



PLANNING COMMISSION

DRAFT MINUTES

July 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

Members Present:

Austin Amandolia
Nathaniel Baker
Brian Buzby, Chair
Kimberly Cameron
Garry Cutright
Erin Durkin
Bruce Harrod
David Lowe
Scot MacIver
David Morgan
Anthony Sease
Carmen Williams

Excused Members Absent:

Staff Present:

Grace Smith, Assistant Planning
Director
Michael Stock, Planning Manager
Alexander Cahill, Principal 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 New Business, Resolutions for Appreciation of Service, to be heard prior to the public hearing items.

MOTION: Approve the Adjustment to the Agenda. (Baker, Cameron 2nd)

ACTION: Motion carried, 12-0

Approval of the Minutes and Consistency Statements: June 8, 2021

MOTION: Approve the Minutes and Consistency Statements for the June 8, 2021 meeting. (Morgan, Cameron 2nd)

ACTION: Motion carried, 11-0 (Commissioner Harrod wasn't present during the June 8, 2021 meeting).

New Business (b) moved here: **RESOLUTION IN APPRECIATION OF**

Mr. Thomas R. Miller

WHEREAS: Mr. Thomas R. Miller was a member of the Durham Planning Commission from March 6, 2014 through June 30, 2021 and;

WHEREAS: Durham Planning Commission and the citizens of the City and County of Durham have benefited from the dedicated efforts that he 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 Mr. Miller 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 Mr. Thomas R. Miller as a token of the high esteem held for him.

Adopted this 13th day of July 2021

MOTION: To approve the resolution (Morgan, Lowe 2nd)

ACTION: Motion carried, 12-0

IV. Public Hearing: Comprehensive Plan Amendment

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

a. 2104 & 2112 Ellis Road (Z2000042)

Staff Report: Danny Cultra presented case Z2000042.

Zoning Map Change Request: Residential Rural (RR) & Residential Suburban-20 (RS-20) to Commercial General with a Development Plan CG(D) with a proposed change of the FLUM from Research/Research Application to Commercial.

Public Hearing: Chair Buzby opened the public hearing. The applicant and one other spoke in support. No one spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on whether there is need for self-service storage in the immediate area, whether there is need for city infrastructure, usage of city roads without annexing into city jurisdiction and support of urban type services in county jurisdiction, proffer for treatment of 100-year storm event, wetland impacts, driveway access.

MOTION: Recommend approval of case ZZ2000042. (Amandolia, Miller 2nd)

ACTION: Motion carried, 9-3 (Amandolia, Baker, Williams 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.

VI. Public Hearing: Zoning Map Change Request

a. Wine Outlet (Z1900039)

Zoning Map Change Request: Office and Institutional (OI)/Commercial Neighborhood with a Development Plan (CN(D)) to Commercial Neighborhood with a Development Plan (CN(D))

Staff Report: Danny Cultra presented Wine Outlet (Z1900039)

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 proposed types of uses, access from adjacent properties, request for proffer of treatment for 100-year storm event.

MOTION: Recommend approval of Z1900039 (Amandolia, Morgan 2nd)

ACTION: Motion carried, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is inconsistent 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.

b. 1908 Cedar Street (Z2100001)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Residential Urban – 5 (RU-5)

Staff Report: Alexander Cahill presented Case name Z2100001

Public Hearing: Chair Buzby opened the public hearing. The applicant and one other spoke in support. One spoke in opposition, and two spoke to learn more about the request. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on the appropriateness of the zoning proposal in the Forest Hills Neighborhood, the minimal impacts this proposal would have on the surrounding community, the history of the Forest Hills Community, and the equity issue around individual land owners having to navigate a rezoning process for a small-scale proposal such as this.

MOTION: Recommend approval of Z2100001 (Amandolia, Cameron 2nd)

ACTION: Motion carried, 11-0 (Maclver left before this item)

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.

VII. Public Hearing: Text Amendment

VIII. Old Business

IX. New Business

a. PC Block Length Text Amendment Resolution -Vote to initiate

Commission Discussion: Commissioner Baker summarized the intent of the item and reiterated that the vote was not a vote on the text of the draft amendments, but only a vote to initiate the text amendment process, which will involve additional review and possible changes before the public hearing process is initiated.

MOTION: Move to adopt PC Block Length Resolution (Baker, Harrod 2nd)

ACTION: Motion carried, 11-0

b. Resolutions honoring Tom Miller and Armeer Kenchen

Moved to the beginning of the meeting, with the resolution for Commissioner Kenchen held to the next meeting in order for him to attend.

c. Election of Vice-Chairperson

MOTION: Nominate and elect Austin Amandolia for
Vice Chair (Baker, Morgan 2nd)

ACTION: Motion Carried, 10-0

X. Adjournment

The meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission