



PLANNING COMMISSION

DRAFT MINUTES

March 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 Al-Turk. (Brine, Morgan 2nd)

ACTION: Motion carried, 10-0 (Commissioner Johnson not yet arrived)

Members Present:

Brian Buzby, Chair
Elaine Hyman, Vice Chair
Nathaniel Baker
George Brine
Erin Durkin
Charles Gibbs
Cedric Johnson
Armeer Kenchen
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent

Akram Al-Turk

Unexcused Members Absent

Paul Hornbuckle

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

Commissioner Johnson arrived after roll call.

III. Adjustments to the Agenda - None

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

ACTION: Motion carried, 11-0.

Approval of the Minutes and Consistency Statements:

MOTION: Approve the minutes from February 12, 2019 as amended. (Brine, Hyman 2nd)
ACTION: Motion carried, 11-0

IV. Public Hearing: Comprehensive Plan Amendment - None

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

a. Elevate at the Park (A1800005/Z1800013)

Plan Amendment Request: Change the Future Land Use designation from Office and Recreation Open Space to Medium-High Residential and Recreation Open Space (No change to Recreation Open Space).

Zoning Map Change Request: Change the zoning designation from Office and Institutional (OI), Residential Suburban-20 (RS-20) to Residential Suburban Multifamily with a Development Plan (RS-M(D)).

Staff Report: Emily Struthers presented cases A1800005 and Z1800013.

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 the traffic improvements proposed and coordination with the adjacent rezoning case. Additional discussion included sustainable development, pricing, and consistency with the Future Land Use Map designation.

MOTION: Recommend approval of case A1800005. (Hyman, Brine 2nd)

ACTION: Approved, 9-2, (Williams, Baker voting no)

MOTION: Recommend approval of case Z1800013. (Hyman, Brine 2nd)

ACTION: Approved, 9-2, (Williams, 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.

VI. Public Hearing: Zoning Map Change Request

a. 1001 Olive Branch Road (Z1800015)

Zoning Map Change Request: Change the zoning designation from Rural Residential (RR) to Planned Development Residential 2.686 (PRD 2.686)

Staff Report: Jamie Sunyak presented case Z1800015.

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

Commission Discussion: The discussion centered on number of units, the pricing, and consistency with the Future Land Use Map designation.

MOTION: Recommend approval of case Z1800015 (Hyman, Brine 2nd)
ACTION: Motion carried, 9-2 (Kenchen, Baker 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.

b. Critter Control 315 Southerland (Z1800025)

Zoning Map Change Request: Change the zoning designation from Residential Urban-5 (RU-5) and Residential Urban 5 with Duplexes Allowed (RU-5 (2)) to Industrial Light with a text-only development plan (IL(D)).

Staff Report: Emily presented case Z1800025.

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

Commission Discussion: The discussion centered on the relationship between uses permitted in IL and the existing neighborhood compared to the uses proposed through the text-only development plan. Conversation also noted that the Industrial FLUM overlays the existing neighborhood.

MOTION: Recommend approval of case Z1800025. (Miller, Johnson 2nd)
ACTION: Motion carried, 10-1 (Miller 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.

VII. Public Hearing: Text Amendment

a. Expanding Housing Choices (TC1800007)

Amendments modifying standards in Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards, and other associated sections of the UDO regarding accessory dwelling units, residential infill, housing type allowances and associated dimensional and density requirements, flag lots, and other associated provisions and definitions.

Staff Report: Patrick Young and Michael Stock presented case TC1800007 Expanding Housing Choices.

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

Commission Discussion: The discussion centered on requests for more time needed for neighborhood discussions, support for the moving the initiative forward, support for the

draft version released in November, and the amount of time for a continuance as requested by the Planning Department.

MOTION: Continue case TC1800007 Expanding Housing Choices to May 14, 2019.
(Brine, Miller 2nd)

ACTION: Motion Carried, 11-0

VIII. Old Business

IX. New Business

X. Adjournment

The meeting adjourned at 10:43 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission