



PLANNING COMMISSION

DRAFT MINUTES

June 11, 2019, 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

Members Present:

Brian Buzby, Chair
Elaine Hyman, Vice Chair
Akram Al-Turk
Nathaniel Baker
George Brine
Erin Durkin
Charles Gibbs
Cedric Johnson
Armeer Kenchen
Tom Miller
David Morgan
Cristian Santiago
Carmen Williams

Excused Members Absent:

Staff Present:

Sara Young, Assistant Planning Director
Grace Smith, Planning Supervisor
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Scott Whiteman, Planning Supervisor
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

III. Adjustments to the Agenda

None.

MOTION: Adoption of agenda as presented. (Brine, Morgan 2nd)

ACTION: Motion carried, 12-0 (Commissioner Johnson not yet arrived)

Approval of the Minutes for May 14, 2019

MOTION: Approve the Minutes for the May 14, 2019 meeting. (Brine, Al-Turk 2nd)

ACTION: Motion carried, 12-0 (Commissioner Johnson not yet arrived)

Commissioner Johnson arrived before cases began.

IV. Public Hearing: Comprehensive Plan Amendment - None

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

a. New Haven Townhouses (A1900002/Z1900002)

Plan Amendment Request: Industrial, Recreation Open Space to Low-Medium Density Residential (No change to Recreation Open Space)

Staff Report: Jamie Sunyak presented cases A1900002/Z1900002

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Planned Development Residential 6.239 (PDR 6.239)

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 transportation improvements in the area, the extent of stream crossings, the pricing and type of units, recommendations for better design commitments and concerns regarding the amount of development in the area.

MOTION: Recommend approval of case A1900002. (Brine, Morgan 2nd)

ACTION: Approved, 12-1, (Baker voting no)

MOTION: Recommend approval of case Z1900002. (Brine, Morgan 2nd)

ACTION: Approved, 12-1, (Baker voting no)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *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.

VI. Public Hearing: Zoning Map Change Request

a. Magnolia Creek Phase IV (Z1900006)

Zoning Map Change Request: Planned Development Residential 4.990 (PDR 4.990), Falls/Jordan Watershed Protection Overlay District B (F/J-B) to Planned Development Residential 7.899 (PDR 7.899), Falls/Jordan Watershed Protection Overlay District B (F/J-B)

Staff Report: Emily Struthers presented case Z1900006.

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 proposed rezoning as a portion of the P02-55 development and whether the rezoning area, and therefore the notification area, needs to be expanded.

MOTION: Continue case Z1900006 Magnolia Creek Phase IV for one cycle to July 9, 2019 for the opinion from City Attorney. (Miller, Brine 2nd)

ACTION: Motion carried, 11-2, (Baker and Gibbs voting no)

VII. Public Hearing: Text Amendment

a. Expanding Housing Choices (TC1800007)

Amendments modifying standards in Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards, and other associated sections of the UDO regarding accessory dwelling units, residential infill, housing type allowances and associated dimensional and density requirements, flag lots, and other associated provisions and definitions.

Staff Report: Scott Whiteman presented case TC1800007 Expanding Housing Choices.

Public Hearing: Chair Buzby informed those in attendance that the public hearing was open as continued from the March 12, 2019 meeting. Three people spoke in support. Three people spoke in opposition.

Commission Discussion: The discussion centered on the Expanding Housing Choices combined comments.

MOTION: Send text amendment TC1800007 forward to the City Council and Board of County Commission with a favorable report subject to the recommendations outlined in the Planning Commissions Combined Comments memo as amended at the June 11, 2019 Commission meeting. (Brine, Miller 2nd)

ACTION: Motion Carried, 12-1, (Williams 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.

VIII. Old Business

IX. New Business

X. Adjournment

The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission