



PLANNING COMMISSION

DRAFT MINUTES

May 9, 2023 5:30 p.m.
City Council Chamber, City Hall

I. Call to Order

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

II. Roll Call

Members Present:

Kimberly Cameron, Vice Chair
Sarah Chagaris
Garry Cutright
Scot MacIver
David Morgan
Raymond Trapp
Stephen Valentine
Zuri Williams

Excused Members Absent:

Austin Amandolia, Chair
Nathaniel Baker
Anthony Sease
Carmen Williams
Vik Gurram

Staff Present:

Grace Smith, Assistant Planning Director
Alexander Cahill, Senior Planning Manager
Andrew Lester, Senior Planner
Robin Schultze, Senior Planner / Arborist
Earlene Thomas, Transportation Engineer IV

III. Approval of the Minutes and Consistency Statements for: April 11, 2023 Meeting

MOTION: Approve the Minutes and Consistency Statements for the April 11 meeting.
(Morgan, Valentine 2nd)

ACTION: Motion carried, 8-0

IV. Public Hearing: Zoning Map Change Request

a. 2309 and 2315 Sparger Road (Z2200057)

Zoning Map Change Request: Office and Institutional with a development plan (OI(D)) to Commercial General with a textual development plan (CG(D)).

Staff Report: Andrew Lester presented **2309 and 2315 Sparger Road (Z2200057)**.

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

Commission Discussion: There was no discussion on the item.

MOTION: Recommend approval of Z2200057 (Morgan, Valentine 2nd)

ACTION: Motion carried, 8-0

Consistency Statement: T The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is

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

b. 301 Infinity Road (Z2200006)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Planned Development Residential 7.203 (PDR 7.203) and Office & Institutional with a development plan (OI(D)).

Staff Report: Andrew Lester presented **301 Infinity Road (Z2200006)**.

Public Hearing: Chair Cameron opened the public hearing. The applicants spoke in support. Five people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on tree save, affordable housing, multiuse path and concerns around lack of engagement for the site.

MOTION: Recommend approval of Z2200006 (Morgan, Valentine 2nd)

ACTION: Motion carried, 5-3 (Chagaris, Valentine, Z. Williams 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 is in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

c. 1102 and 1034 South Miami Boulevard (Z2200012)

Zoning Map Change Request: Residential Suburban-20 (RS-20) and Commercial Center (CC) to Residential Suburban Multifamily with a development plan (RS-M(D)).

Staff Report: Andrew Lester presented **Case name 1102 and 1034 South Miami Boulevard (Z2200012)**.

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

Commission Discussion: The discussion centered on affordable units, environmental impacts including Lick Creek, access points and transit stops.

MOTION: Recommend approval of Z2200012 (Morgan, Cutright 2nd)

ACTION: Motion carried, 8-0

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

d. Aventon Harris Farm (Z2200054)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 12.253 (PDR 12.253).

Staff Report: Andrew Lester presented **Aventon Harris Farm (Z2200054)**.

Public Hearing: Chair Cameron opened the public hearing. The applicants spoke in support. Thirteen people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on impacts of traffic, environmental impacts and affordable units proposed.

MOTION: Recommend approval of Z2200054 (Morgan, Valentine 2nd)

ACTION: Motion carried, 8-0

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

e. 2610 South Miami Boulevard (Z2200001)

Zoning Map Change Request: Residential Suburban-20 (RS-20), Commercial Neighborhood (CN), Industrial Light (IL), and Industrial Light with a development plan (IL(D)) to Planned Development Residential 19.824 (PDR 19.824).

Staff Report: Andrew Lester presented **2610 South Miami Boulevard (Z2200001)**.

Public Hearing: Chair Cameron opened the public hearing. The applicant spoke in support. One person spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on affordable units, proffer to the Durham Public Schools, proximity to the dog park, and transit stops.

MOTION: Recommend approval of Z2200001 (Morgan, Valentine 2nd)

ACTION: Motion carried, 8-0

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

f. R.P. Residential Studio Apartments (Z2200059)

Zoning Map Change Request: Office and Institutional with a development plan (OI(D)) to Residential Suburban – Multifamily with a development plan (RS-M(D)).

Staff Report: Andrew Lester presented **R.P. Residential Studio Apartments (Z2200059)**.

Public Hearing: Chair Cameron opened the public hearing. The applicant and two people spoke in support. Four people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on the reuse of the existing hotel, ideal location to RTP and the affordable units proposed.

MOTION: Recommend approval of Z2200059 (Morgan, Cutright 2nd)

ACTION: Motion carried, 8-0

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 is

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

V. Public Hearing: Text Amendment

a. Phased Development and Tree Preservation (TC2200004)

Text Amendment: Proposes revisions to the UDO Design Standards (new Section 7.9, Grading Setbacks), Tree Protection and Tree Coverage standards (Section 8.3), Project Boundary Buffer standards (Section 9.4), and Article 13, Additional Requirements for Subdivisions (new Section 13.9, Phased Development).

Staff Report: Robin Schultze presented **Phased Grading and Tree Preservation Text Amendment (TC2200004)**.

Public Hearing: Chair Cameron opened the public hearing. Eight people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered around clarifying the content of the text amendment to the Planning Commissioners in order to ensure clarity in what was being proposed.

MOTION: Recommend approval of TC2200004 (Morgan, Z. Williams 2nd)

ACTION: Motion Carried, 7-1, (Valentine voting no)

Consistency Statement: The Planning Commission finds that the purpose of this text amendment is to enact changes to a significant regulatory tool (the UDO) that implements various development policies found within the *Comprehensive Plan*, a reasonable undertaking and in the public interest. Furthermore, the amendments are intended to further the *Community Goals and Objectives of the Comprehensive Plan, including Affordable Housing, Harmonious and Respectful Development, and Resilient, Carbon-Neutral, Biodiverse, and Generationally-Oriented Communities*. The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VI. Old Business

VII. New Business

VIII. Adjournment

The meeting adjourned at 9:52p.m.

Respectfully Submitted,
Joanne Gordon, Clerk