comprehensive Plan Future Land Use Map Amendments
6. Public Hearings: Comprehensive Plan Future Land Use Map Amendments With Concurrent Zoning Map Changes
7. Public Hearing: Zoning Map Change
8. Public Hearings: Text Amendments To The Unified Development Ordinance
9. Public Hearings: Text Amendments To The Durham Comprehensive Plan
10. Old Business
11. New Business
12. Adjournment



PLANNING COMMISSION

DRAFT MINUTES

November 13, 2018, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Buzby called the meeting to order at 5:30 p.m.

II. Roll Call

MOTION: Excuse Commissioner Williams. (Brine, Miller 2nd)

ACTION: Motion carried, 11-0.

Members Present:

Brian Buzby, Chair
Elaine Hyman, Vice Chair
Akram Al-Turk
Nathaniel Baker
George Brine
Erin Durkin
Charles Gibbs
Paul Hornbuckle
Cedric Johnson
Armeer Kenchen
Tom Miller
Cynthia Satterfield

Excused Members Absent:

Carmen Williams

Staff Present:

Sara Young, Assistant Planning Director
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

III. Adjustments to the Agenda

a. 2019 Meeting Dates

b. Policy/Urban Design Project Updates

MOTION: Approve the adjustments to the Agenda. (Hyman, Miller 2nd)

ACTION: Motion carried, 11-0.

Approval of the Minutes and Consistency Statements: October 9, 2018 with the correct to excuse Commissioner Hornbuckle.

MOTION: Excuse Paul Hornbuckle from October 9, 2018 Meeting. (Brine, Miller 2nd)

ACTION: Motion carried, 11-0.

MOTION: Approve the Minutes from October 9, 2018. (Brine, Miller 2nd)

ACTION: Motion carried, 11-0.

Commissioner Kenchen Arrived before first case was heard.

IV. Public Hearing: Comprehensive Plan Amendment

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request

VI. Public Hearing: Zoning Map Change Request

a. Comstock Industrial (Z1800010)

Zoning Map Change Request: Rural Residential to Industrial Light

Staff Report: Jamie Sunyak presented case Z1800010.

Public Hearing: Chair Buzby opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on the development patterns in the area and whether this request is appropriate for the site.

MOTION: Recommend approval of case Z1800010. (Miller, Hornbuckle 2nd)

ACTION: Motion carried, 10-2 (Al-Turk, Baker voting no)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VII. Public Hearing: Text Amendment

a. Text Only – Development Plan (TC1800008)

Staff Report: Michael Stock presented case TC1800008.

Public Hearing: Chair Buzby opened the public hearing. No one spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on aspects of the proposed type of development plan option.

MOTION: Recommend approval of case [insert #]. (Miller, Brine 2nd)

ACTION: Motion carried, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VIII. Public Hearing: Text Amendment to the Durham Comprehensive Plan

a. Evaluation and Assessment Report (A1800001)

Staff Report: Laura Woods presented case A1800001.

Public Hearing: Chair Buzby opened the public hearing. No one spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on proposed policy 3.1.1, Impacts on Housing Affordability. The proposed policy stated that Planning staff would recommend denial of any proposed neighborhood protection overlay (NPO) or local historic district that had a negative impact on housing affordability. Commissioner Miller observed that the requirement would tend to discourage creation of neighborhood protection overlays. Planning staff agreed to remove the requirement from proposed policy 3.1.1.

MOTION: Recommend approval of case A1800001. (Miller, Al-Turk 2nd)

ACTION: Motion carried, 11-1 (Miller voting no)

IX. Old Business

X. New Business

- a. 2019 Meeting Calendar
- b. Policy/Urban Design Project Updates

XI. Adjournment

The meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission