



PLANNING COMMISSION

APPROVED MINUTES

January 8, 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. (Brine, Morgan 2nd)

ACTION: Motion carried, 13-0.

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
David Morgan
Carmen Williams

Excused Members Absent:

Cynthia Satterfield

Staff Present:

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

III. Adjustments to the Agenda - None

MOTION: Adoption of agenda as presented. (Brine, Al-Turk 2nd)

ACTION: Motion carried, 13-0.

Approval of the Minutes and Consistency Statements: None

IV. Public Hearing: Comprehensive Plan Amendment - None

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

a. Ellis Road Phase III (A1700018/Z1700052)

Plan Amendment Request: Request to change the FLUM designation from Industrial to Low Density Residential (4 du/ac or less)

Zoning Map Change Request: Request to change the zoning from Industrial Light, Residential Rural (IL, RR) to Planned Development Residential 3.575 (PDR 3.575)

Staff Report: Jamie Sunyak presented cases A1700018 and Z1700052.

Public Hearing: Chair Buzby opened the public hearing. The applicant and two others spoke in support. Three people spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on need for housing in the area, the type/price of housing proposed, the location of access points, what impact Waste Industries would have on development. The applicant made the following additional text changes to the Design Commitments:

- Gabled roofs shall be composite shingle or metal.
- Units containing garages shall utilize a decorative garage door design, this includes but is not limited to windows, or carriage style doors.

MOTION: Recommend approval of case A1700018. (Brine, Hornbuckle 2nd)

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

MOTION: Recommend approval of case Z1700052. (Brine, Johnson 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.

b. 3920 South Alston Avenue (A1800002/Z1800005)

Plan Amendment Request: Office to Industrial

Staff Report: Jamie Sunyak presented case A1800002.

Zoning Map Change Request: Request to change the zoning from Office and Institutional (OI) to Industrial Light with a Development Plan (IL(D)).

Staff Report: Jamie Sunyak presented case Z1800005.

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 number of buildings and overall square footage, supporting putting the property back into use, and looking at this area because of the inconsistent future land use patterns. .

MOTION: Recommend approval of case A1800002. (Brine, Johnson 2nd)

ACTION: Approved, 13-0

MOTION: Recommend approval of case Z1800005. (Brine, Hornbuckle 2nd)

ACTION: Motion carried, 13-0

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. Davis Park West (Z1800014)

Zoning Map Change Request: Request to change the zoning from Commercial General with a Development Plan to Mixed Use with a Development Plan (MU(D)).

Staff Report: Emily Struthers presented case Z1800014.

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

Commission Discussion: The discussion centered on the proposed mix of uses and growth in the RTP area.

MOTION: Recommend approval of case Z1800014 (Al-Turk, Brine 2nd)

ACTION: Motion carried, 13-0

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.

b. 1228 Carroll Street (Z1800018)

Zoning Map Change Request: Request to change the zoning from Residential Urban-5 (RU-5) and Residential Urban 5 with Duplexes Allowed (RU-5 (2)) to Residential Urban Multi Family with a Development Plan (R-UM (D)).

Staff Report: Emily Struthers presented case Z1800018.

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

Commission Discussion: The discussion centered on the access point on West Lakewood Avenue. The applicant proffered that site access B would be right in / right out and would be designated as optional. These proposed proffers will be reviewed by Transportation prior to City Council with no need for a continuance. Additionally, discussion centered on traffic, affordable housing, and the requirements of the applicant, CASA, tied to the development of government surplus property.

MOTION: Recommend approval of case Z1800018. (Al-Turk, Hornbuckle 2nd)

ACTION: Motion carried, 13-0

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.

VII. Public Hearing: Text Amendment - None

VIII. Old Business

IX. New Business

X. Adjournment

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission