



PLANNING COMMISSION

DRAFT MINUTES

May 11, 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 Williams (Miller, Amandolia 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
David Lowe
Scot Maclver
Tom Miller
David Morgan
Anthony Sease

Carmen Williams

Staff Present:

Grace Smith, Assistant Planning
Director
Alexander Cahill, Senior Planner
Danny Cultra, Senior Planner
Michael Stock, Planning Manager
Lisa Miller, Senior Planner
Kayla Seibel, Senior Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Technology Liaison

Excused Members Absent:

III. Adjustments to the Agenda

IV. Approval of the Minutes and Consistency Statements: April 13, 2021 and April 27, 2021

MOTION: Approve the Minutes and Consistency Statements for the April 13, 2021 and April 27, 2021 meetings. (Morgan, Cameron 2nd)

ACTION: Motion carried, 12-0

Information Item

- a. Comprehensive Plan Project Update – Informational Only
Lisa Miller, Senior Planner, and Kayla Seibel, Senior Planner, provided a brief update on the New Comprehensive Plan.

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

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

VII. **Public Hearing: Zoning Map Change Request**

a. **405 TW Alexander (Z2000015)**

Zoning Map Change Request: Office and Institutional with a Development Plan (OI(D)) to Planned Development Residential 19.745 (PDR 19.745)

Staff Report: Alexander Cahill presented 405 TW Alexander (Z2000015)

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 need for additional multifamily housing units in this area at attainable rental rates. The commissioners asked for an affordable housing text commitment, which the applicant was unable to provide on this project.

MOTION: Recommend approval of Z2000015 (Miller, Morgan 2nd)

ACTION: Motion carried, 12-0

Consistency Statement: Except for the Future Land Use Designation, the Planning Commission determines that this request is consistent with the *Comprehensive Plan* and other adopted ordinances and policies. If the request is approved, the FLUM designation shall be amended to maintain consistency. Staff recommends a designation of Medium-High Density Residential. 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. **Courtyards at Doc Nichols (Z2000030)**

Zoning Map Change Request: Residential-Rural (RR) to Planned Development Residential 1.796 (PDR 1.796)

Staff Report: Alexander Cahill presented Courtyards at Doc Nichols (Z2000030)

Public Hearing: Chair Buzby opened the public hearing. The applicant and two other spoke in support. Three people spoke in opposition. Chair Buzby closed the public hearing. Two people just listening to gain more knowledge.

Commission Discussion: The discussion centered on various aspects of the proposal, the location and environmental character of the site, and the purpose of the PDR district as stated in the UDO.

MOTION: Recommend approval of Z2000030 (Miller, Morgan 2nd)

ACTION: Motion failed, 0-12

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 in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VIII. Public Hearing: Text Amendment - None

IX. Old Business

X. New Business

XI. Adjournment

The meeting adjourned at 8:34 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission