



PLANNING COMMISSION

APPROVED MINUTES

July 9, 2019, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Hyman called the meeting to order at 5:30 p.m.

II. Roll Call

MOTION: Excuse Commissioner Buzby. (Brine, Al-Turk 2nd)

ACTION: Motion carried, 11-0.

Members Present:

Elaine Hyman, Vice 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:

Brian Buzby, Chair

Staff Present:

Grace Smith, Planning Manager
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Bo Dobrzanski, DSC Senior Planning Manager
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

III. Adjustments or Approval to the Agenda

MOTION: Adoption of agenda as present. (Brine, Miller 2nd)

ACTION: Motion carried, 11-0

Approval of the Minutes and Consistency Statements for June 4, 2019

MOTION: Approve the Minutes and Consistency Statements for the June 4, 2019 meeting. (Brine, Morgan 2nd)

ACTION: Motion carried, 11-0

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. **Magnolia Creek Phase IV (Z1900006)** continued from 6/11/2019

Zoning Map Change Request: Planned Development Residential 4.990 (PDR 4.990), Falls/Jordan Watershed Protection Overlay District B (F/J-B) to Planned Development Residential 7.899 (PDR 7.899), Falls/Jordan Watershed Protection Overlay District B (F/J-B).

Staff Report: Emily Struthers presented case Z1900006.

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

Commission Discussion: The discussion centered on the Planning Director's significance determination of the portion of the proposed area in relation to the remaining area of legacy development plan P02-55.

MOTION: Recommend approval of case Z1900006 (Miller, Brine 2nd)

ACTION: Motion carried, 8-3 (Williams, Miller, 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. **Chalk Level Road (Z1900007)**

Zoning Map Change Request: Residential Suburban-10 (RS-10), Eno River Watershed Protection Overlay District (E-B) to Residential Suburban Multi-family with a Development Plan (RS-M(D)), Eno River Watershed Protection Overlay District (E-B).

Staff Report: Jamie presented case Z1900006.

Public Hearing: Vice Chair Hyman opened the public hearing. The applicant and one other person spoke in support. Four people spoke in opposition. Vice Chair Hyman closed the public hearing.

Commission Discussion: The discussion centered on questions relative to the type of development (affordable or not), connectivity to Chalk Level Road and the residential developments, number of units and price points, and impact to the surrounding neighborhoods.

MOTION: Recommend 60 day continuance of case Z1900006. (Brine, Al-Turk 2nd)

ACTION: Motion carried, 11-0

VII. Public Hearing: Text Amendment - None

VIII. Old Business

IX. New Business

- a. Information Presentation – Site Plan Review Process, Bo Dobrzenski, AICP

X. Adjournment

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission