October 15, 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

Members Present:
Elaine Hyman, Chair
Brian Buzby, Vice Chair
Akram Al-Turk
Nathaniel Baker
George Brine
Erin Durkin
Cedric Johnson
David Lowe
Scot MacIver
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent:
Armeer Kenchen

Staff Present:
Grace Smith, Planning Manager
Jamie Sunyak, Senior Planner
Emily Struthers, Senior Planner
Karla Rosenberg, Senior Planner
Scott Whiteman, Planning Manager
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV

MOTION: To excuse Commissioner Kenchen. (Miller, Buzby 2nd)
ACTION: Motion carried, 13-0.

III. Approval of the Minutes and Consistency Statements from September 10, 2019

MOTION: Approve the Minutes and Consistency Statements for the September 10, 2019 meeting as amended. (Al-Turk, Morgan 2nd)
ACTION: Motion carried, 13-0

IV. Adjustments to the Agenda

Commissioner Brine requested to add an item under New Business regarding Expanding Housing Choice (EHC).

MOTION: Adoption of agenda as amended. (Brine, Al-Turk 2nd)
ACTION: Motion carried, 13-0.
V. Public Hearing: Comprehensive Plan Amendment
   a. Forest Hills (A1800004)

      MOTION: To recuse Commissioner Buzby from case A1800004. (Brine, Williams 2nd)
      ACTION: Motion carried, 13-0

Future Land Use Map Amendment Request:
Area bounded by Kent Street and Shoreham Street to the west; Stuart Drive, Summit Street, and South Roxboro Street to the south; American Tobacco Trail to the east; and East Forest Hills Plaza, Wells Street, and Bivins Street to the north, request change from Medium Density Residential (MDR), 6–12 DU/acre Low–Medium Density Residential (LMDR), 4–8 DU/acre or less Low Density Residential (LDR), 4 DU/acre or less Residential Open Space (ROS) to If zoned RS-20, change MDR to LDR If zoned RS-10, change MDR to LDR If zoned RS-8, change MDR to LMDR If zoned RS-M, change MDR to LMDR If zoned RU-5, change MDR to LMDR If zoned RU-5(2), change MDR to LMDR (No change from ROS) Change development tier from Urban to Suburban.

Staff Report: Karla Rosenberg presented case A1800004
Public Hearing: Chair Hyman opened the public hearing. The applicant and four others spoke in support. Two people spoke in opposition. Chair Hyman closed the public hearing.

Commission Discussion: The discussion centered on the existing zoning of the area and how that is not consistent with the current future land use designation. In addition, commissioners discussed the Neighborhood Protection Overlay (NPO) that was submitted for Forrest Hills and the potential impacts of Expanding Housing Choice on this area, and if the City had plans to initiate/create a Local Historic District in the area.

   MOTION: Recommend approval of case A1800004 (Miller, Brine 2nd)
   ACTION: Motion failed, 6-6 (Morgan, Durkin, Santiago, Baker, Lowe, MacIver voting no)

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

VII. Public Hearing: Zoning Map Change Request
   a. 1001 Olive Branch Road (Z1800015)

      Zoning Map Change Request: Residential Rural (RR), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County Jurisdiction to Planned Development Residential 2.944 (PRD 2.944), Falls/Jordan Watershed Protection Overlay District-B (F/J-B), City Jurisdiction

      Staff Report: Jamie Sunyak presented case Z1800015

      Public Hearing: Chair Hyman opened the public hearing. The applicant and three others person spoke in support. Three people spoke in opposition. Chair Hyman closed the public hearing.

      Commission Discussion: The discussion centered on number and price point of units, traffic, and conditions of roadway/infrastructure.
MOTION: Recommend approval of case Z1800015 with two additional elements.  
(Miller, Williams 2nd)

ACTION: Motion failed, 4-9 (Brine, Durkin, Al-Turk, Buzby, Miller, Santiago, Baker, Lowe, MacIver voting no)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted Comprehensive Plan. The Commission believes the request is not reasonable and not in the public interest and recommends denial based on comments received at the public hearing, concerns about traffic congestion, potential impacts the environment, inadequate facilities provided on the development plan, opposition from the community, and the information in the staff report.

b. 1612 Carpenter Fletcher Road (Z1900017)

Zoning Map Change Request: Office Institutional (OI) to Commercial General with a Text-Only Development Plan (CG(D))

Staff Report: Emily Struthers presented case Z1900017

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

Commission Discussion: The discussion centered on traffic, the times of the operation, and proposed widening of Carpenter Fletcher Road.

MOTION: Recommend approval of case Z1900017 (Miller, Al-Turk 2nd)

ACTION: Motion carried, 12-1 (Williams 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. Public Hearing: Text Amendment – None

IX. Public Hearing: Text Amendment to the Durham Comprehensive Plan - None

X. Old Business - None

XI. New Business
a. Approval of the 2020 Meeting Schedule

MOTION: To approve 2020 Meeting schedule. (Brine, Lowe 2nd)

ACTION: Motion carried, 13-0

b. The Planning Commission requested to receive the same EHC updates that will be provided to the governing bodies.

XII. Adjournment

The meeting adjourned at 8:38 p.m.
Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission