



# PLANNING COMMISSION

## APPROVED MINUTES

April 12, 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 Cutright, McIver, Morgan, C. Williams. (Lowe, Cameron 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-0 (Durkin, Harrod not yet present)

**Members Present:**

Austin Amandolia, Chair  
Nathaniel Baker  
Bradley Battista  
Brian Buzby,  
Kimberly Cameron, Vice Chair (absent  
for cases Z21000017 and Z21000027)  
Erin Durkin  
Bruce Herrod  
David Lowe  
Anthony Sease  
Zuri Williams

**Excused Members Absent:**

Garry Cutright  
Scot MacIver  
David Morgan  
Carmen Williams

**Staff Present:**

Michael Stock, Planning Manager  
Leigha Larkins, Planner  
Brooke Roper, Senior Planner  
Earlene Thomas, Transportation Engineer IV  
Chris Peterson, Technology Liaison

**III. Adjustments to the Agenda - None**

**Approval of the Minutes and Consistency Statements:** March 8, 2022

**MOTION:** Approve the Minutes and Consistency Statements for the March 8, 2022 meeting. (Baker, Cameron 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-0

**IV. Public Hearing: Comprehensive Plan Amendment - None**

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

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

**a. Parmer Sector 3 (Z2100013)**

**Zoning Map Change Request:** Rural Residential (RR) to Science Research Park (SRP)

**Staff Report:** Michael Stock presented **Parmer Sector 3 (Z2100013)**

**Public Hearing:** Chair Amandolia opened the public hearing. The applicant spoke in support. No one spoke in opposition. One person interested in what is happening. Chair Amandolia closed the public hearing.

**Commission Discussion:** The discussion centered on future plans and uses for the site.

**MOTION:** Recommend approval of Z2100013 (Baker, Sease 2<sup>nd</sup>)

**ACTION:** Motion carried, 10-0

**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.

**b. E. Cornwallis Commercial (Z2100014)**

**Zoning Map Change Request:** Residential Suburban-20 (RS-20) to Commercial General with a text-only development plan (CG(D))

**Staff Report:** Michael Stock presented **E. Cornwallis Commercial (Z2100014)**

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

**Commission Discussion:** The discussion centered on the appropriate uses and zoning for the site. The applicant clarified that no vehicular sales would be proposed and would amend the list of prohibited uses to reference vehicular sales. Auto repair was indicated as the intended use.

**MOTION:** Recommend approval of Z2100014 (Cameron, Baker 2<sup>nd</sup>)

**ACTION:** Motion failed, 0-10

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

**c. 5202 Garrett Road (Z2100017)**

**Zoning Map Change Request:** RS-20 to RS-M(D)

**Staff Report:** Brooke Roper presented **5202 Garrett Road (Z2100017)**

**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 the access to commercial areas, existing bike lanes, and transportation-related safety and design of the site and the nearby intersection of Garrett Road and Old Chapel Hill Road.

**MOTION:** Recommend approval of Z2100017 (Baker, Buzby 2<sup>nd</sup>)

**ACTION:** Motion carried, 10-0 (Cameron not present)

**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.

d. **5909 Leesville Road (Z2100027)**

**Zoning Map Change Request:** Residential Rural (RR) to Planned Development Residential 3.755 (PDR 3.755)

**Staff Report:** Leigha Larkins presented **5909 Leesville Road (Z2100027)**

**Public Hearing:** Chair Amandolia opened the public hearing. The applicant and one other spoke in support. Twelve people spoke in opposition. Chair Amandolia closed the public hearing.

**Commission Discussion:** The discussion centered on the exclusion of any committed affordable housing units in a proposal of this size, concerns about the continued development of auto-oriented residential neighborhoods in the Southeast Durham Focus Area, and the "donut holes" that would be created if the subject property were to be annexed in the City's jurisdiction.

**MOTION:** Recommend approval of Z2100017 (Baker, Lowe 2<sup>nd</sup>)

**ACTION:** Motion failed, 1-9(Cameron not present)

**Consistency Statement:** The Planning Commission finds that the ordinance request not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and in the public interest and fails to recommend 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**

- a. Retreat May 4, 2022

**IX. New Business**

- a. Additional meeting in June – complete the doodle poll as of now there is no quorum.

**X. Adjournment**

The meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission