



PLANNING COMMISSION

APPROVED MINUTES

February 10, 2026 - 5:30 p.m.

I. Call to Order

Chair Chagaris called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:

Sarah Chagaris, Chair
Kimberly Cameron, Vice Chair
Anitra Bailey
Henry Capers
Zack Czajkowski
Juan Montes
Diana Neunkirchner
Ramsay Ritchie
Corrie Piontak
Kari Wouk

Excused Members Absent:

America Juarez Maldonado

Unexcused Members Absent:

Zuri Hunter
Scot MacIver

Staff Present:

Aaron Cain, Senior Planning Manager
Bo Dobrzanski, Assistant Director
Andy Lester, Principal Planner
Earlene Thomas, Assistant Director
Peyton Burgess, Senior Planner
Javar Jones, Planner
Sarah Voran, Public Information and Communications Analyst

III. Adjustments to the Agenda – Item VI.b (Z2500030A) was brought forward to be the first item on the agenda.

IV. Approval of the Minutes and Consistency Statements from: January 13, 2026, Meeting

MOTION: Approve the Minutes and Consistency Statements for January 13, 2026. (Cameron/Bailey 2nd)

ACTION: Motion carried, 10-0

V. New Business – Chair Chagaris noted a conflict of interest that did not follow proper procedure at last month’s meeting, apologized on behalf of the commission, and going forward will be creating a sub-committee for reviews and updating commission members on the Rules of Procedures.

VI. Public Hearings: Initial Zoning Map Changes

a. 9415 NC 751 Highway (Z2500030A-BDG2500019)

Zoning Map Change Request: change Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County jurisdiction to Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), City jurisdiction located at 9415 NC 751 Hwy.

Staff Report: Andrew Lester presented **9415 NC 751 Highway (Z2500030A-BDG2500019)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; no one spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500030A (Cameron/Capers 2nd)

ACTION: Motion carried, 10-0

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

b. Morgan Farm (Z2500040A-BDG2500014)

Zoning Map Change Request: change Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County jurisdiction to Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), City jurisdiction located at 8422 Farrington Mill Road.

Staff Report: Andrew Lester presented **Morgan Farm (Z2500040A-BDG2500014)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of case Z2500040A-BDG2500014 (Cameron/Ritchie 2nd)

ACTION: Motion failed, 0-9 (Montes recused; Bailey, Cameron, Chagaris, Capers Czajkowski, Neunkirchner, Piontak, Ritchie and Wouk voting No)

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 is not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VII. Public Hearings: Zoning Map Changes

a. Patterson Hall (Z2500011)

Zoning Map Change Request: Residential Rural (RR) and Residential Suburban-10 (RS-10) and Falls/Jordan District B (F/J-B), County jurisdiction to Planned Development Residential 4.703 (PDR 4.703) (west side of Patterson Road), Residential Rural (RR) and Residential Suburban-10 (RS-10) (east side of Patterson Road) and Falls/Jordan District B (F/J-B), City jurisdiction located at 505, 401, 402, 352, 353, and 309 Patterson Rd.

Staff Report: Andrew Lester presented **Patterson Hall (Z2500011)**

Public Hearing: Chair Chagaris opened the public hearing. The applicants and several residents spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500011 (Cameron/Ritchie 2nd)

ACTION: Motion failed, 0-9 (Montes recused; Bailey, Cameron, Chagaris, Capers Czajkowski, Neunkirchner, Piontak, Ritchie and Wouk voting No)

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 is not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

b. 4802 Cheek Road (Z2400033)

Zoning Map Change Request: change Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County jurisdiction to Planned Development Residential 2.748 (PDR 2.748), City jurisdiction located at 4802 Cheek Rd.

Staff Report: Andrew Lester presented **4802 Cheek Road (Z2400033)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; no one spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500015 (Cameron/Ritchie 2nd)

ACTION: Motion carried, 0-10 (All 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 is in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

c. Top Golf Durham Mixed Use Phase 2 (Z2500017)

Zoning Map Change Request: change Industrial Park (IP) and Major Transportation Corridor I-85 (MTC I-85) to Commercial General with a textual development plan (CG(D)) and Major Transportation Corridor I-85 (MTC I-85) located at 4840 Topgolf Way.

Staff Report: Andrew Lester presented **Top Golf Durham Mixed Use Phase 2 (Z2500017)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500023 (Cameron/Ritchie 2nd)

ACTION: Motion carried, 10-0

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

d. Bella Ridge (Z2400043)

Zoning Map Change Request: change Residential Rural (RR), Commercial Neighborhood (CN), Residential Suburban-10 (RS-10), Falls/Jordan District B (F/J-B) and Major Transportation Corridor I-85 (MTC I-85), County jurisdiction to Planned Development Residential 3.975 (PDR 3.975), Falls/Jordan District B (F/J-B) and Major Transportation Corridor I-85 (MTC I-85), City jurisdiction located at 3013 Burton Rd. .

Staff Report: Peyton Burgess presented **Bella Ridge (Z2400043)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2400043 (Cameron/Ritchie 2nd)

ACTION: Motion carried, 8-2 (Neunkirchner and Wouk 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 is in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VIII. Committee Updates - None

IX. Staff Announcements - None

X. Adjournment

The meeting was adjourned at 10:34 p.m.

Respectfully Submitted,
Joanne Gordon, Clerk