



PLANNING COMMISSION

DRAFT MINUTES

July 14, 2020, 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 Santiago. (Morgan Al-Turk 2nd)

ACTION: Motion carried, 12-0.

Members Present:

Brian Buzby, Chair
Akram Al-Turk
Austin Amandolia
Nathaniel Baker
Erin Durkin
Cedric Johnson
Armeer Kenchen
Jessalee Landfried
David Lowe
Tom Miller
Scott MacIver
David Morgan
Carmen Williams

Excused Members Absent:

Cristian Santiago

Staff Present:

Sara Young, Acting Planning Director
Grace Smith, Acting Assistant Planning Director
Jamie Sunyak, Senior Planner
Earlene Thomas, Transportation Engineer IV
Chris Peterson, Administrative Specialist
Trey Figueroa, Senior Planner

Commented [SG1]: we really should include Trey and Chris here- they help behind the scenes

III. Adjustments to the Agenda – Add additional item under New Business, b. Election of Vice-Chair

MOTION: Adoption of agenda as amended. (Al-Turk, Morgan 2nd)

ACTION: Motion carried, 12-0.

Approval of the Minutes and Consistency Statements: May 28, 2020

MOTION: Approve the Minutes and Consistency Statements for the May 28, 2020.
(Morgan, Lowe 2nd)

ACTION: Motion carried, 12-0

IV. Public Hearing: Comprehensive Plan Amendment – None

Commissioner Miller arrived before first case.

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

a. Foxx Place (A1900004/Z1900005)

Plan Amendment Request: Recreation and Open Space to Low Density Residential.

Zoning Map Change Request: Rural Residential (RR), Falls/Jordan Watershed Protection Overlay District-B (F/J-B) to Residential Suburban-Multi-family with a development plan (RS-M(D)), Falls/Jordan Watershed Protection Overlay District-B (F/J-B).

Staff Report: Jamie Sunyak presented cases A1900004/Z1900005.

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

MOTION: Allow a total of ten minutes for the applicant(s) to present their case and to allow two minutes for each opponent. (Al-Turk, Lowe 2nd)

ACTION: Motion carried, 13-0

Commission Discussion: The discussion centered on price points, stormwater, traffic and consistency with its surroundings.

(Commissioner Miller joined the meeting during the hearing)

MOTION: Recommend approval of case A1900004. (Miller, Al-Turk 2nd)

ACTION: Motion failed, 1-12, (MacIver voting yes)

MOTION: Recommend approval of case Z1900005. (Miller, Al-Turk 2nd)

ACTION: Motion failed, 1-12, (MacIver voting yes)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is not reasonable and not in the public interest and did not recommend approval based on traffic congestion, concerns about potential environmental impacts, comments received at the public hearing and the information in the staff report.

b. Chin Page Road (A1900018/Z1900050)

Plan Amendment Request: Industrial to Office.

Zoning Map Change Request: Industrial Light with a development plan (IL(D)) to Office and Institutional (OI).

Staff Report: Jamie Sunyak presented cases A1900018/Z1900050.

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

Commission Discussion: The discussion centered on buffers and consistency with surrounding development.

MOTION: Recommend approval of case A1900018. (Miller, Al-Turk 2nd)
ACTION: Motion carried, 13-0

MOTION: Recommend approval of case Z1900050. (Miller, Morgan 2nd)
ACTION: Motion carried, 13-0

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the 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

a. Carrington Woods II (Z1900037)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Residential Suburban-10 with a development plan (RS-10(D)).

Staff Report: Jamie Sunyak presented case Z1900037.

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

Commission Discussion: The discussion centered on safety concerns, quality of life issues, connectivity and sidewalks.

MOTION: To continue case Z1900037 to the September 15, 2020 meeting (Miller, Al-Turk 2nd)

ACTION: Motion carried, 13-0

b. Cortez Drive Residential (Z1900038)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Planned Development Residential 5.322(PDR 5.322).

Staff Report: Jamie Sunyak presented case Z1900038.

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

Commission Discussion: The discussion centered on traffic and price points.

MOTION: To continue Z1900038 to the August 11, 2020 meeting (Miller, Baker 2nd)

ACTION: Motion carried, 13-0

VII. Public Hearing: Text Amendment - None

VIII. Old Business - None

IX. New Business

a. Sara Young gave an overview of the FY21 Planning Department Work Program.

Motion: To move FY21 Planning Commission Work Program forward to the elected bodies with a favorable recommendation; City Council and BOCC with a favorable recommendation (Miller, Morgan 2nd)

Action: Motion carried, 13-0

b. **Election of Vice Chair**

Motion: To elect Commissioner Kenchen as Vice Chair (Buzby, Durkin 2nd)

Action: Motion carried, 13-0

X. **Adjournment**

The meeting adjourned at 10:36 p.m.

Respectfully Submitted,

Terri Elliott, Clerk
Durham Planning Commission