



PLANNING COMMISSION

APPROVED MINUTES

January 3, 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

MOTION: Excuse Commissioner Satterfield. (Hornbuckle, Miller 2nd)

ACTION: Motion carried, 11-0 (Baker, Johnson not present)

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
David Morgan
Carmen Williams

Excused Members Absent:

Cynthia Satterfield

Staff Present:

Patrick Young, Planning Director
Sara Young, Assistant Planning Director
Grace Smith, Planning Supervisor
Scott Whiteman, Planning Supervisor
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Lisa Miller, Senior Planner
Mike Stock, Senior Planner

III. Adjustments to the Agenda- None

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

ACTION: Motion carried, 11-0 (Baker, Johnson not yet present)

Approval of the Minutes and Consistency Statements: November 13, 2018.

MOTION: Approve the minutes from November 13, 2018 as amended. (Brine, Hornbuckle 2nd)

ACTION: Motion carried, 11-0 (Baker, Johnson not yet present)

IV. **Public Hearings: Comprehensive Plan Future Land Use Map Amendments** – None

V. **Public Hearings: Comprehensive Plan Future Land Use Map Amendments with Concurrent Zoning Map Changes** - None

VI. **Public Hearing: Zoning Map Change Request**

a. **Kings Daughters Inn (Z1800024)**

Zoning Map Change Request: RU-M and RU-5 to RU-M, no development plan

Staff Report: Emily Struthers presented case Z1800024.

Public Hearing: Chair Buzby opened the public hearing. The applicant spoke in support. One person spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on a request for continuance so that the neighborhood organization and the applicant can further coordinate and understand the restrictive covenants on the property.

MOTION: Recommend continuing case Z1800024 until February 12, 2019. (Brine, Hornbuckle 2nd)

ACTION: Motion carried, 12-0 (Baker not yet present)

Commissioner Johnson arrived during last case Z1800024.

Commissioner Baker arrived during the next case Z1800026.

b. **Hale Street Duplex (Z1800026)**

Zoning Map Change Request: RU-5 to RU-5(2), no development plan

Staff Report: Emily Struthers presented case Z1800026.

Public Hearing: Chair Buzby opened the public hearing. The applicant spoke in support. Two people spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on the character of the neighborhood as it relates to the existing mix of single family and duplex dwellings, the existing nonconforming duplex, the Old West Durham Neighborhood Protection Overlay (NPO), single family accessory dwellings, and expanding housing choices.

MOTION: Recommend approval of case Z1800026. (Brine, Miller 2nd)

ACTION: Motion carried, 9-4 (Johnson, Miller, Kenchen, 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.

c. **Panther Creek (Z1800020)**

Zoning Map Change Request: Revisions to Text Commitments for Panther Creek PDR Rezoning

Staff Report: Emily Struthers presented case Z1800026.

Public Hearing: Chair Buzby opened the public hearing. The applicant spoke in support. Four people spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on concerns of decreased connectivity and reduced buffer width in relation to environmental concerns of flooding.

MOTION: Recommend approval of case Z1800020. (Al-Turk, Johnson 2nd)

ACTION: Motion failed, 0-13 (all present voted no)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and in the public interest and does not recommend approval based on traffic congestion, inadequate facilities, opposition from the community, comments received at the public hearing, and the information in the staff report.

VII. Public Hearing: Text Amendment - None

VIII. Old Business - None

IX. New Business

- a. Z1800030/T1800009 Patterson Place Design District – Information item only
- b. Expanding Housing Choice – Information Item only

X. Adjournment

The meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission