



PLANNING COMMISSION

APPROVED MINUTES

February 9, 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

Members Present:

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

Excused Members Absent: none

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:

MOTION: Approve the Minutes and Consistency Statements for the January 12, 2021 meeting. (Miller, Morgan 2nd)

ACTION: Motion carried, 13-0

IV. Public Hearing: Comprehensive Plan Amendment –

a. Selby Avenue Homes (Z2000018)

MOTION: Recuse Commissioner MacIver (Miller, Amandolia 2nd)

ACTION: Motion carried, 12-0

Staff Report: Danny Cultra presented case Z2000018.

Zoning Map Change Request: Residential Suburban-20 (RS-20), Residential Urban-5 (RU-5) to Residential Urban-5 with a development plan (RU5(D)) with an associated change from Low Density Residential (4 DU/Acre or less) to Low-Medium Density Residential (4-8 DU/Acre), and change of the development tier boundary from the Suburban Tier to the Urban 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 traffic impacts to Riddle Road, modification of the tier boundary from Suburban to Urban, safety concerns of the adjacent American Tobacco Trail section, walkability to other services, design.

MOTION: Recommend approval of case Z2000018 with the tier Boundary change. (Miller, Amandolia 2nd)

ACTION: Approved, 7-5, (Amandolia, Baker, Cameron, Miller, Williams voting no) (Maclver recused)

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

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

VI. Public Hearing: Zoning Map Change Request

a. Chandler Run (Z2000010) (continued from November 10, 2020 and January 12, 2021)

Zoning Map Change Request: Residential Suburban-8 (RS-8), Residential Suburban-10 (RS-10), Planned Development Residential 8.500 (PDR 8.500) to Planned Development Residential 3.118 (PDR 3.118)

Staff Report: Alexander Cahill presented case Z2000010.

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

spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on The discussion centered on the applicant's commitment to hosting a neighborhood meeting though it was not a requirement, and took feedback from commissioners, staff, and the community to make the project stronger.

MOTION: Recommend approval of case Z2000010 (Miller, Amandolia 2nd)

ACTION: Motion carried, 13-0

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.

b. **2301 South Miami Boulevard (Z2000020)**

Zoning Map Change Request: Commercial Neighborhood (CN) to Commercial General (CG)

Staff Report: Alexander Cahill presented case Z2000020.

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

Commission Discussion: The discussion centered on the appropriateness and context of a CG designation in the CN corridor. The commissioners also expressed concern that a neighborhood meeting wasn't held, the lack of a development plan associated with this project, and the other methods to address a non-conforming use.

MOTION: Recommend approval of case Z2000020 (Miller, Morgan 2nd)

ACTION: Motion failed, 6-7 (Amandolia, Cutright, Kenchen, Lowe, MacIver, Miller, 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 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. **Harriet's Place (Z2000021)**

Zoning Map Change Request: Residential Urban-5(2) (RU-5(2)) to Residential Urban Multifamily with a development plan (RU-M(D))

Staff Report: Danny Cultra presented case Z2000021.

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

Commission Discussion: The discussion centered on uses (congregate living facility versus affordable housing units), use of property after 30-year affordable contract expiration, use of affordable tax credits, community involvement in development, strong walkability.

MOTION: Recommend approval of case Z2000021 (Miller, Cameron 2nd)

ACTION: Motion carried, 13-0

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

IX. New Business

X. Adjournment

The meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission