



PLANNING COMMISSION

APPROVED MINUTES

March 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

MOTION: Excuse Commissioners Lowe and Maclver. (Miller, Baker 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
Tom Miller
David Morgan
Anthony Sease
Carmen Williams

Staff Present:

Grace Smith, Assistant Planning Director
Alexander Cahill, Senior Planner
Danny Cultra, Senior Planner
Scott Whiteman, Planning Manager
Michael Stock, Senior Planner
Carl Kolosna, Senior Planner
Lisa Miller, Senior Planner
Kayla Seibel, Senior Planner
Bill Judge, Assistant Transportation Director
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison
Karen Lado, Assistant Director of Strategy, Community Development

Excused Members Absent:

David Lowe
Scot Maclver

III. Adjustments to the Agenda - None.

Approval of the Minutes and Consistency Statements: February 9, 2021

MOTION: Approve the Minutes and Consistency Statements for the February 9, 2021 meeting. (Amandolia, Morgan 2nd)

ACTION: Motion carried, 12-0

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. **Parcel K (Z1800034)**

Zoning Map Change Request: Rural Residential (RR), Industrial (I), Industrial Park (IP) to Planned Development Residential 5.949 (PDR 5.949)

Staff Report: Danny Cultra presented case Z1800034.

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

Commission Discussion: The discussion centered on percentage of units offered as affordable, length of affordable management contract and management measures, traffic concerns and auto dependent development, environmental protection measures, housing mix, density, block lengths.

MOTION: Recommend continuance of case Z1800034 to April 13, 2021 (Miller, Morgan 2nd)

ACTION: Motion carried, 9-3 (Durkin, Sease, Williams voting no)

1. **Rollingdale II (Z2000024)**

Zoning Map Change Request: Planned Development Residential 3.940 (PDR 3.940) to Planned Development Residential 5.189 (PDR 5.189)

Staff Report: Danny Cultra presented case Z2000024

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

Commission Discussion: The discussion centered on stormwater runoff to existing riparian buffer at rear of property, additional buffering between property to the southeast, effects of increased density versus previously approved development plan, affordability and price points, traffic increase on NC54 and safety, building height and effect on adjacent property.

MOTION: Recommend approval of case Z2000024 (Miller, Amandolia 2nd)

ACTION: Motion failed, 4-8 (Cameron, Cutright, Morgan, Sease voting yes)

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 not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

b. **CASA North Duke (Z2000039)**

Zoning Map Change Request: OI(D), RU-5 to PDR 8.000

Staff Report: Michael Stock presented case Z2000039

Public Hearing: Chair Buzby opened the public hearing. The applicant and a representative from CASA spoke in support. Four residents spoke and asked questions or concerns about stormwater, site access, density, and crime. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered affordable housing and the potential encroachment into a stream buffer. The applicant provided answers to questions raised by residents.

MOTION: Recommend approval of case Z2000039 (Miller, Cutright 2nd)

ACTION: Motion carried, 11-1 (Miller 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*. However, should the zoning request be approved, the Future Land Use Map would be amended to be consistent. 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

a. Omnibus 16 (TC2100001)

Technical revisions and minor policy changes to various provisions of the Unified Development Ordinance (UDO). The amendments are identified as necessary corrections, clarifications, re-organization, or other minor changes to clarify the intent of the regulations or codify interpretations of regulations, or reflect minor policy changes, some of which are not solely technical in nature.

Staff Report: Michael Stock presented case TC2100001.

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

Commission Discussion: The discussion centered clarifications and technical corrections, and explaining the proposed change for the RC district.

MOTION: Recommend approval of case TC2100001 (Amandolia, Kenchen 2nd)

ACTION: Motion Carried, 11-1, (Miller 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.

VIII. Old Business

IX. New Business

Comprehensive Plan Goals and Objectives

Carl Kolosna, Lisa Miller, and Kayla Seibel presented an information item summarizing the engagement process, writing process for the draft Community Goals and Objectives, and next steps for creating Durham's new Comprehensive Plan.

Planning Commissioners asked clarifying questions and provided feedback to staff. Planning staff will return on April 27, 2021 for a special public hearing to seek approval of the revised draft Community Goals and Objectives.

X. Adjournment

The meeting adjourned at 11:35 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission