



# PLANNING COMMISSION

## APPROVED MINUTES

February 28, 2023, 5:30 p.m.  
City Council Chamber, City Hall

### I. Call to Order

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

### II. Roll Call

**Members Present:**

Austin Amandolia, Chair  
Kimberly Cameron, Vice Chair  
Nathaniel Baker  
Sarah Chagaris  
Brandon Davis  
Garry Cutright  
Scot Maclver  
David Morgan  
Anthony Sease  
Stephen Valentine  
Carmen Williams  
Zuri Williams

**Excused Members Absent:**

Raymond Trapp

**Staff Present:**

Grace Smith, Assistant Planning Director  
Alexander Cahill, Senior Planning Manager  
Scott Whiteman, Planning Manager  
Brooke Roper, Senior Planner  
Lisa Miller, Principal Planner  
Kayla Seibel, Senior Planner  
Carl Kolosna, Senior Planner  
Chris Peterson, Technology Liaison  
Lauren Edman, Associate Business Services Analyst

### III. Adjustments to the Agenda

The Chair asked to move item C under New Business to amend the calendar to be acted on before the public hearings. Chair Amandolia requested the commission take action to add an additional meeting to their schedule, to be held on March 28, 2023, at 5:30 p.m. The purpose is to continue the public hearing to discuss the new Comprehensive Plan.

**MOTION:** Approve the amendment to calendar to add a special meeting on March 28, 2023. (Morgan, Cameron 2<sup>nd</sup>)

**ACTION:** Motion carried, 10-0 (Valentine, C. Williams, not yet present)

**Approval of the Minutes and Consistency Statements: January 10, 2023**

- MOTION:** Approve the Minutes and Consistency Statements for the January 10, 2023, meeting. (Baker, Cameron 2<sup>nd</sup>)
- ACTION:** Motion carried, 10-0 (Valentine, C. Williams not yet present)

**IV. Public Hearing: Comprehensive Plan Amendment**

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

**VI. Public Hearing: Zoning Map Change Request**

**VII. Public Hearing: Text Amendment**

**a. Accessibility & Walkability Text Amendment (TC2100007)**

Proposes revisions to the requirements within the Unified Development Ordinance (UDO) to improve access and walkability in Durham.

- b. Staff Report:** Brooke Roper presented Accessibility & Walkability Text Amendment (TC2100007).

**Public Hearing:** Chair Amandolia opened the public hearing. Commissioner Baker and two others spoke in support. No one spoke in opposition. Chair Amandolia closed the public hearing. The Chair read the petition of support into the record.

**Commission Discussion:** Commissioner Sease asked if midblock pedestrian passages should be considered within the node definition (Section 13.6, Street Connectivity Requirements), and whether the Minimum Site Acre Applicable section for the first set of zoning districts should be expanded (Section 13.4, Block Standards). Additionally, it was stated that equal attention be paid to the National Association of City Transportation Officials (NACTO) as the North Carolina Department of Transportation (NCDOT) and American Association of State Highway and Transportation Officials (AASHTO) standards for street design within the Unified Development Ordinance.

**Bike Durham presented a petition in support of the Walkability Text Amendments to the Durham Unified Development Ordinance.**

To: Durham Planning Commission

From: John Tallmadge, Executive Director

We Strongly support these text amendments to the Unified Development Ordinance that will enhance access and walkability in new developments in Durham. For too long, Durham has had development rules that allow poor connectivity for walking or biking to nearby schools, businesses, places of worship, parks, and even adjacent neighborhoods. Durham is growing fast, and now is the time to require connectivity, sidewalks, and bicycle facilities that will improve access for the coming development.

We thank the Planning Commission for taking the step to initiate these changes and will support them when they are recommended to the City Council and County Commission.

Each of the 342 signers of the petition was presented with the following information:

Durham is growing rapidly, including on its suburban periphery. Much of this development has poor connectivity and is not walkable. This is allowed under the current development rules.

Last summer, the Durham Planning Commission initiated a text amendment rules with the goal of making a more connected community. To achieve this goal, the amendment proposes various rules for developers which would limit the length of streets and promote more pedestrian connections to nearby, existing networks. These rules will help ensure new developments are well connected to the surrounding area and neighborhoods, and ensure they are pedestrian/bicyclist friendly.

Support for improved access and walkability has been a consistent desire from Durham residents throughout the development of the Comprehensive Plan. From this feedback, the Planning staff has created the transportation goal and community objective for the draft Comprehensive Plan. The Improving Access and Walkability Text Amendment will help to take us one step closer to the Transportation Goal and Objectives by introducing more pedestrian and bicycle-friendly development requirements.

The Planning Commission needs to hear that there is strong community support before moving this recommendation to the City Council for approval. Please sign this petition today.

There are 15 pages of people who signed this petition.

**MOTION:** Recommend approval of TC2100007 (Morgan, Baker 2<sup>nd</sup>)  
**ACTION:** Motion Carried, 12-0

**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.

## VIII. Old Business

## IX. New Business

- a. Public Hearing on the new Comprehensive Plan

**Staff Report:** Lisa Miller and Kayla Seibel presented the New Comprehensive Plan

**Public Hearing:** Chair Amandolia opened the public hearing. The Chair asked for public speakers not to repeat something that was said previously by another speaker, but instead to raise hands in support of what another speaker was saying if it matched what they intended to say. The public hearing remained open and was continued to the next Planning Commission meeting for the New Comprehensive Plan on March 28, 2023.

**Commission Discussion:** The discussion centered on questions and comments regarding the community engagement on the plan, questions around the specifics of estimating how

new residents could be accommodated with the reduced UGB area, and questions and comments on the implementation and metrics.

In-person Speakers with comments regarding the New Comprehensive Plan:

Nil Ghosh, Steve George, Keenan Conder, Patrick Byker, Adam Abram, Christoph Boshoff, Randy Few (10 hands raised in support), Jarvis Martin (6 hands raised in support), William P. Few (5 hands raised in support), Petra Strickland, Pamela Andrews, Pam Williams (4 hands raised in support), Donna Stainback (6 hands raised in support), David Smith (13 hands raised in support), Eddie Belk, Terry Sanford, Katie Ross (3 hands raised in support), Angela Nunn (6 hands raised in support), Peggy Backing (3 hands raised in support), Mimi Kessler (4 hands raised in support), Mary Jones (8 hands raised in support).

Virtual Speakers with comments regarding the New Comprehensive Plan:

Jennifer Carrigan (5 hands raised in support), Chris Dreps (3 hands raised in support), Gian Hasbrock (6 hands raised in support), Richard Goodwin (4 hands raised in support), Curtis Walker, Lawrence Teatum, Debbie Cowart (2 hands raised in support), Carole Budd (6 hands raised in support).

- b. Next regular meeting of the Planning Commission is scheduled for March 14, 2023.
- c. Take action to amend the meeting schedule to add a special meeting on March 28, 2023, to continue the public hearing on the New Comprehensive Plan.

**X. Adjournment**

The meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission