



PLANNING COMMISSION



Minutes

January 9, 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

Members Present:

Akram Al-Turk
Brian Buzby, Chair
Charles Gibbs
David Harris
Paul Hornbuckle
Elaine Hyman, Vice Chair
Cedric Johnson
Armeer Kenchen
Tom Miller
Andre D. Vann

Excused Members Absent:

George Brine
Nil Ghosh
Cynthia Satterfield

Staff Present:

Pat Young, Planning Director
Sara Young, Planning Assistant Director
Grace Smith, Planning Supervisor
Jamie Sunyak, Senior Planner
Jacob Wiggins, Senior Planner
Bill Judge, Assistant Transportation Director

III. Adjustments to the Agenda – None

MOTION: Move to approve (Harris, Al-Turk 2nd)

ACTION: Motion carried, 10-0

IV. Approval of the Minutes and Consistency Statements from November 14, 2017

MOTION: Approve the Minutes with corrections (Harris, Hornbuckle 2nd)

ACTION: Motion carried, 10-0

V. New Business

VI. Public Hearing: Comprehensive Plan Future Land Use Map Amendments

VII. Public Hearing: Comprehensive Plan Future Land Use Map Amendments with Concurrent Zoning Map Changes

a. 3404 Page Road (A1700012/Z1700031)

Future Land Use Map Amendment Request: Industrial to Low-Medium Density Residential (4-8 du/ac).

Zoning Map Change Request: Rural Residential (RR) to Planned Development Residential 5.788 (PDR 5.788).

Staff Report: Jamie Sunyak presented Cases A1700012 and Z1700031.

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: Discussion centered on the location of units, access points and potential stream crossing, and interconnections with the adjacent properties. The applicant proffered the following commitments:

- Removal of vinyl under the building materials.
- Building offset for buildings with 4 units to avoid repetitious placement.

Motion: Recommend approval of Case A1700012. (Miller, Hyman 2nd)

Action: Motion carried, 10-0

Motion: Recommend approval of Case Z1700031 with proffers. (Miller, Al-Turk 2nd)

Action: Motion carried, 10-0

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.

b. Park at Southpoint II (A1700014/Z1700036)

Future Land Use Map Amendment Request: Office and Medium Density Residential (6-12 du/ac) to Commercial.

Zoning Map Change Request: Office and Institutional with a Development Plan, Residential Suburban-Multifamily with a Development Plan, Commercial General with a Development Plan (OI(D), RS-M(D), CG(D)) to Commercial General with a Development Plan CG(D).

Staff Report: Jacob Wiggins presented cases A1700014 and Z1700036.

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: Comments centered on buffers to the adjacent property and compatibility to adjacent uses.

Motion: Recommend approval of Case A1700014. (Miller, Hornbuckle 2nd)

Action: Motion carried, 10-0

Motion: Recommend approval of case Z1700036. (Miller, Hornbuckle 2nd)

Action: Motion carried, 10-0

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.

VIII. Public Hearing: Zoning Map Change Request

a. Arrington II (Z1700029)

Zoning Map Change Request: Design Commitment changes only

Staff Report: Jamie Sunyak presented case Z1700029.

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: Discussion centered on the specific design commitment modifications and how it relates to the overall development plan.

MOTION: Recommend approval of case Z1700033. (Miller, Al-Turk 2nd)

ACTION: Motion carried, 10-0

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.

IX. Adjournment

The meeting adjourned at 6:32 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission