



PLANNING COMMISSION

APPROVED MINUTES

June 8, 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 Durkin, MacIver, Sease. (Miller, Morgan 2nd)

ACTION: Motion carried, 10-0.

Members Present:

Austin Amandolia
Nathaniel Baker
Brian Buzby, Chair
Kimberly Cameron
Garry Cutright
Armeer Kenchen, Vice Chair
David Lowe
Tom Miller
David Morgan
Carmen Williams

Excused Members Absent:

Erin Durkin
Scot MacIver
Anthony Sease

Staff Present:

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

III. Adjustments to the Agenda - None

Approval of the Minutes and Consistency Statements: May 11, 2021

MOTION: Approve the Minutes and Consistency Statements for the May 11, 2021 meeting as amended (Miller, Amandolia 2nd)

ACTION: Motion carried, 10-0

IV. Public Hearing: Comprehensive Plan Amendment

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

a. **Griffin Place (Z1900027)** *Continued from 4/13/2021*

Zoning Map Change Request: Rural Residential (RR), Residential Suburban-20 (RS-20), Industrial Light (IL) to Planned Development Residential 5.578 (PDR 5.578)

Staff Report: Danny Cultra presented Griffin Place (Z1900027)

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

Commission Discussion: The discussion centered on the proposed Northern Durham Parkway alignment and speed design, project density, single-family and townhouse unit sizes, local school impacts, project boundary buffers, and sizes of various open space types.

MOTION: Recommend approval of Z1900027 (Miller, Amandolia 2nd)

ACTION: Motion carried, 6-4 (Baker, Cutright, Miller, Williams voting no)

Consistency Statement: The Planning Commission finds that the ordinance request is] consistent with the adopted *Comprehensive Plan*. If the zoning request is approved, the Commission recommends the staff recommendation of changing the "Office, Low Density Residential, Industrial, and Recreation and Open Space" designations to "Low-Medium Density Residential and Recreation and Open Space". 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**

a. **Old Bahama Fire Station (Z2000046)**

Zoning Map Change Request: CN, RS-20 to CN with text-only development plan (CN(D))

Staff Report: Michael Stock presented **Old Bahama Fire Station (Z2000046)**

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 the purpose of the request and the CN district standards.

MOTION: Recommend approval of Z2000046 (Miller, Amandolia 2nd)

ACTION: Motion carried, 10-0

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*. If the zoning request is approved, the Commission recommends the staff recommendation of changing the "Very Low Density Residential" designation to "Commercial". 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

- a. PC Policy Block Length Information Item
 - i. Commissioner Baker presented the PC Policy Block Length Information Item that the Policy Committee has been working (Amandolia, Baker, Miller, Santiago and Williams). The next steps are the Planning Commission will vote to the adopt resolution to initiate a text commitment. The Planning Commission will consider the item at its July meeting.
- b. Walltown Letter
 - i. Had a request from Brandon Williams with the Walltown Community for the Planning Commission to consider to signing onto letter that the Walltown Community that some other neighborhoods have signed on to that's going to the City Council and it's related to zoning and development issue. Commissioner Buzby sent it to the staff, number one to get their guidance is this appropriate, is this in our rules of engagement for the Planning Commission.

Yes, it's related to zoning and land use and issues that is in the Planning Commission's purview.

Walltown Community is looking at presenting to City Council in the next week or two.

MOTION: Recommend endorsing the letter (Miller, Baker 2nd)
ACTION: Motion carried, 10-0

X. Adjournment

The meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission