



PLANNING COMMISSION

DRAFT MINUTES

April 9, 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 Vice Chair Hyman (Brine, Al-Turk 2nd)

ACTION: Motion carried, 11-0.

Members Present:

Brian Buzby, Chair
Akram Al-Turk
Nathaniel Baker
George Brine
Erin Durkin
Charles Gibbs
Cedric Johnson
Armeer Kenchen
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent:

Elaine Hyman, Vice Chair

Staff Present:

Sara Young, Assistant Planning Director
Grace Smith, Planning Supervisor
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Scott Whiteman, Planning Supervisor
Lisa Miller, Senior Planner
Earlene Thomas, Transportation Engineer IV

III. Adjustments to the Agenda

Staff requested an item be added under New Business, EHC Text Amendment update. Chair Buzby requested the new item be heard before the public hearings.

MOTION: Adoption of agenda as amended. (Brine, Al-Turk 2nd)

ACTION: Motion carried, 10-1.

Approval of the Minutes and Consistency Statements: March 12, 2019

MOTION: Approve the Minutes and Consistency Statements from March 12, 2019 as amended. (Miller, Brine 2nd)

ACTION: Motion carried, 11-0.

New Business Item b (added at request of the staff))

Expanding Housing Choices Outreach – Planning Supervisor, Scott Whiteman, gave a brief update on the outreach efforts regarding the EHC text amendment. He informed all present that there will be a Community Conversation Style Workshop on Saturday April 27th at Wall Town Recreation Center at 9:30am. He also informed the Commission that no changes have been made to the proposed text since the March Planning Commission meeting.

IV. Public Hearing: Comprehensive Plan Amendment - None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request - None

VI. Public Hearing: Zoning Map Change Request

a. Rougemont Commercial (Z1800037)

Zoning Map Change Request: Change the zoning designation from Commercial Neighborhood (CN) and Residential Suburban-10 (RS-10) to Commercial Neighborhood with a text-only development plan (CN(D)).

Staff Report: Emily Struthers presented case Z1800037.

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 traffic, sidewalks within the Rural tier, the limits of text-only development plans with regard to proffers, and the importance of development serving the population.

MOTION: Recommend approval of case Z1800037 (Al-Turk, Brine 2nd)

ACTION: Motion carried, 8-3 (Al-Turk, Baker, Gibbs 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 – None

VIII. Text Amendment with rezoning

a. Patterson Place Design District (TC1800009/Z1800030/Future Street Network Plan), continued from the February 12 , 2019 meeting

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(D). *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. Three people spoke in support. One person spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on concerns with implementing the zoning map change in this area without the Durham-Orange Light Rail Project continuation.

MOTION: To recommend approval of case TC1800009 (Brine, Al-Turk 2nd)

ACTION: Motion failed, 5-6 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller voting no)

MOTION: To recommend approval of case Z1800030 (Brine, Al-Turk 2nd)

ACTION: Motion failed, 5-6 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller voting no)

MOTION: To recommend approval of the Patterson Place Street Network Plan (Brine, Al-Turk 2nd)

ACTION: Motion failed, 4-7 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller, Gibbs voting no)

IX. Old Business

X. New Business

a. FY20 Work Program

MOTION: Approve FY20 Work Program (Brine, Miller 2nd)

ACTION: Motion Carried, 11-0

XI. Adjournment

The meeting adjourned at 7:44 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission