

Planning Commissioner Comments from the April 10, 2012 meeting.

Live Well North Durham Plan Amendment - A1100014

Ms. Board- The residential area in the block under consideration has already been negatively impacted by the existing Office Use. It seems better to upgrade them to office rather than doing nothing. It does seem likely that the block between Crabtree, Carver, and Newsom will follow, though I hope that doesn't occur soon.

Ms. Brown – Very concerned about impact on residents in the area. The most recent traffic count was done in 2009. On page 9 of 11 in staff's reports states that staff have some reservations about the impact on the residents of Newsome Street. I am concerned that this rezoning will cause further commercial creep into the residential area. Developer committed to a bus shelter.

Mr. Davis – I approve the Plan Amendment based on the present surrounding uses adjacent and near this planning case.

Mr. Gibbs – I support this development with proposed site entries, bus shelter (HC accessible).

Ms. Winders – I opposed plan amendment because I don't think the proposed use is compatible with existing residential development. Too much traffic will be going down Newsome Street, some on weekends and at night. Though the change will create a better transition, as staff reports indicate (from residential to office/institutional) the negative effect of increased traffic on this small neighborhood is too great.

Mr. Smudski – Appropriate development buffering commercial and residential. Recommend that Crabtree Avenue be paved as soon as possible.

Mr. Whitley- I voted to approve. I don't like the amount of traffic.

Mr. Kimball – I approve.

Mr. Harris – I voted for motion to approve.