

December 2018 TPNA Board Meeting
Minutes
Wednesday, December 5th at 7pm
George Watts Montessori Media Center

Roll Call ~ Waugh Wright, Adam McClellan, Marc Phillips, Steve Falzano, Don Ball, Philip Azar, Stacy Murphy, Ted Snyderman

- Neighbors - Stephanie, Ralph, two others.

Absent ~ Diane Amanto, Can Dickerson, Mathew Yearout, Katy Dillard

Call to order ~
Marc Phillips

Review of November Meeting Minutes

- Approved

Committees:

Treasurer's Report ~ Adam McClellan

- From December 30th update: In going back over the transactions for 2018, I realized that I had neglected to log one general expense (\$68.60 for annual meeting costs) and two home-tour-related expenses (\$200 in cash for making change, and \$251.52 for host gifts). All those have been added to the 2018 sheet, with the results being that
 - our gross cash flow for the year stands at \$505.04 (to be validated at our next meeting), and
 - the total going to TPF from the home tour is adjusted downward to \$14,081.96

Luminaria

- Habitat and Riverside PTA are splitting the duties/rewards
- Sue Concannon is borrowing the Santa Suit for an Urban Ministries event on 12/15

Communications ~ Katy Dillard

- December newsletter is to press; ready for pick up tomorrow? Thanks to all who contributed, and to Ted for the layout
- Any content ideas to discuss? Updates to share with the neighborhood
- Need to add the annual meeting to the website/social and start sharing
- Hey all, I saw this update on FB and wondered if a presentation on this topic would be of interest to our neighborhood? Maybe a topic for the annual meeting?
 - *Durham County would like to thank the Trinity Heights Neighborhood Association for inviting us our tax appraisal team out to an association meeting last week. If you would like to invite our team to your community, reach out to us at 919-560-0300.*

Community Building ~ Steve Falzarano

- N/A

Traffic ~ Anne Stoddard/Ted Snyderman

- N/A

INC ~

- Philip is still INC rep

TP Foundation ~

- From Don Ball's 12/28/18 Update:
- MAIN STREET MEDIAN
 - The Al Frega artwork has been installed and the art committee is in the process of finalizing the verbiage and color of the top coat. It will read 'Trinity Part, est 1891' in a similar fashion to the Francis Vega sign, but with a typeface representative of the Chesterfield Building.
- TRINITY MEDIAN
 - The garden committee planted extensively this fall, with new daylilies and iris.
- THE TRINITY PARK
 - Arrangements have been confirmed to complete the Insect Walk when weather permits in early 2019.
 - The railings are to be repainted in the next few weeks.
- MARKHAM MEDIAN
 - The original Francis Vega sign has been moved and permanently installed by BAMRO, and Cricket Forge/Vega Metals did a marvelous job of restoring the sign to its original lustre.
 - The Michael Muller sculpture honoring Marie Austin (that originally was installed at the King's Daughters Home) is to be installed soon.

Annual Meeting

- Scheduled for January 23rd

Membership ~ Diane Amato

- N/A

Old Business ~

New Business ~

- King's Daughters Inn
 - Nearby neighbors came to the meeting to discuss the possible rezoning and sale of the King's Daughter Inn (additional information below)
 - It was stressed that the TPNA can be used as a forum to share information and discuss situations, but that the board should be very careful before taking any official or unofficial positions, for both legal and fairness reasons.

- The history of the property was discussed at length. Before the Inn was opened there was a great deal of concern in the neighborhood, both as to what the effect of the Inn would be (positive and negative) and what would happen if the Inn was sold or rezoned, such as what is currently happening.
- The following is from Tom Miller prior to the meeting
 - The link below is to the agenda items for the upcoming Planning Commission meeting on December 11, 2018. The meeting will take place in the Council Chambers on the first floor of City Hall ([101 City Hall Plaza](#)) at 5:30 pm. <http://durhamnc.gov/AgendaCenter/Planning-Commission-15>

Plan: <http://durhamnc.gov/AgendaCenter/ViewFile/Item/2733?fileID=10650>

- The property is currently zoned RU-5. This is a single family home zone. For the time being the only thing that is allowed in RU-5 are single family homes on relatively small lots. The KDI is allowed as a non-conforming use because it was built before the property was zoned RU-5. It is allowed to be a B&B inn because, under certain circumstances, B&Bs are allowed in single family home zones.
- The owners, I assume the Crossmans, are asking that the property be rezoned to RUM. This is the urban multifamily zone. Apartment blocks are allowed in RUM. You may not be aware, but the Crossman's hotel venture in Cary is in bankruptcy. I cannot say for sure, but it seems only reasonable to suppose that this application to rezone the KDI is related to that. The planning staff report indicates that the rezoning would allow the KDI building to be converted from a B&B into apartments. Maybe the Crossmans no longer wish to be in the hospitality business.
- The KDI is a designated Durham Historic Landmark. This means that in exchange for a significant break on property taxes, the Crossmans have agreed to keep the exterior of the building up to historic standards and to submit to review by the Historic District Commission if they want to change the exterior. This level of protection is great, but as we saw with the liberty warehouse, the city is only too happy to drop the protection when the owner asks for relief from it.
- I do not know what the plan for KDI actually is. If it is to be converted to apartments, there are a host of issues not the least of which is parking. I am surprised the thing has got this far without the Crossmans telling the TPNA about what they are up to. I have only received the report myself and have not read it in detail yet. I wanted to get it to the TPNA asap.
- Durham County would like to thank the Trinity Heights Neighborhood Association for inviting us our tax appraisal team out to an association meeting last week. If you would like to invite our team to your community, reach out to us at 919-560-0300.
 - There was not particular interest for scheduling a meeting currently

Meeting adjournment: