



PLANNING COMMISSION

DRAFT MINUTES

July 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 [name]. (name, name 2nd)

ACTION: Motion carried, 12-0.

Members Present:

Austin Amandolia, Chair
Nathaniel Baker
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, Senior Planner
Andrew Lester, Senior Planner
Brooke Roper, Senior Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda – Move resolution before public hearings

MOTION: Approve adjustments to the agenda. (Morgan, Harrod 2nd)

ACTION: Motion carried, 10-0 (C. Williams not yet arrived)

Approval of the Minutes and Consistency Statements: June 14, 2022 and June 23, 2022

MOTION: Approve the Minutes and Consistency Statements for the June 14, 2022 and June 23, 2022 meeting. (Morgan, Cameron 2nd)

ACTION: Motion carried, 10-0

Commissioner C. Williams arrived before the Resolution for Brian Buzby

**RESOLUTION IN APPRECIATION OF
Brian Buzby**

WHEREAS: Brian Buzby was a member of the Durham Planning Commission from August 4, 2014 through June 30, 2022 and;

WHEREAS: Durham Planning Commission and the residents of the City and County of Durham have benefited from his dedication and leadership, especially during the time of COVID-19 where he has supported, managed and led multiple virtual public hearings. In addition, we thank him for his support to residents and staff during the new Comprehensive Plan engagement and outreach while serving as the Chairperson of the Durham Planning Commission, and;

WHEREAS: This Commission desires to express its appreciation for the public of a job well done, now therefore;

BE IT RESOLVED BY THE DURHAM PLANNING COMMISSION:

Section 1: That this Commission does hereby express its sincere appreciation for the service rendered by Brian Buzby to the residents of this community.

Section 2: That the Clerk for the Commission is hereby directed to spread this resolution in its entirety upon the official minutes of this Commission and this resolution is hereby presented to Brian Buzby as a token of the high esteem and respect held for him.

Adopted this 12th day of July, 2022

MOTION: Approve Resolution for Brian Buzby. (Durkin, Morgan 2nd)

ACTION: Motion carried, 11-0

IV. Adjustments to the Agenda – Add an item under New Business to add committee appointment to the Planning Commission.

MOTION: Approve adjustments to the agenda. (Cameron, Baker 2nd)

ACTION: Motion carried, 11-0

V. Public Hearing: Comprehensive Plan Amendment - None

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

VII. Public Hearing: Zoning Map Change Request

a. **Kemp Road Subdivision (Z2000040)**

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 3.205 (PDR 3.205) and Residential Rural with a Text-Only Development Plan (RR(D))

Staff Report: Andrew Lester presented Kemp Road Subdivision (Z2000040)

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

Commission Discussion: The discussion centered on the overall environmental concerns for Lick Creek and the Southeast Durham Region, grading and sedimentation control

issues, the lack of affordable housing units proposed within the project, the impact on schools and commitment 13's distinction between "grading" permit versus "land disturbance" permit.

MOTION: Recommend approval of Z2000040 (Morgan, C. Williams 2nd)
ACTION: Motion failed, 0-11

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.

b. **Courtyards at Doc Nichols (Z2000030)**

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 2.242 (PDR 2.242)

Staff Report: Brooke Roper Courtyards at Doc Nichols (Z2000030)

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

Commission Discussion: The discussion centered on transportation and environmental impacts of the environment. Specifically, commissioners focused on the traffic, sidewalk connectivity, stream buffers, solar conduits, and tree removal associated with the proposal.

MOTION: Recommend approval of Z2000030 (Morgan, Cameron 2nd)
ACTION: Motion carried, 8-3 (Baker, Morgan, C. 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 in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

c. **Mockingbird Lane and Sherron Road (Z2100032)**

Zoning Map Change Request: Residential Rural (RR) and Residential Suburban –20 (RS-20) to Planned Development Residential – 5.908 (PDR 5.908)

Staff Report: Andrew Lester presented Mockingbird Lane and Sherron Road (Z2100032)

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

Commission Discussion: The discussion centered on the distinction between reservation and dedication of Northern Durham Parkway, impervious impacts of rear-loaded townhouses and the irregular shape of the development site.

MOTION: Recommend approval of Z2100032 (Morgan, Sease 2nd)

ACTION: Motion carried, 10-1 (C. 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 in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

d. **Wendell at Crescent (Z2100033)**

Zoning Map Change Request: Residential Suburban -20 (RS-20) to Residential Compact with a Development Plan (RC(D))

Staff Report: Andrew Lester presented Wendell at Crescent (Z2100033)

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

Commission Discussion: The discussion centered on tree preservation and open space in the Compact Neighborhood Tier, design elements of the project, the lack of proposed affordable housing units and ways to incorporate affordable housing into the project.

MOTION: Recommend approval of Z2100033 (Morgan, Harrod 2nd)

ACTION: Motion carried, 7-4 (Amandolia, Cutright, Durkin, C. 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 in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

e. **East Geer Street (Z2100037)**

Zoning Map Change Request: Planned Development Residential 3.360 (PDR 3.360), Commercial Neighborhood (CN), and Residential Rural (RR) to Residential Suburban – Multifamily with a Development Plan (RS-M(D))

Staff Report: Brooke Roper presented East Geer Street (Z2100037)

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

Commission Discussion: The discussion centered on the affordable housing component associated with this proposal regarding the time commitment, percentage of affordable units, and previous projects with an affordability component the applicant has carried out.

MOTION: Recommend approval of Z2100037 (Morgan, Cutright 2nd)

ACTION: Motion carried, 10-0 (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 in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VIII. Public Hearing: Text Amendment - None

IX. Old Business - None

X. New Business

- a. Resolution for Commissioner Buzby
- b. Committee Appointment to review and provide a recommendation on Text Amendment TC2200001. Chair Amandolia appointed Commissioners Baker, Sease, Cameron and Z. Williams to the Committee and appointed Vice-Chair Cameron as Chair.

XI. Adjournment

The meeting adjourned at 11:41 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission