



Durham Planning Commission

MINUTES

December 13, 2005

City Council Chambers ▪ City Hall

1. Call to Order

Chair Moffitt called the meeting to order at 6:05 P.M.

2. Roll Call

Members Present: Don Moffitt, Jr., Chair
Deborah Giles, Vice Chair
George Brine
Wendy Jacobs
Corinne Mabry
John Mozart
John Parrish
Lynn VanScoyoc

Harry Dawley
Jon Kuczynski
Jarvis Martin
Joe Parker
Caleb Southern

Members Absent: Robert Jentsch

Staff Present: Steve Medlin, Assistant Planning Director
Bill Judge, Transportation Engineer
Nazeeh Abdul-Hakeem, Senior Planner
Mike Stock, Senior Planner
Susan Willard, Secretary

Mr. Medlin indicated that the Planning Department had received notice that Mr. Jentsch had requested an excused absence.

Mr. Kuczynski asked that he be excused at 6:45p.m.

MOTION: Recommend an excused absence for Mr. Jentsch. (Mr. Mozart, Ms. Giles 2nd)

ACTION: Motion carried, 11-0 with Mr. Brine and Mr. Martin not yet present.

3. Approval of Minutes from November 9, 2005

MOTION: Recommend approval of the minutes with amendments. (Mr. Martin, Ms. Giles 2nd)

ACTION: Motion carried, 11-0 with Mr. Brine and Mr. Martin not yet present.

Ms. Jacobs noted that under 6A (Old Oxford Hills) it should be noted under Commission discussion that rare plant species was discussed. Additionally the motion and action should be reflected for item 9. (Hope Valley Town Homes).

4. **Adjustments to the Agenda**

- 1) Mr. Medlin announced that case 5B (Belcrest) would not be heard tonight due to the application being incomplete.
- 2) Mr. Medlin requested that Item 9C (resolution dealing with initial zoning map changes) would be added.

5. **Public Hearings:**

A. **Ray-Ransdale Property (Z05-8)**

Request: RD; F/J-B to R-10(D); F/J-B

Location: East of Hiddenbrook Drive, south of Rondelay Drive and west of Doc Nichols Road.

Staff Recommendation: Approval. Mr. Stock made the staff presentation.

Public Hearing: Chair Moffitt opened the public hearing. One representative of the applicant spoke in support. No one spoke in opposition. Three additional committed elements were proffered; 1) cluster development 2) three access points to the open space and 3) no lots platted into floodplain. Chair Moffitt closed the public hearing.

Commission Discussion: Discussion centered on the committed elements and generated school impact numbers.

MOTION: Recommended approval. (Mr. Parker, Mr. Dawley 2nd)

ACTION: Motion carried, 10-3 with Ms. Giles, Mr. Moffitt and Mr. Mozart voting no.

C. **Highgate (Z05-30)**

Request: PDR 9.4 to O&I-2; F/J-B and MTC 9 partial)

Location: The northwest corner of the intersection of Highgate Drive and Southpark Drive.

Staff Recommendation: Approval. Mr. Abdul-Hakeem presented the staff report.

Public Hearing: Chair Moffitt opened the public hearing. The applicant spoke in support and one citizen noted that she had questions but did not support nor oppose.

Commission Discussion: Commission discussion centered on the desire for a development plan to be submitted.

MOTION: Recommended approval subject to the plan amendment being approved.
(Brine, Dawley 2nd.)

ACTION: Motion carried, 7-5 with Ms. Giles, Mr. Mozart, Ms. Jacobs, Mr. Parrish and Ms. VanScoyoc voting no and Mr. Kuczynski excused with an early departure.

6. **Public Hearings: Zoning Map Change Request**

None

7. **Public Hearing: Text Amendments**

None

8. **Old Business**

Transportation LOS information – Ms. Giles gave a brief overview about the on-going concern of the transportation calculations used in staff reports.

MOTION: Request that JCCPC provide a direction regarding whether to use the NCDOT or FDOT methodologies for evaluating traffic impacts of development requests. (Ms. Giles, Mr. Dawley 2nd)

ACTION: Motion carried, 12-0.

9. **New Business**

A. Proposed changes to Rules of Procedure

Information was received and discussed. Chair Moffitt indicated that this item would return at the January meeting.

B. Commission Policy on Justifications for Zoning Recommendations

Mr. Moffitt discussed new legislation that will be used after January 1, 2006 requiring the Commission to state the rationale and basis for recommendation. The process for capturing this information and a draft form were presented.

MOTION: Recommended approval of the form and modify if needed later.
(Mozart, Brine 2nd)

ACTION: Motion carried, 11-1 with Ms. Mabry voting no.

C. Resolution concerning Initial Zonings for Newly Annexed Properties

Mr. Medlin presented the Commission with the Resolution.

MOTION: Recommend approval with minor word changes. (Giles, Dawley 2nd)

ACTION: Motion carried, 12-0.

D. Commission Members who sServe on other Boards

Ms. Jacobs requested that at the end of each meeting a brief report be given to Commission members

10. Adjournment

The meeting adjourned at 8:05 P.M.

The next meeting will be held January 10, 2006 at 5:30 P.M.