



PLANNING COMMISSION

DRAFT MINUTES

March 25, 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
Scott MacIver
Tom Miller
David Morgan
Anthony Sease
Carmen Williams

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

IV. Approval of the Minutes and Consistency Statements: None

V. Public Hearing: Comprehensive Plan Amendment

a. Camden Avenue (A2000016)

Future Land Use Map Amendment Request: located at 1512, 1516, 1518, 1520, 1524, 1526, 1618, 1716, & 1732 Camden Avenue and 1601 & 1623 Midland Terrace, is a request to change several parcels in the Urban Development Tier to the Suburban Development Tier.

Staff Report: Alexander Cahill presented Case name A2000016

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 acknowledgement of the process for initially drawing the tier boundary when the 2005 Comprehensive Plan was adopted.

MOTION: Recommend approval of A2000016 (Miller, Amandolia 2nd)

ACTION: Motion carried, 14-0

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

VII. Public Hearing: Zoning Map Change Request

a. **Ellis Road Commercial (Z2000008)**

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

Commission Discussion: The discussion centered around whether to continue or defer back to staff.

MOTION: Recommend to refer back to staff (Miller, Morgan 2nd)

ACTION: Motion carried, 13-0 (*Williams stepped away*)

b. **Courtyards at Southpoint II (Z2000014)**

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 1.682 (PDR 1.682)

Staff Report: Danny Cultra presented Courtyards at Southpoint II (Z2000014)

Public Hearing: Chair Buzby opened the public hearing. The applicant and four others spoke in support. Nine people spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on connection points and access to American Tobacco Trail, stormwater, flooding, and construction traffic impacts to existing adjacent Courtyards at Southpoint development to the north, age-targeted versus age-restricted housing, green building practices, ADA sidewalk construction.

MOTION: Recommend approval of Z20000014 (Miller, Amandolia 2nd)

ACTION: Motion carried, 7-5 (Amandolia, Baker, Durkin, MacIver, Morgan voting no, *Sease and Williams off call*)

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 - None

XI. Adjournment

The meeting adjourned at 8:39 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission