



PLANNING COMMISSION

APPROVED MINUTES

June 13, 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
Sarah Chagaris
Garry Cutright
Scot Maclver
David Morgan
Raymond Trapp
Stephen Valentine
Zuri Williams
Nathaniel Baker
Anthony Sease
Vik Gurram

Excused Members Absent:

Carmen Williams

Staff Present:

Grace Smith, Assistant Planning Director
Alexander Cahill, Senior Planning Manager
Aaron Cain, Principal Planner
Andrew Lester, Senior Planner
Sarah Long, Planner
Scott Whiteman, Planning Manager
Earlene Thomas, Transportation Engineer IV

III. Announcements and Concerns

Chair Amandolia introduced new commissioner Vik Gurram. Alexander Cahill informed commissioners that due to a defect for case Z2200031 Smallwood Townhouses, it has been placed on the July agenda. Chair Amandolia announced that this would be his last meeting and would not be renewing due to personal issues.

IV. Approval of the Minutes and Consistency Statements for: March 28, 2023, Meeting

MOTION: Approve the Minutes and Consistency Statements for March 28, 2023.
(Morgan, Valentine 2nd)

ACTION: Motion carried, 11-0

MOTION: Approve the Minutes and Consistency Statements for May 9, 2023.
(Morgan, Valentine 2nd)

ACTION: Motion carried, 11-0

V. Public Hearing: Durham Comprehensive Plan

a. Durham Comprehensive Plan:

The Comprehensive Plan is Durham's statement of how we want to grow and develop. The Plan guides where and how private development should occur and how the City and County should provide public facilities and services to support future growth.

Staff Report: Sarah Long presented an update on the new Comprehensive Plan including an overview of revisions proposed by staff to the policies and actions and additional map feedback heard from residents.

Public Hearing: Chair Amandolia opened the public hearing. Approximately 30 residents spoke with various concerns or support for the plan. Chair Amandolia closed the public hearing.

Commission Discussion: Commission members asked clarifying questions of staff and discussed various concerns related specifically to the draft Place Type Map.

MOTION 1: Recommend approval of the staff recommended Place Type Map of the new Durham Comprehensive Plan “with modifications to the proposed policy 165 to include additional criteria for consideration for amendments to the place type map, one being legacy value of some sort to the existing Suburban tier boundary, prior to any of these map changes, being considered, and secondly to give consideration for development of parcels internal to the UGB, either more intensely or less intensely as indicated in the PT map if demonstrably beneficial to environmental concerns, affordable housing production, or approaches to equitable engagement or outcomes" (Sease, Cutright 2nd)

ACTION: Motion carried, 12-0

MOTION 2: Recommend approval of the Growth Management Strategy, Policies and Actions, and Implementation of the new Durham Comprehensive Plan (Morgan, Trapp 2nd)

ACTION: Motion carried, 12-0

VI. Public Hearing: Zoning Map Change Request

a. Fairhaven Walk (Z2200044)

Zoning Map Change Request: Residential Suburban-8 (RS-8), Residential Suburban-20 (RS-20) to Planned Development Residential 23.445 (PDR 23.445).

Staff Report: Aaron Cain presented **Fairhaven Walk (Z2200044)**

Public Hearing: Chair Amandolia opened the public hearing. The applicants and multiple people spoke in support. No one spoke in opposition. Chair Amandolia closed the public hearing.

Commission Discussion: Discussion was centered on the mix of bedrooms and maintenance of the daycare.

MOTION: Recommend approval of Z2200044 (Morgan, Baker 2nd)

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

b. Sagebrook (Z2200019)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 6.943 (PDR 6.943).

Staff Report: Aaron Cain presented **Sagebrook (Z2200019)**.

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

Commission Discussion: The discussion centered on the lack of affordable housing, landlock adjacent parcels, parking, impervious surface and annexation policy.

MOTION: Recommend approval of Z2200019 (Baker, Valentine 2nd)

ACTION: Motion fails, 0-12 (All members present 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 not reasonable and is not in the public interest and does not recommend approval based on comments received at the public hearing and the information in the staff report.

c. Cortez Drive Townhouses (Z2200040)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Planned Development Residential 6.003 (PDR 6.003).

Staff Report: Aaron Cain presented **Cortez Drive Townhouses (Z2200040)**.

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

Commission Discussion: The discussion centered on the iterative process of the project.

MOTION: Recommend approval of Z2200040 (Morgan, Valentine 2nd)

ACTION: Motion fails, 4-8-(Baker, Chagaris, Gurram, McIver, Morgan, Sease, Valentine, 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 not reasonable and is not in the public interest and does not recommend approval based on comments received at the public hearing and the information in the staff report.

d. Brier Creek ACT (Z2200020)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 13.367 (PDR 13.367).

Staff Report: Aaron Cain presented **Brier Creek ACT (Z2200020)**.

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

Commission Discussion: The discussion centered on the ability to do affordable units, minimum number of different housing types, consideration of green building elements, age restricted housing and the Durham County lift station.

MOTION: Recommend approval of Z2200020 (Morgan, Valentine 2nd)
ACTION: Motion fails, 6-6 (Baker, Cutright, Chagaris, McIver, Sease and Valentine, 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 not reasonable and is not in the public interest and does not recommend approval based on comments received at the public hearing and the information in the staff report.

e. Shannon at Old Chapel Hill (Z2200039)

Zoning Map Change Request: Residential Suburban-10 (RS-10) and Residential Suburban-8 (RS-8) to Residential Suburban Multifamily with a development plan (RS-M(D)).

Staff Report: Aaron Cain presented **Shannon at Old Chapel Hill (Z2200039)**.

Public Hearing: Chair Amandolia opened the public hearing. The applicant spoke in support. Several residents spoke in opposition. Chair Amandolia left the public hearing open.

Commission Discussion: The discussion centered on the anticipated commercial use, traffic, commitments, affordability, and mix of housing.

MOTION: Recommend continuance of Z2200039 (Cameron, Trapp 2nd)
ACTION: Motion carried, 12-0

VII. Public Hearing: Text Amendment

a. Community Wastewater Systems (TC2200007)

Text Amendment: a privately initiated text amendment to revise the requirements within the Unified Development Ordinance (UDO) related to community wastewater systems.

Staff Report: Alexander Cahill presented **Community Wastewater Systems (TC2200007)**

Public Hearing: Chair Amandolia opened the public hearing. One person spoke in opposition. Chair Amandolia closed the public hearing.

Commission Discussion: There was no discussion.

MOTION: Recommend approval of TC2200007 (Morgan, Valentine 2nd)
ACTION: Motion Carried, 11-0, (Sease 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 is 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

X. Adjournment

The meeting adjourned at 10:46p.m.

Respectfully Submitted,
Joanne Gordon, Clerk