I. Call to Order
Chair Buzby called the meeting to order at 5:30 p.m.

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:
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 2\textsuperscript{nd})
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 2\textsuperscript{nd})
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