

February 2019 TPNA Board Meeting  
Agenda  
Wednesday, February 6th at 7pm  
George Watts Montessori Media Center

Roll Call ~Kevin Kearns, Stacy Murphy, Adam McClellan, Waugh Wright, Diane Amato, Beth Emerson, Mark Phillips, Steven Falzano, Bunmi Matory, Phillip Azar (in addition to 24 in the audience - Mimi Kessler, Jennifer Franklin, Pam Swinne, Jack Swinnee, John Swansey, JC, Jeff Paine, Patti Paine, Ron Gallagher, Marcie Porter, Mary Molina, Tina Moon, Jerry Trott, Dan Bock, Mollie Flone, Don Ball, Julia Borbely-Brown, John Hodges-Copple, Susan Kauffman), Ilene Hadler

Absent ~ Ilene Hadler, Mathew Yearout

Call to order ~ 7:00

Introduction of new members: Beth Emerson, Kevin Kearns, Bunmi Matory

Review of January and Annual Meeting Minutes

- No changes suggested
- Moved to accept both, seconded, and approved unanimously
- Philip stated that he does own separate property

Committees:

Treasurer's Report ~ Adam McClellan

- \$70 in membership dues, spent \$72.24 on annual meeting in January
- There are still outstanding money due for ads, Domino's is hopefully coming in soon

Communications ~ Katy moving to Layout - need replacement

- Next newsletter will be in March and Katy will send out a reminder to those involved
- Should we have an official TPNA email to send items to the listserv? Marc will show Katy how to do it.
- Mimi Kessler volunteer to join the committee. Waugh Wright reminded that as secretary that he was also on the committee.
- Stacy went through the four streams of information (listserv, facebook, newsletter, twitter)
- A question was asked if there could be an email distribution list.

Proposed Content for next newsletter:

- Egg Hunt Event Highlight - **Steven Falzarano**
- Pet Photo Contest - **Katy Dillard**
- Luminaria Recap - **Habitat?** (**Don Ball** - highlight participation on Dacian Drive)

- Board Update Highlighting New Members (**submitted by each member**)
- Salon Series update (I will ask **Para Drake** if they have something to include)
- Art Tour/New Art Highlight - **TBD**
- Update on Rezoning Issue - I'm guessing we may have something to share/report - **Philip?**
- Division Updates:
  - Traffic - can we provide an update of some sort, is there anything to report about changes at I85 and Gregson/Duke streets (will they become two-way, etc.) - **TBD**
  - Safety - any tips or updates to recap (**Ron Gallagher**)
  - Urban Development - KDI update, other (**Derek Jones?**)
  - Ellerbe Creek update - Paul to provide short blurb (**Paul Cardile**)

#### Community Building ~ Steve Falzarano

- The Spring Egg Hunt is coming up on Saturday April 20 and there will be calls for volunteers later

#### Traffic ~ TBD

- We are looking for a new chair

#### INC ~ Philip Azar

- At the last meeting, the INC voted to ask for a continuation of the expanding housing choices, which will be presented to the Planning Commission on the ~2<sup>nd</sup> of March.

#### TP Foundation ~ Don Ball

- Don has gotten ~200 bulbs to plant in the neighborhood. Winston-Salem had extra bulbs and 30 groups came and divided them.

#### Membership ~ Ilene Hadler

- Several people have joined since the Sunday meeting

#### Safety ~ Ron Gallagher

- Only recent reportable crime was DSA robbery. Ron is trying to get statistics that are broken into more the local neighborhood.

#### South Ellerbe Creek Wetlands - Matthew Yearout/Paul Cardile

- Nothing new

#### Old Business ~

KDI Rezone - Stacy Murphy

- A mid January meeting was well attended.

- There are covenants on the property, which say it can never be used for undergraduate housing and it cannot be accomplished.
- There are historic provisions to preserve the building to a certain degree.
- The Sheltering Home Circle holds the covenants. Sharlynn Wallach is the current leader.
  - They might be willing to transfer those covenants. This circle is under a larger Circle, so if anything were to happen locally it would still exist somewhere, but it could possibly be transferred somewhere else.
    - Perhaps TPNA, but then could TPNA file complaints. (There was a question of how costly it would be)
    - Diane said that Preservation Durham would be happy to hold them.
    - Comment from floor and agreed from board, said that it was important that the covenants remain local
  - This will be discussed next meeting
  - Philip: we have always wanted to make sure covenants are preserved.
    - Colin on the floor agreed that he would be willing to restate the covenants, as they currently stand.
  - In 2 months the King Daughters Society will convene to vote.

#### New Business ~

##### Tax Appraisals

- Stacy makes a motion that the board should ask for the Tax Board to come and speak to the neighborhood. Seconded and voted for unanimously.
- Asked to possibly combine with board meeting

##### Retreat

- Sidebarred to a later meeting

#### Discussion of Feb 3rd community meeting about proposed rezoning - Diane Amato

- 
- The board is authorized to create a committee to explore the rezoning issue. E.g., for King's Daughter Inn, we created a UPC.

Summary notes prepared by Waugh Wright and Katy Dillard:

<https://docs.google.com/document/d/17G3IxxN1snkHL0AUY-GHVFP0DRKpBksxtNST8ZhVzTk/edit?usp=sharing>

- We had very good attendance on Sunday February 3<sup>rd</sup>'s meeting
- Should we send a survey out?
  - Language
    - “We are going to give weight to TP members, give them the link and ask for their names and email address, so that we can cross check.

- Agreed that we can ask if they are members
- This would not be a vote, but rather a survey.
- We have the survey that Watts-Hillendale did.
  - Diane The feedback
    - We agree people should have different choices
    - We are worried that 50 foot lots could be turned into 6 houses.
    - Can these decisions be delayed?
- Phillip: The commission can delay, but if delay before then we won't know what the "final" form is
- February 20<sup>th</sup> is the date they are supposed to have the actual text
- Philip: should we do the survey after the final form is done? The final form may not have some of the issues that the neighborhood is most concerned with.
- Stacy has been collecting concerns and support and talking to City Hall. City Hall knows there will be pushback. We should not just say if we are for or against it, we should identify our concerns, write them up, and hold the planning department and the mayor accountable as they make up the final version.
  - All the concerns Stacy has heard could be addressed by changing the planning document or use other departments (e.g., police enforcing laws)
  - Floor: I heard more concern on Sunday that TP is being used to bring in not-affordable housing, but rather to bring in more well-off households, to avoid them from moving to other near downtown areas.
- Phillip: We looked into different scenarios. It is still unclear how many houses could be put on, for instance a 50 by 150 house. The neighborhood has benefited greatly from Durham's urbanization, while we have lost 25 households in TP.
- Floor: this proposal does not address affordable housing at all and the Council is rushing this.
- P: we should tie-in affordable housing, but that we should recognize that this is part of a larger plan for the city to improve housing, while recognizing that they didn't explain this on Sunday.
- Floor: Saving a few households from going to East Durham, etc, will not stop gentrification there. TP has a diversity of households. We have ADUs now, we have airbnbs that hurt the housing market. This initiative will benefit developers more than anyone else.
- Stacy: this neighborhood has always had lots of diversity, until the 1960s when they rezone more for single-family units. Durham has changed a lot in the past few decades and the rezoning from 1969, which was rezoned to increase inequity.
- Floor: under the new guidelines I could divide by 75 by 180 lot into three lots and make three duplexes (probably not ADUs).
  - I think a 25' lot is too small.
  - Planning Department thought that you could do this in RS8,
    - Philip suggested that the existence of a current house or the overall density cap should prohibit that.
- Floor: other cities have tried similar policies and they have not worked (e.g., not increased diversity or lowered prices). There must be a middle ground.

- Floor: I would request TPNA create a subcommittee in the proper process and find the verbage of the proposal and what the outcomes would be.
  - Portland has tried similar zoning in similar areas, but have problems from it. I spoke today with an engaged participant from Portland. (Portland had designed standards, which helps them. TP has no overlay protection.)
- Should we push for a delay? Members were vocal for the delay, but not entirely.
- Not everyone could be heard today?
- Marc: Those pushing for the delay want to know what the proposal actually is.
- Floor: What is the plan for parking?
  - Stacy read what proposed language says about parking, but they were not perfectly.
- Adam: we can't solve it tonight – we don't have the authority.
- Floor: this seems like this proposal is being rammed down our throats.
- Beth: does a delay now mean we don't know what's going on even longer? What about other neighborhoods that do not have such strong associations and who might have equal or greater risks?
- We Should we do a survey?
- Planning commission member in audience: I'm for density but we do need to be informed and this is a big step. I would suggest (and I will) that the board ask planning staff to delay. I think we should have more than 2 weeks to read the document. Once it comes to the meeting, we might delay it. (Akram Al...
  - From Marc's question, once it gets to Planning Commission is unlikely to change much. (and City Council is likely to approve it)
  - We would like to see proposed text prior (e.g., 90 days) to publication.
- Stacy we can ask for this delay, but may not get it, so we should still form the committee and move quickly.
  - Identify concerns, how is it handled now, what are the proposed changes.
- The survey could provide the links to what we have and try to get feedback. What are your concerns.
- Who is on Urban Planning Committee? Derek, Linda?
- What are other neighborhoods doing? It would be stronger to work together.
  - Watts Hillendale are asking for a delay?
- Floor: Why did other neighborhoods know before we did?
  - Everyone on the list serv had the opportunity to ask the city for email updates.
  - W-H was only 10 days ahead of us.
  - There was not detail until the past few weeks.
  - Floor: everyone was duped by the City's too simplistic survey, as well as their vague titles.
- P: If there is an extension before the planning commission, then they should not delay it further.
- All members are supposed to say if they have a conflict of interest, such as owning rental properties, or perhaps just owning a home or renting.
- Phillip resolution

- 1. Resolve to request a 90 day extension between final draft of the proposal and submission for publication (not by the Planning Commission after they receive it from the planning department)
- 2. UPC subcommittee is formed consisting initially of Stacy, Mimi Kessler, Pam, Waugh Wright, John, who will draft a survey and advise the board and keep the board apprised of its efforts
- 3. Work with other neighborhood boards and stakeholders.
  - Seconded by Adam
  - All ayes, except:
    - 2 opposed because of the 90-day extension, which was considered too long (Stacy and Waugh)
  - Phillip stated that his aye vote regarding the 90-day extension was contingent upon there not being an additional 90-day extension by the Planning Commission
- Phillip: Is there any object from board from Philip sending a letter to follow up with department, to do personal suggestions? No one objected.

Adjourned 9:07