

Attachment 9

Durham Planning Commission

March 10, 2020

Case A1800011 (1432 Ellis Road)

BUZBY – The applicants have made a variety of positive proffers – traffic calming devices, a 30 foot wide greenway easement for future trail construction, additional asphalt for bike lanes and an average block length not to exceed 600 feet.

These are all positive steps and commendable however, there were legitimate concerns raised by the existing neighborhoods that could not be addressed before the Planning Commission vote. The concerns raised include increasing the buffer south of Rada Drive to more than 10 feet, tree save commitments beyond the minimum requirement and additional design commitments to encourage slower traffic through the development and the neighboring development.

Without knowing whether or not the applicants could make additional commitments to address the legitimate concerns raised by the existing neighborhoods, I voted no.

HYMAN – Voted no; although it may have been desirable to allow this applicant additional time to make a few recommended adjustments, a motion by the Commission to allow this additional time failed. The applicant, however was not intentional and was never in favor of the continuance. As such, I voted “no” because of no site specific plan and design commitments that, I believe would have eased the anxiety of neighbors who spoke against the project.

JOHNSON – Voted “No” on this motion. Motion failed 12-0

WILLIAMS – The comprehensive plan should be left alone until the new plan has been developed.

Case Z1800035 (1432 Ellis Road)

BUZBY – The applicants have made a variety of positive proffers – traffic calming devices, a 30 foot wide greenway easement for future trail construction, additional asphalt for bike lanes and an average block length not to exceed 600 feet.

These are all positive steps and commendable however, there were legitimate concerns raised by the existing neighborhoods that could not be addressed before the Planning Commission vote. The concerns raised include increasing the buffer south of Rada Drive to more than 10 feet, tree save commitments beyond the minimum requirement and additional design commitments to encourage slower traffic through the development and the neighboring development.

Without knowing whether or not the applicants could make additional commitments to address the legitimate concerns raised by the existing neighborhoods, I voted no.

JOHNSON – Voted “No” on this motion. Motion failed 12-0

KENCHEN – I am not in favor of this. This area has been very heavily developed. It’s now to the point where the nature and character of the community has drastically changed. While there is little that can

be done at this point, we do have an opportunity to slow further growth. This decision is even clearer since we do not know how this development will look.

Hearing this information, along with a buffer of at least 20 feet, will perhaps make this a more appealing development. For now though, we should not develop in this manner.

WILLIAMS – The impact of this development on the neighborhoods around them would be contrary to the harmony of the existing residents. We have to do better with providing a less evasive procedure than clear cutting. Do better for greater text commitments that pleases the needs of the residents. I do not have any support for the current plan for the need for bike lanes. The improvements needed for Riddle Road as well as South Alston Avenue for vehicular traffic long before we should be concerned about providing bike lanes. I believe that it is time to stop building in this area with so much aggression and go in the other direction of single family homes.

Case Z1900008 (3259 Rose of Sharon Road)

BUZBY – Two cycle delay requested by the applicant. I voted to approve this delay.

HYMAN – This public hearing remains open at the applicants request. The Commission noted to continue for the May 12th regular meeting. Support to continue was unanimous.

JOHNSON – Continuation for 60 days requested by applicant. Voted in favor for 60 – day continuance. Motion passes 12-0

KENCHEN – Continued until May 12.

Case Z1900025 (Leesville Road Assemblage)

BUZBY – This proposal is a zoning request but does not propose to damage the future land use map. The proposed PDR zoning of 3.236 is consistent with an existing development to the immediate south of PDR 3.700.

In addition, there were numerous proffers and I vote to approve.

HYMAN – Voted yes; neighborhood meeting held, traffic concerns raised, road improvements sewer extensions addressed and \$19,000 to DPS and \$34,000 contributions to the Durham Housing Fund.

JOHNSON – Voted in favor of this motion. Motion passes 8-4

KENCHEN - I vote to approve. This development works well in this location, complementary existing neighborhoods.

This case is heavily developed within close proximately to the airport and Brier Creek.

There was also no neighbor opposition.

Durham needs more density and this will help.

WILLIAMS - This property outside of design commitments fits well in this location. The need for us to take a stand on developing parts of land that make sense. Given the accessibility to Brier Creek and a price point of almost 150K less than properties in this area is a massive step in the right direction. I fully support this rezoning and the proposed development

Case Z1900046 (1900 Hillandale – Committed Element Modification)

BUZBY – This proposal is minor, makes sense and has no opposition – I vote to approve.

HYMAN – Voted yes; The request is reasonable and has limited impact. The applicant has requested to remove the text commitment requesting one, single car-width garage per unit. Staff agrees.

JOHNSON – Voted in favor of the motion. Motion passed 11-0. I would rather have internal site parking rather than potential street parking on Fawn Road.

KENCHEN – This is a reasonable request which I fully support.

Case Z2000006 (505 West Chapel Hill Street)

BUZBY – This is fantastic and represents the best of Durham – well done. I’m excited to support this proposal.

HYMAN – Voted yes to this highly desirable project that commits to providing 80 affordable housing units upon completion. Applaud the efforts of the City to work in conjunction with the applicant to ensure expeditious processing. Great Work.

JOHNSON – Voted in favor of motion. Motion passed 11-0.

KENCHEN – I vote to approve. This is a project that Durham can be proud of and should be a model for future projects.

Case TC1900006 (Omnibus 14)

BUZBY – I vote to approve.

HYMAN – Voted yes to the text amendment changes which were reviewed by both the City and County Attorney’s offices; therefore, a favorable recommendation for both the City Council and the County Commissioners is hereby advised.

KENCHEN – I vote to approve. These are very good revisions.