



PLANNING COMMISSION

APPROVED MINUTES

February 8, 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

MOTION: Excuse Commissioners Baker, Battista, Maclver. (Morgan, Cameron 2nd)

ACTION: Motion carried, 10-0 (Lowe not yet arrived)

Members Present:

Austin Amandolia, Chair
Brian Buzby
Kimberly Cameron, Vice Chair
Garry Cutright
Erin Durkin
Bruce Herrod
David Lowe (*Commissioner Lowe
joined before public hearings.*)
David Morgan
Anthony Sease
Carmen Williams
Zuri Williams

Excused Absence:

Nathaniel Baker
Bradley Battista
Scot Maclver

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: None

IV. Public Hearing: Comprehensive Plan Amendment: None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request: None

VI. Public Hearing: Zoning Map Change Request:

a. 1110 Old Oxford Road (Z2000009)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Commercial General with a Development Plan (CG(D))

Staff Report: Leigha Larkins presented 1110 Old Oxford Road (Z2000009)

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

Commission Discussion: The discussion centered on the lack of engagement with the Bragtown community for this application and the neighboring Z1900055 Oxford Commercial case yet to be heard. The goal was to hear both cases at the same meeting.

MOTION: Recommend continuance to May 10, 2022 of Z2000009 (Buzby, Cutright 2nd)

ACTION: Motion carried, 11-0

b. Triangle Veterinary Clinic (Z2100004)

Zoning Map Change Request: Commercial Neighborhood (CN) and Residential Suburban – 10 (RS-10) to Commercial

Staff Report: Leigha Larkins presented Triangle Veterinary Clinic (Z2100004)

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

Commission Discussion: The discussion centered on uses proposed for the site, the development history, the intent of the CN district, aspects of the proposed development, and additional commitments. The applicant proffered that there would be no temporary construction access points and that existing access points would be utilized.

MOTION: Recommend approval of Z2100004 (Morgan, Buzby 2nd)

ACTION: Motion carried, 8-3 (Buzby, Sease, C. Williams voting no)

Consistency Statement: Except for the Future Land Use Designation, the Planning Commission determines that this request is consistent with the *Comprehensive Plan* and other adopted ordinances and policies. If the request is approved, the FLUM designation shall be amended to maintain consistency. Staff recommends a designation of Commercial. 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.

c. Angier Avenue Apartments (Z2100005)

Zoning Map Change Request: Residential Suburban – Multifamily with a Development Plan (RS-M(D)) and Residential Suburban – 20 (RS-20), with a Falls/Jordan Lake Watershed Protection District-B (F/J-B) to Residential Suburban – Multifamily with a Development Plan (RS-M(D)) with a Falls/Jordan Lake Watershed Protection District-B (F/J-B).

Staff Report: Michael Stock presented Angier Avenue Apartments (Z2100005)

Public Hearing: Chair Amandolia opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Amandolia closed the public hearing.

Commission Discussion: The discussion centered on affordability, traffic, connectivity through the site, and impact on neighboring community. The applicant proffered donations to the affordable housing fund and Durham Public Schools.

MOTION: Recommend approval of Z2100005 (Morgan, Cutright 2nd)

ACTION: Motion carried, 1-10 (Harrod voting yes)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

d. **Cedar Trace (Z2100015)**

Zoning Map Change Request: Residential Suburban-8 (RS-8) with a Falls/Jordan Lake Watershed Overlay District-B (F/J-B) to Residential Suburban – Multifamily with a Development Plan (RS-M(D)) with a Falls/Jordan Lake Watershed Overlay District-B (F/J-B).

Staff Report: Michael Stock presented Cedar Trace (Z2100015)

Public Hearing: Chair Amandolia opened the public hearing. The applicant and one spoke in support. No one spoke in opposition. Chair Amandolia closed the public hearing.

Commission Discussion: The discussion centered on the Low Income Housing Tax Credit project and clarification of the households to be served by the proposed development. Clarification to a commitment was made to stipulate 100% of the units would be affordable to 80% AMI or less, with an average of 60% AMI or less.

MOTION: Recommend approval of Z2100015 (Morgan, C. Williams 2nd)

ACTION: Motion carried, 11-0

Consistency Statement: Except for the Future Land Use Designation, the Planning Commission determines that this request is consistent with the *Comprehensive Plan* and other adopted ordinances and policies. If the request is approved, the FLUM designation shall be amended to maintain consistency. Staff recommends a designation of Medium Density Residential. 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.

VII. Public Hearing: Text Amendment - None

VIII. Old Business - None

IX. New Business

- a. Two doodle polls
 - i. Reschedule November meeting date
 - ii. Next retreat

X. Adjournment

The meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission