



# JOINT CITY-COUNTY PLANNING COMMITTEE

## APPROVED MINUTES

April 5, 2023

Committee Room, 101 City Hall Plaza

**1. Call to Order**

Chair Burns called the meeting to order at 9:33 a.m.

**2. Roll Call**

**Voting Members Present:** Nimasheena Burns, Chair, Board of County Commissioners  
Austin Amandolia, Planning Commission  
DeDreana Freeman, City Council  
Brenda Howerton, Board of County Commissioners  
Wendy Jacobs, Board of County Commissioners  
Mark-Anthony Middleton, City Council  
Leonardo Williams, City Council (Alternate)

**Voting Members Absent:** Javiera Caballero, Vice Chair, City Council

**Nonvoting Members Present:** Sara Young, AICP, Planning Director

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

**Staff Present:** Grace Smith, AICP, CZO, Assistant Planning Director  
Don O’Toole, Deputy City Attorney  
Bryan Wardell, Senior Assistant County Attorney  
Scott Whiteman, AICP, Planning Manager  
Kayla Seibel, AICP, Senior Planner  
Brooke Roper, AICP, Senior Planner  
Justin Henderson, Business Services Analyst  
Joanne Gordon, Clerk

**3. Adjustments to the Agenda – None**

**4. Announcements – None**

**5. Approval of the Minutes from February 1, 2023**

**MOTION:** To approve the minutes from February 1, 2023 (Jacobs, Amandolia 2<sup>nd</sup>)

**6. City and County Managers’ Priority Items – None**

**7. Growth Management Pending Case Preview**

Brooke Roper gave an update on new annexation and zoning map change submittals. Since the last JCCPC meeting on February 1, 2023, one additional case has been received and is currently under review. Aura 751, with associated Annexation (BDG2300003) and Zoning Map Change (Z2300006) was submitted on March 6, 2023. Discussion centered on the components of the proposal regarding the additional housing and income restricted units proposed.

**8. FY24 Planning Department Work Program**

Grace Smith presented the FY24 Planning Department work program noting that there are two new items for the coming year, the UDO re-write and development of a Heritage Communities Program. Discussion focused on the Heritage Community Program and suggestion that Planning staff coordinate with other department and agencies such as Neighborhood Improvement Services, Preservation Durham and Open Durham. There was also discussion regarding Transit planning and the potential need to shift resources mid-year next year to work on station area plans. The Planning Director agreed to bring back a recommendation on how we can accomplish that work. Some questions were raised about the City Department of Transportation's study of the Durham Freeway (NC-147). Planning staff agreed to inform the City's Transportation Department staff that the Board of County Commissioners would like to receive a presentation on this project.

**9. Comprehensive Plan Update**

Lisa Miller gave update on the Comprehensive Plan, reviewing the results of the last round of engagement and the first Planning Commission hearings. The Committee discussed the desire to have both staff and Planning Commission recommendations presented at the joint public hearing in August. Staff was asked to provide an additional opportunity to discuss the Plan in more detail at the next Joint City County Committee in addition to the next JCCPC meeting.

**10. Community Wastewater Systems (TC2200007)**

Brooke Roper gave a brief presentation on the privately initiated Community Wastewater Systems Text Amendment. The proposal was submitted by community members of the Colvard Farms neighborhood in December of 2022. Discussion centered on the purpose, scope, and impact of the amendment, specifically which Durham communities would be affected by this amendment and what the benefits of community wastewater systems may be.

**11. Expanding Housing Choices Metrics**

Scott Whiteman presented report to the committee. He noted that the EHC numbers had remained relatively steady, with the small lot option continuing to be popular. The Committee agreed with staff that on last, enhanced EHC metric report would be presented at the August JCCPC meeting.

**12. Adjournment**

The meeting adjourned at 11:19 a.m. The next meeting will be June 7, 2023.

Respectfully Submitted,  
Joanne Gordon, Clerk