



CITIZENS ADVISORY COMMITTEE

City of Durham
Virtual Meeting Via Zoom
(Each committee member received a personal secure meeting link)
Monthly Meeting Minutes
April 24, 2023
6:00 PM

CAC Wiki Page - <https://sites.google.com/view/cac-wiki/home>
[\(136\) Durham Citizens Advisory Committee \(CAC\) – April 24, 2023](#) (YouTube recording)

The Durham Citizens Advisory Committee met on the above date and time with the following members present: Valon Alford, Robert Brown, Rachel Eberhard, Lea Efird-Green (Secretary), Reshockie Furnace, Alexa Hartenstein, Amy Jones, Seth Kandl

Others Present: Reginald Johnson (Staff), Bonita Bobbitt (Staff)

Excused: Ahmed Ali, Sherard Johnson, Brian Langloss (Chair), Carl Newman (Vice-Chair), Ann Rebeck

Unexcused: Richard LaBennett

6:36p – Call to Order

- Meeting was called to order by Secretary Efird-Green
- Roll call completed by Secretary Efird-Green

6:37 p – Action on Previous Meeting Minutes

- Approval of March minutes tabled to next meeting due to lack of quorum

6:40 p – Simplifying Code for Affordable Development (SCAD) Amendment Presentation – Mr. Bob Chapman

- Mr. Chapman is a developer that has experience developing affordable housing in multiple states
- Yes in my Backyard: making housing more affordable
- Having more compact development in Durham can increase location-efficiency; for example, walking to school, church, work, or stores
- Currently asking City Council to pass SCAD Amendment in order to increase affordable development
- Categories of amendment (21 changes in general):
 - Affordable path program – incentivize affordable housing on small residential lots
 - Geometries and buffers – buffers between like uses go away; lots of 20,000 square feet or less in the urban tier are exempt from buffers
 - Makes height simpler – defined by number of stories for residential with maximums in feet
 - Small lots and flag lots – clean-up of setback rules for ADUs; allows for multiple flags from same primary lot; adds sustainability requirements for small and reduced flagpole lots
 - Accessory Dwelling Units (ADUS) - increase allowable size of ADU to 1200 square feet to accommodate small families; places of worship can have ADUs; allows for duplex ADUs



- Parking – eliminate parking minimums
- Neighborhood commercial zones – small commercial projects in commercial zones can use the Commercial Infill (CI) code; small commercial projects using CI code can be exempt from site plan review (currently, only one and two-family projects are exempt, regardless of size)
- Townhouses – small townhouse projects (10 units or fewer on small parcels) exempt from site plan review; introducing a new housing type (detached rowhouses)
- Non-conformities – non-conformities are allowed to build additions and make changes as long as they don't increase amount of non-conformity
- Miscellaneous:
 - Old West Durham is currently only neighborhood with FAR calculation – make consistent with rest of code
 - Cluster subdivisions allowed on sites of 2 or more acres
 - Downspouts allowed to be piped to right-of-way again
 - PDR changes that allow for more mixed-use and more discretion to the applicant (suggestion from Planning Commission)
 - Slight increases to allowed encroachments for HVAC, porches, bay windows, and other desirable features
 - Buildings built before 1950 can be moved and used as ADUs or moved to small lots
- SCAD will likely not go before the Council until after the summer recess

7:25 p – Community Development Update – Mr. Reginald J. Johnson

- Mr. Johnson's presentation will be tabled to next meeting

7:27 p – Board Discussion and Other Business

- Please RSVP for the 5/6 Board Retreat by emailing Secretary Efirid-Green
 - Participation can be in-person or via Zoom

7:31 p – Public Comments or Questions

- Donna Frederick: What are the implications for handicapped parking if minimum parking requirements go away?
 - Just because minimums go away, that doesn't mean that parking itself will; accessible parking and other design features will increase marketability, especially for multi-family units

7:38 p – Announcements

- There will be a public hearing on 5/1 about the Annual Action Plan for Community Development

7:40 p – Meeting Adjourned

- Motion requested by Secretary Efirid-Green; meeting was adjourned at approximately 7:40 PM

Attachments:



SCAD

Presentation.pdf



AAP.pdf



AAP Memo.pdf



AAP Budget.pdf

