



## PLANNING COMMISSION

### DRAFT MINUTES

May 10, 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

##### Members Present:

Austin Amandolia, Chair  
Nathaniel Baker  
Bradley Battista  
Brian Buzby  
Kimberly Cameron, Vice Chair  
Garry Cutright  
Erin Durkin  
Bruce Herrod  
David Lowe  
Scot Maclver  
David Morgan  
Anthony Sease  
Carmen Williams  
Zuri Williams

##### Excused Members Absent:

##### Staff Present:

Grace Smith, Assistant Planning  
Director  
Alexander Cahill, Principal Planner  
Michael Stock, Planning Manager  
Andy Lester, Senior 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:** April 12, 2022

**MOTION:** Approve the Minutes and Consistency Statements for the April 12, 2022 meeting. (Harrod, Cameron 2<sup>nd</sup>)

**ACTION:** Motion carried, 13-0 (Maclver not yet arrived)

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

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

*Commissioner Maclver arrived before 1<sup>st</sup> case was heard.*

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

a. **1110 Old Oxford (Z2000009) continued from February 9, 2022**

**Zoning Map Change Request:** Rural Residential (RR), Industrial (I), Industrial Park (IP) to Planned Development Residential 5.949 (PDR 5.949)

**Public Hearing:** Chair Amandolia closed the public hearing.

**MOTION:** Refer Z2000009 1110 Old Oxford back to staff (Morgan, Cutright 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0

b. **Triangle Veterinary Referral Clinic (Z2100004)**

**Zoning Map Change Request:** Commercial Neighborhood (CN) and Residential Suburban – 10 (RS-10) to Commercial Neighborhood with a development plan (CN(D))

**Staff Report:** Michael Stock presented **Triangle Veterinary Referral Clinic (Z2100004)**

**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 uses proposed for the site, the development history, aspects of the proposed development, the intent of the CN district, stormwater run-off, and additional commitments. The applicant proffered that there would be no temporary construction access points and that existing access points would be utilized. Comments submitted by the commissioners for the February 8<sup>th</sup> hearing will be used, in addition to any new commissioner comments received.

**MOTION:** Recommend approval of Z2100004 (Morgan, Baker 2<sup>nd</sup>)

**ACTION:** Motion carried, 10-4 (Buzby, Cameron, 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. **Courtyards at Farrington (Z2000038)**

**Zoning Map Change Request:** Residential Suburban-20 (RS-20) to Planned Development Residential 3.785 (PDR 3.785)

**Staff Report:** Andy Lester presented **Courtyards at Farrington (Z2000038)**

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

**Commission Discussion:** The discussion center on ways to preserve or honor the historical natural of the site, possible ways to support the affordable housing efforts of the city, infrastructure improvements associated with the proposal, additional proffers treat 100

year storm event, ground level entrances with no stairs, first floor living arrangements and maintenance of Civil War Signage.

**MOTION:** Recommend approval of Z2000038 (Morgan, Cameron 2<sup>nd</sup>)  
**ACTION:** Motion carried, 9-5 (Amandolia, Baker, Durkin, Lowe, Morgan voting no)

**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. **Griffin Residential Tract (Z2000044)**

**Zoning Map Change Request:** Residential Rural (RR) and Industrial to Planned Development Residential 3.753 (PDR 3.753)

**Staff Report:** Michael Stock presented **Griffin Residential Tract (Z2000044)**

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

**Commission Discussion:** The discussion centered on infrastructure improvements associated with the proposal, how the site relates to the recently approved Parcel K development, access via the collector street and Northern Durham Parkway, opportunity to provide more than single-family houses, affordable housing, and a proffered donation of \$20,100 to Durham Public Schools.

**MOTION:** Recommend approval of Z2000044 (Morgan, Cameron 2<sup>nd</sup>)  
**ACTION:** Motion failed, 0-14

**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 recommends approval based on comments received at the public hearing and the information in the staff report.

e. **Massey Chapel Townhomes (Z2000050)**

**Zoning Map Change Request:** Rural Residential (RR) to Planned Development Residential 4.928

**Staff Report:** Brooke Roper presented **Massey Chapel Townhomes (Z2000050)**

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

**Commission Discussion:** The discussion centered on the proposed connection to the American Tobacco Trail, possible connections to a new sewer line for the surrounding neighbors, and light pollution or other externalities extending into and impacting adjacent neighbors' properties.

**MOTION:** Recommend approval of Z2000050 (Morgan, Cutright 2<sup>nd</sup>)

**ACTION:** Motion failed, 7-7 (name voting Battista, Cameron, Harrod, Morgan, Sease, C. Williams, Z. Williams voting no)

**Consistency Statement:** The Planning Commission finds that the ordinance request is not 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.

f. **Durham County Utility Building (Z2100042)**

**Zoning Map Change Request:** Commercial General (D), Office and Institutional (D), Residential Suburban Multifamily (D) to Industrial Light

**Staff Report:** Brooke Roper presented **Durham County Utility Building (Z2100042)**

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

**Commission Discussion:** The discussion centered on traffic generation to the site, potential noise externalities associated with the proposal, the type of uses allowed for industrial light versus industrial, and a possible layout of structures on the site.

**MOTION:** Recommend approval of Z2100042 (Morgan, Baker 2<sup>nd</sup>)

**ACTION:** Motion carried, 14-0

**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.

**VII. Public Hearing: Text Amendment - None**

**VIII. Old Business**

Reminder that there will be two June meetings- the additional meeting will be June 23<sup>rd</sup>.

**IX. New Business**

**X. Adjournment**

The meeting adjourned at 10:16 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission