



# JOINT CITY-COUNTY PLANNING COMMITTEE

## DRAFT MINUTES

June 1, 2022  
City Council Chambers, 101 City Hall Plaza

### 1. Call to Order

Chair Middleton called the meeting to order at 9:30 a.m.

**MOTION:** To excuse Brenda Howerton

**ACTION:** Motion carried, 6-0. (Amandolia, Middleton 2nd)

**Voting Members Present:** Wendy Jacobs, Board of County Commissioners  
Austin Amandolia, Planning Commission  
Nimasheena Burns, Vice Chair, Board of County Commissioners  
Javiera Caballero, City Council  
DeDreana Freeman, City Council  
Mark-Anthony Middleton, Chair, City Council

**Voting Members Absent:** Brenda Howerton, Board of County Commissioners

**Nonvoting Members Present:** Sara Young, AICP, Planning Director  
Leonardo Williams, City Council (Alternate)

**Nonvoting Members Absent:** Dr. Kim Sowell, County Manager  
Wanda Page, City Manager

**Staff Present:** Grace Smith, AICP, CZO, Assistant Planning Director  
Bryan Wardell, Senior Assistant County Attorney  
Don O'Toole, Deputy City Attorney  
Carl Kolosna, AICP, Senior Planner  
Sarah Long, Planner  
Scott Whiteman, AICP, Planning Manager  
Chris Peterson, Business Systems Analyst  
Terri Elliott, Clerk  
Lisa Miller, AICP, Principal Planner

### 2. Adjustments to the Agenda - None

### 3. Approval of the Minutes from April 6, 2020

**MOTION:** To Approve the Minutes from April 6, 2022 (Middleton, Caballero 2<sup>nd</sup>)

**ACTION:** Carried, 5-0

### 4. City and County Managers' Priority Items - None

## **5. TC2200001 Privately Initiated Text Amendment**

Sara Young introduced the TC2200001 Privately Initiated Text Amendment and the applicants, Jim Anthony, Aaron Lubeck and David Olverson, to share about what they are proposing and why.

The applicants shared that they have identified properties that are challenging to develop, which can unintentionally happen when the code that applies to all properties doesn't work with certain sites. Over the last few years the applicants have identified ways they feel will enhance the usability of the code and their ability to get projects done. The proposal focuses on smaller infill projects, seeking to address challenges that are encountered with small lots, corner lots, zoning and use adjacency issues, and buffers.

The applicants are looking at engaging the broad community on these specific text changes. The plan to be intentional about reaching out to leaders representing various groups that are affected by development.

## **6. Comprehensive Plan Update**

Lisa Miller presented the Durham Comprehensive Plan project update including an overview of how the draft policies for the plan were developed, a description of the current community engagement on the drafts, and discussion of the draft policies. There are 227 draft policies out for community input through the end of June. These policies were drafted by groups of staff and residents, called Policy Working Groups, over about eight months. Current community engagement efforts are focused on hearing from residents how the policies can be improved and whether any policies are missing. Community input will be used to revise the policies in the coming months. Staff has made additional effort to reach young people, Spanish-speakers, and rural residents during this engagement.

Staff asked the Committee to provide input on these draft policies during this session before staff starts doing the work to finalize them for the full draft plans moving forward. Staff also asked the Committee for general guidance on the project. JCCPC asked questions and provided input to staff on the policies. Staff also invited comments via email following the meeting through the June 30 deadline for this engagement phase.

## **7. Adjournment**

The meeting adjourned at 11:19 p.m. The next meeting will be August 3, 2022.

Respectfully Submitted,  
Terri Elliott, Administrative Specialist