



PLANNING COMMISSION

APPROVED MINUTES

February 12, 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 Baker and Commissioner Williams. (Brine, Johnson 2nd)

ACTION: Motion carried, 10-0 (Morgan not yet present)

Members Present:

Brian Buzby, Chair
Elaine Hyman, Vice Chair
Akram Al-Turk
George Brine
Erin Durkin
Charles Gibbs
Paul Hornbuckle
Cedric Johnson
Armeer Kenchen
Tom Miller
David Morgan

Excused Members Absent:

Nathaniel Baker
Carmen Williams

Staff Present:

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
Michael Stock, Senior Planner
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

III. Adjustments to the Agenda - None

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

ACTION: Motion carried, 10-0 (Morgan not yet present)

Approval of the Minutes and Consistency Statements: January 3, 2019 and January 8, 2019.

MOTION: Approve the minutes from January 3, 2019. (Brine, Johnson 2nd)

ACTION: Motion carried, 10-0 (Morgan not yet present)

MOTION: Approve the minutes from January 8, 2019. (Brine, Al-Turk 2nd)
ACTION: Motion carried, 10-0 (Morgan not yet present)

IV. Public Hearing: Comprehensive Plan Amendment - None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request
a. 1309 Junction Road (A1800006/Z1800017)

Plan Amendment Request: Industrial to Low Density Residential (4 du/ac or less)

Staff Report: Jamie Sunyak presented cases A1800006 and Z1800017

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 2.702 (PDR 2.702)

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 potential connections to Junction Road and site access to the south.

MOTION: Recommend approval of case A1800006. (Al-Turk, Brine 2nd)
ACTION: Approved, 9-1, (Hornbuckle voting no, Morgan not yet present)

MOTION: Recommend approval of case Z1800017. (Al-Turk, Hyman 2nd)
ACTION: Approved, 9-1, (Hornbuckle voting no, Morgan not yet present)

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. Kings Daughters Inn (Z1800024)

Zoning Map Change Request: RU-M and RU-5 to RU-M

Staff Report: Emily Struthers presented case Z1800024.

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 historic structure and what a conversion to multifamily residential might mean for the density and use of the building.

MOTION: Recommend approval of case Z1800014 (Miller, Hornbuckle 2nd)
ACTION: Motion carried, 10-0 (Morgan not yet present)

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. Odyssey Townes (Z1800019)

Zoning Map Change Request: Commercial Center (CC) and Residential-Multifamily (RS-M) to Commercial General with a Development Plan (CG(D)) and Residential Suburban-8 with a Development Plan (RS-8(D))

Staff Report: Emily Struthers presented case Z1800019.

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

Commission Discussion: The discussion centered on the use of commercial zoning for multifamily residential development and the character of the area.

MOTION: Recommend approval of case Z1800019. (Johnson, Al-Turk 2nd)

ACTION: Motion carried, 9-1 (Brine voting no, Morgan not yet present)

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. Revisions to Text Commitments for 707 Morehead Avenue (Z1800031)

MOTION: To recuse Commissioner Durkin from case Z1800031. (Brine, Hyman 2nd)

ACTION: Motion carried, 9-0 (Durkin recused). *Commissioner Durkin resides in the notice area.*

Commissioner Morgan arrived during hearing.

Zoning Map Change Request: Residential Urban-5(2) with a Development Plan (RU-5(2)D)), Morehead Hill Local Historic District) to Residential Urban-5(2) with a Development Plan (RU-5(2)D)), Morehead Hill Local Historic District.

Staff Report: Jamie presented case Z1800031.

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

Commission Discussion: The discussion centered on what is permitted under the current development plan, sidewalk improvements, and whether this is an appropriate infill development.

MOTION: Recommend approval of case Z1800031. (Hyman, Brine 2nd)

ACTION: Motion carried, 10-0 (Durkin recused)

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

a. Landscape and Tree Revisions (TC1800005)

Staff Report: Michael Stock presented case TC1800005.

Public Hearing: Vice Chair Buzby opened the public hearing. The Applicant spoke in support. No one spoke in opposition. Vice Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on current and proposed regulations.

MOTION: Recommend approval of case TC1800005. (Hyman, Al-Turk 2nd)

ACTION: Motion carried, 10-1 (Hornbuckle 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. Text Amendment with rezoning

a. Patterson Place Design District (TC1800009/Z1800030/Street Network Plan)

Zoning Map Change Request: Generally located at the intersection of Interstate 40 and US Highway 15-501, parcels within or partially within the Compact Neighborhood Tier; change zoning district from CC(D), CN(D), CG(D), CG, CN, MU, MU(D), IL, OI, OI(D), RS-20, PDR, RR, and RS-M(D) to CSD-C, CSD-S1, CSD-S2, and RR. *This zoning map change is associated with text amendment TC1800009 Compact Suburban Design District.*

Staff Report: Lisa Miller presented case TC1800009/Z1800030/Street Network Plan.

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

Commission Discussion: The discussion centered on the request for a 300 foot transitional use area (TUA), instead of a 200 foot one, clarification of review factors for issuance of a major special use permit within that TUA, and consideration of removal of the New Hope Commons shopping center from the proposal.

MOTION: Continue case TC1800009/Z1800030/Street Network Plan to April 9, 2019. (Miller, Al-Turk 2nd)

ACTION: Motion Carried, 7-4 (Johnson, Durkin, Al-Turk, Hyman voting no)

IX. Old Business

X. New Business

XI. Adjournment

The meeting adjourned at 9:55 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission