



## PLANNING COMMISSION

### DRAFT MINUTES

April 13, 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 Cameron. (Miller, Amandolia 2<sup>nd</sup>)

**ACTION:** Motion carried, 12-0.

#### Members Present:

Austin Amandolia  
Nathaniel Baker  
Brian Buzby, Chair  
Garry Cutright  
Erin Durkin  
Armeer Kenchen, Vice Chair  
David Lowe  
Scot Maclver  
Tom Miller  
David Morgan  
Anthony Sease  
Carmen Williams

#### Excused Members Absent:

Kimberly Cameron

#### Staff Present:

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

#### III. Adjustments to the Agenda – Staff recommends the commission consider adjusting the agenda to move under New Business Resolutions for Appreciation of Service first on the agenda.

**MOTION:** Approve the Adjustment to the Agenda. (Miller, Morgan 2<sup>nd</sup>)

**ACTION:** Motion carried, 12-0

#### Approval of the Minutes and Consistency Statements: March 9, 2021

**MOTION:** Approve the Minutes and Consistency Statements for the March 9, 2021 meeting as amended. (Morgan, Miller 2<sup>nd</sup>)

**ACTION:** Motion carried, 12-0

***New Business (c) moved here:* RESOLUTION IN APPRECIATION OF  
Ms. JESSALEE LANDFRIED**

**WHEREAS:** Ms. Jessalee Landfried was a member of the Durham Planning Commission from June 22, 2020 through March 25, 2021 and;  
**WHEREAS:** Durham Planning Commission and the citizens of the City and County of Durham have benefited from the dedicated efforts that she displayed while serving as a member 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 Ms. Landfried to the citizens 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 Ms. Jessalee Landfried as a token of the high esteem held for her.

Adopted this 13th day of April 2021

**MOTION:** To approve resolution (Miller, Amandolia 2<sup>nd</sup>)

**ACTION:** Motion carried, 12-0

IV. **Public Hearing: Comprehensive Plan Amendment** - None

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

a. **Parcel K (Z1800034)** *Continued from March 9, 2021*

**Staff Report:** Danny Cultra presented case Z1800034.

**Zoning Map Change Request:** Rural Residential (RR), Industrial (I), Industrial Park (IP) to Planned Development Residential 5.949 (PDR 5.949) with a proposed change of the FLUM from Low Density Residential, Low Medium Density Residential, Commercial to Low Medium Density Residential.

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

**Commission Discussion:** The discussion centered on connection to Northern Durham Parkway and traffic safety impacts/mitigation, Angier Avenue extension, project as related to the proposed small area plan, percentage of proposed affordable units, the applicant waiting until late in the process to propose additional proffers, lack of community engagement.

**MOTION:** Recommend approval of case Z1800034. (Amandolia, Miller 2<sup>nd</sup>)

**ACTION:** Motion failed, 1-11 (Kenchen voting yes)

**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. **Griffin Place (Z1900027)**

**Staff Report:** Danny Cultra presented case Z1900027.

**Zoning Map Change Request:** Rural Residential (RR), Residential Suburban-20 (RS-20), Industrial Light (IL) to Planned Development Residential 5.578 (PDR 5.578) with a proposed change of the FLUM from Office, Low Density Residential, Industrial, Recreation and Open Space to Low-Medium Density Residential, Recreation and Open Space.

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

**Commission Discussion:** The discussion centered on Northern Durham Parkway alignment and impact to proposed industrial development adjacent to the south, stormwater run-off and flooding impacts to neighboring properties, impacts to wildlife and environment, neighboring school capacity, density, sidewalk safety, lack of affordable housing options.

**MOTION:** Recommend a continuance to June 8, 2021 meeting. (Miller, Amandolia 2<sup>nd</sup>)

**ACTION:** Motion carried, 12-0

**Consistency Statement:** The Planning Commission finds that the ordinance request [is/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.

c. **1051 Olive Branch Road (Z2000028)**

**Staff Report:** Danny Cultra presented case Z2000028.

**Zoning Map Change Request:** Rural Residential (RR) to Planned Development Residential 3.700 (PDR 3.700) with a proposed change of the FLUM from Very Low Density Residential, Recreation and Open Space to Low Density Residential, Recreation and Open Space.

**Public Hearing:** Chair Buzby opened the public hearing. The applicant and two others spoke in support. One person spoke in opposition. Chair Buzby closed the public hearing.

**Commission Discussion:** The discussion centered on concern for sufficient roadway infrastructure to support additional development in the area and the need to delay until a small area plan is completed, design commitments, North Carolina Natural Heritage Program natural areas, affordable housing, location of proposed collector street, percentage of single-family and townhouse unit mix, percentage and location of tree coverage.

**MOTION:** Recommend approval of case Z2000028. (Miller, Morgan 2<sup>nd</sup>)

**ACTION:** Motion failed, 1-11 (Williams voting yes)

**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 - None**

**VII. Public Hearing: Text Amendment - None**

**VIII. Old Business**

**IX. New Business**

a. FY22 Planning Department Work Program

**MOTION:** Recommend approval of FY22 Planning Department Work Program. (Miller, Cutright 2<sup>nd</sup>)

**ACTION:** Motion failed, 10-2 (Miller, Williams voting no)

b. Land Use Engagement Initiative – Information Item

c. Resolution(s) for Appreciation of Service

**X. Adjournment**

The meeting adjourned at 10:41 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission