



**PLANNING COMMISSION
DRAFT MINUTES**

January 12, 2021, 5:30 p.m.
Virtual Meeting

I. Call to Order

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

II. Roll Call

MOTION: Excuse Commissioner Maclver. (Miller, Morgan 2nd)

ACTION: Motion carried, 12-0.

Members Present:

Austin Amandolia
Nathaniel Baker
Brian Buzby, Chair
Kimberly Cameron
Garry Cutright
Erin Durkin
Armeer Kenchen, Vice Chair
Jessica Landfried
David Lowe
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent:

Scot Maclver

Staff Present:

Grace Smith, Assistant Planning Director
Alexander Cahill, Senior Planner
Danny Cultra, Senior Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison

III. Adjustments to the Agenda - None

Approval of the Minutes and Consistency Statements: December 8, 2020

MOTION: Approve the Minutes and Consistency Statements for the December 8, 2020 meeting. (Amandolia, Cameron 2nd)

ACTION: Motion carried, 12-0

IV. Public Hearing: Comprehensive Plan Amendment - None

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request

a. **Gillings Tract (Z2000005)** *continued from December 8, 2020*

Staff Report: Alexander Cahill presented case Z2000005.

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 4.447 (PDR 4.447) with a proposed change of the FLUM from Industrial to Low-Medium Density Residential.

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

Commission Discussion: The discussion centered on the project boundary, the annexation boundary and agreement with the Town of Cary, and the text and design commitments on the development plan.

MOTION: Recommend approval of case Z2000005. (Miller, Morgan 2nd)

ACTION: Approved, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the staff recommended plan amendment be approved, the request would be consistent with the *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

b. **Falls Village North (Z1900011)**

Staff Report: Danny Cultra presented case Z1900011.

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 3.883 (PDR 3.883) and Rural Residential with a development plan (RR(D)) with a proposed change of the FLUM from Rural Density Residential (0.5 DU/Acre or less), Very Low Density Residential (2 DU/Acre or less), Recreation/Open Space to Low Density Residential (4 DU/Acre or less) for areas located within the Suburban tier with no change to the Recreation/Open Space designation. No change to areas located within the Rural tier

Public Hearing: Chair Buzby opened the public hearing. The applicant and two others spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on age-restricted housing and ADA adaptability, walkability, open space, traffic impacts, architectural features, and Homeowners Association (HOA) maintenance responsibility.

MOTION: Recommend approval of case Z1900011. (Miller, Amandolia 2nd)

ACTION: Approved, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the staff recommended plan amendment be approved, the request would be consistent with the *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.

VI. Public Hearing: Zoning Map Change Request

a. Chandler Run (Z2000010) *continued from November 10, 2020*

Zoning Map Change Request: Residential Suburban-10 (RS-10) to Residential-Suburban Multi-family with a Development Plan (RS-M(D))

Staff Report: Alexander Cahill asked for a continuance.

MOTION: Recommend continuance of case Z2000010 to February 9, 2021.
(Miller, Cameron 2nd)

ACTION: Motion carried, 12-0

b. 920 Sharon Road (Z2000013)

Zoning Map Change Request: Residential Suburban-20 (RS-20); Residential Rural (RR) to Planned Development Residential 7.171 (PDR 7.171)

Staff Report: Danny Cultra presented case Z2000013.

Public Hearing: Chair Buzby opened the public hearing. The applicant spoke in support. One spoke spoke that had questions but did not indicate if they were in favor or opposed. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered around additional text and design commitment proffers from the applicant, proposed public sidewalks, handicap accessible parking, and stormwater runoff from the site.

MOTION: Recommend approval of case Z2000013. (Miller, Cameron 2nd)

ACTION: Motion carried, 11-1 (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. 4523 Hope Valley Road (Z2000004)

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

Staff Report: Danny Cultra presented case Z2000004.

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

Commission Discussion: The discussion centered on the project boundary buffers, stormwater runoff, traffic impacts, construction impacts affecting the adjacent townhouse

development located to the north of the property, and new commitment proffers for maximum building height, and increasing certain project boundary buffer opacity.

MOTION: Recommend approval of case Z2000004. (Miller, Cameron 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 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 7:25 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission