



PLANNING COMMISSION

APPROVED MINUTES

June 23, 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 Baker, Battista, Maclver, Sease, Z. Williams. (Lowe, Morgan 2nd)

ACTION: Motion carried, 8-0.

Members Present:

Austin Amandolia, Chair
Brian Buzby
Kimberly Cameron, Vice Chair
Garry Cutright
Erin Durkin
Bruce Herrod
David Lowe
David Morgan

Excused Members Absent:

Nathaniel Baker
Bradley Battista
Scot Maclver
Anthony Sease
Zuri Williams

Unexcused Members Absent:

Carmen Williams

Staff Present:

Grace Smith, Assistant Planning
Director
Michael Stock, Planning Manager
Andrew Lester, Senior Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda – None

Approval of the Minutes and Consistency Statements: None

IV. Public Hearing: Comprehensive Plan Amendment - None

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

VI. Public Hearing: Zoning Map Change Request

a. 1409 Doc Nichols Road (Z2000016)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 7.245 (PDR 7.245)

Staff Report: Michael Stock presented 1409 Doc Nichols (Z2000016)

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

Commission Discussion: The discussion centered on environmental impacts, traffic, and the donation of building pads to Habitat for Humanity, where the applicant agreed to revise the commitment to have those units be committed affordable housing per the definition of the UDO, including compliance procedures per the definition.

MOTION: Recommend approval of Z2000016 (Morgan, Cameron 2nd)

ACTION: Motion carried, 7-1 (Morgan voting no)

Consistency Statement: Except for the Future Land Use Map designation, the Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. If the request is approved, the FLUM designation shall be amended to maintain consistency. Staff recommends a designation of Low-Medium Density Residential. 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.

Due to the lack/loss of quorum, the next three cases will be recommended for a continuance for a 30-day or 90-day cycle:

b. Kemp Road Subdivision (Z2000040)

MOTION: Recommend continuance of Z2000040 to July 12, 2022 meeting (Morgan, Cameron 2nd)

ACTION: Motion carried, 8-0

c. Stella View (Z2100008)

MOTION: Recommend continuance of case Z2100008 to August 9, 2022 meeting (Morgan, Harrod 2nd)

ACTION: Motion carried, 8-0

d. 5202 Leesville Road (Z2100018)

MOTION: Recommend continuance of case Z2100018 to August 9, 2022 meeting (Morgan, Lowe 2nd)

ACTION: Motion carried, 8-0

e. **4214 Fayetteville Road (Z2100022)**

Zoning Map Change Request: Residential Suburban – 20 (RS-20) to Office and Institutional with a Development Plan (OI(D))

Staff Report: Andrew Lester presented 4214 Fayetteville Road (Z2100022)

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 future office use of the existing single-family residence on site, the development of the second phase of the site located just south of the existing structure and the potential residential and nonresidential uses that would be permitted.

MOTION: Recommend approval of Z2100022 (Morgan, Cameron 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 in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

f. **Harriett's Place Development II (Z2200014)**

Zoning Map Change Request: Amend the approved development plan of the zoning district Residential Multifamily-Urban with a development plan (RU-M(D)) to modify the building area and the amount of allowed impervious surface.

Staff Report: Michael Stock presented Harriett's Place Development Amendment (Z2200014)

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 two items being amended on the existing development plan: the additional building footprint and associated note to allow for the unanticipated need for an elevator tower, and the additional impervious surface increase by no more than 3%.

MOTION: Recommend approval of Z2200014 (Morgan, Cameron 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 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 - None

IX. New Business - None

X. Adjournment

The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission