



# JOINT CITY-COUNTY PLANNING COMMITTEE

## APPROVED MINUTES

February 4, 2020  
Committee Room, 2<sup>nd</sup> Floor, City Hall  
101 City Hall Plaza, Durham, NC

### I. Call to Order

Chair Reckhow called the meeting to order at 9:32 a.m.

**Voting Members Present:** Ellen Reckhow, Chair, Board of County Commissioners  
Jillian Johnson, City Council  
Elaine Hyman, Planning Commission  
Brenda Howerton, Board of County Commissioners  
Wendy Jacobs, Board of County Commissioners

**Voting Members Absent:** Charlie Reece, Vice Chair, City Council  
Mark-Anthony Middleton, City Council

**Nonvoting Members Present:** Patrick O. Young, AICP, Planning Director

**Nonvoting Members Absent:** Wendell Davis, County Manager  
Thomas J. Bonfield, City Manager

**Staff Present:** Sara Young, AICP, Assistant Planning Director  
Bryan Wardell, Senior Assistant County Attorney  
Don O'Toole, Assistant City Attorney  
Grace Smith, AICP, Planning Manager  
Scott Whiteman, AICP, Planning Manager  
Michael Stock, AICP, Senior Planner  
Lisa Miller, AICP, Senior Planner  
Alex Cahill, Senior Planner  
Brooke Ganser, Planner  
Kelly Warring, Intern  
Susan Cole, Administrative Specialist

#### 1. Adjustments to the Agenda

None

#### 2. Announcements

Chair Reckhow requested Item #8 be moved to Item # 11 due to her early departure.

**3. 2020 Officer Elections**

This item will be held in April when the full JCCPC Committee is present.

**4. Approval of the Minutes from December 4, 2019**

**MOTION:** Approve the minutes from December 4, 2020. (Jacobs, Johnson 2<sup>nd</sup>)

**ACTION:** Motion carried, 5-0.

**5. City and County Managers' Priority Items**

None

**6. Historic Properties Local Review Criteria**

Karla Rosenberg presented an update on a draft of the revised Historic Properties Local Review Criteria, which will be reviewed by the governing bodies this spring. The Criteria revisions included clarifications, minor reorganization, and substantial changes to relax the requirements for solar panels. Three citizens spoke in support but with reservations.

**7. Expanding Housing Choices Metrics**

Kelly Warring provided an update on the Expanding Housing Choices metrics and baseline data. This update included baseline data for count of dwelling units torn down, lot splits, breakdown of new units built, legally binding affordability restricted units and naturally occurring affordable housing units in the year prior to EHC adoption. Staff also shared information about the building permits issued since adoption related to EHC provisions. JCCPC was supportive of staff's efforts to gather metrics and continue tracking building permits.

**8. Omnibus 14**

Michael Stock presented the set of proposed amendments, highlighting changes based upon state legislation and other changes that were not merely technical in nature. Discussion included consideration of smaller open space dimensions, concerns over the removal of the special use permit finding regarding property values, and the definition of campground and the reference of "temporary occupancy". This item will be presented to the governing bodies this spring.

**9. FY21 Planning Work Program**

Patrick Young explained that staff resources are fully allocated to development of a new Comprehensive Plan, and as such there is very limited capacity for additional projects. Sara Young shared that the one project the staff was proposing for next year was a UDO text amendment to provide clear requirements or standards for the protection of natural and historic resources identified in the Durham County Inventory of Important Natural Areas, Plants, and Wildlife, the North Carolina Heritage Program, the National Register for Historic Places, adopted open space plans, and other identified sites of historic, cultural, or environmental significance.

Chair Reckhow and Commissioner Jacobs voiced concerns about the Department's open space planning functions. Patrick Young shared that Carl Kolosna is the department's open space planner and performs reviews of all rezoning cases subject to an adopted open space plan. Commissioners asked what it would take to do an update to the Flat River Open Space Plan and to the Durham Natural Inventory. Staff will identify the resource impact for these requests.

In addition, Ellen Pless spoke requesting that the Forest Hills Neighborhood Protection Overlay be added to the Work Program for next year. Staff shared that the request will be presented directly to the City Council in March for consideration of initiation and funding.

The proposed FY21 Work Program will come to the JCPPC in April for a formal recommendation.

**10. ENGAGEDurham Update; Comprehensive Plan and Transit Plan**

Lisa Miller and Alex Cahill provided an update to JCCPC on the Comprehensive Plan and Transit Plan efforts under ENGAGEDurham. This update included information on the community outreach efforts underway and response to date. Staff also shared information about the termination with the consultant. Neighborhood Improvement will be assisting in the engagement efforts by managing the ambassador program, while the Office of Performance and Innovation will assist with designing the types of community engagement events and methods.

**11. Adjournment**

The meeting adjourned at 12:12 a.m.

Respectfully Submitted,  
Susan Cole, Administrative Specialist