



PLANNING COMMISSION

DRAFT MINUTES

January 27, 2022, 5:30 p.m.
Virtual Meeting

I. Call to Order

Chair Amandolia called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:

Austin Amandolia, Chair
Nathaniel Baker
Bradley Battista
Brian Buzby
Kimberly Cameron, Vice Chair
Garry Cutright
Erin Durkin
Bruce Herrod
David Lowe (present for public hearing item)
Scot Maclver
David Morgan
Carmen Williams
Zuri Williams

Excused Absence:

Anthony Sease

Staff Present:

Grace Smith, Assistant Planning Director
Michael Stock, Planning Manager
Alexander Cahill, Principal Planner
Danny Cultra, Senior Planner
Leigha Larkins, Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda – None

Approval of the Minutes and Consistency Statements: December 14, 2021

MOTION: Approve the Minutes and Consistency Statements for the December 14, 2021 meeting. (Morgan, Cameron 2nd)

ACTION: Motion carried, 12-0 (Lowe not yet arrived)

IV. Public Hearing: Comprehensive Plan Amendment

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request

VI. Public Hearing: Zoning Map Change Request

a. Carver Street Assemblage (Z1900009)

Zoning Map Change Request: Residential Suburban-20 (RS-20), Residential Urban-5 (RU-5) to Planned Development Residential 7.000 (PDR 7.000)

Staff Report: Alexander Cahill presented Carver Street Assemblage (Z1900009)

Public Hearing: Chair Amandolia opened the public hearing. The applicant and nine others spoke in support. Seven spoke in opposition. Chair Amandolia closed the public hearing.

Commission Discussion: The discussion centered on the affordable housing component of the project, the significant community input and engagement with the Bragtown Community Association, and the substantive changes in the project since it was last heard by the commission. The applicant proffered four changes to the proposal in response to the planning commission feedback during the meeting.

MOTION: Recommend approval of Z1900009 (Morgan, C. Williams 2nd)

ACTION: Motion carried, 13-0

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

MOTION: Excuse Commissioner Sease. (Baker, Morgan 2nd)

ACTION: Motion carried, 13-0

VII. Public Hearing: Text Amendment - None

VIII. Old Business

IX. New Business

- a. Reschedule the November meeting, staff will send a doodle poll to Commission.

MOTION: Reschedule November meeting (Morgan, Lowe 2nd)

ACTION: Motion carried, 13-0

X. Adjournment

The meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission