



PLANNING COMMISSION WRITTEN COMMENTS

OAK GROVE LANDING (Z2500034 and BDG2500022)

Item heard on June 9, 2026

Comments received as of June 16, 2026

CHAIR CHAGARIS	Vote: No
	Comments: Continued serious concerns over continued auto-centric, urban sprawl type development proposals in an area that is already suffering due to lack of infra-structure.
VICE-CHAIR CAMERON	Vote: No
	Comments: No written comments provided.
CAPERS	Vote: No
	Comments: No written comments provided.
CZAJKOWSKI	Vote: Yes
	Comments: I respect and appreciate the valid concerns residents have raised around this development and others in the area about traffic and infrastructure in general. These concerns must be addressed. That being said – the housing shortage in Durham is a crisis. No crisis is solved without some degree of discomfort. This project will add housing stock, but it could go much further to add or encourage affordable housing.
JUAREZ-MALDONADO	Vote: No
	Comments: No written comments provided.
MONTES	Vote: RECUSED
	Comments: N/A
NEUNKIRCHNER	Vote: No
	Comments: Proposal would negatively impact the community due to increased density. The area is already over developed. The infrastructure does not support this increase.
PIONTAK	Vote: No
	Comments: No commitment to affordable housing units (only \$96K to Dedicated Housing Fund). For reference the median price for homes build by this builder are \$500K. Significant concerns with traffic patterns in the area from existing citizens.
RITCHIE	Vote: Yes
	Comments: This is a rezoning from allowed 19 units to 50 units of SF housing. Its not my ideal for increasing density but I think its a comp plan aligned rezoning to allow more people to live in this neighborhood. The relatively small increase in units makes neighbor concerns about traffic slightly less potent for this specific development.
WOUK	Vote: No
	Comments: This project also had significant community concerns and is in an area that is facing unrelenting development and severe lack of infrastructure. Summary: 1. Traffic. Traffic backs up all the way down Sherron from 70 and along 98 during rush hour. There are no sidewalks or crosswalks and it is dangerous to cross roads and pedestrians have been struck. 2. Infrastructure. EMS is 10 years behind. Hospitals have long wait times. 3. Amenities are proposed but it is unclear what will be included. Also, amenities will not be available to current residents and there are no parks within three miles. 4. Environmental concerns and buffers. Loss of wildlife habitat and insufficient buffers to neighbors. There is a creek onsite and though there will not be a

	sewer crossing, it will be in the stream buffer. There will be increased sedimentation and turbidity in the creek. We are currently in a drought with water restrictions and where will the water come from for all this new development? There is no tree coverage beyond what is required by the UDO. There are also no affordable units proffered, though there is a donation to the DHF of \$96K. During the Planning Commission Meeting, the applicant made several additional proffers to comply with some of the Comprehensive Plan policies that were not met, including not crossing the creek with sewer mentioned above (but it will still be in the stream buffer), to change the language on the Green Building proffer to be compliant and enforceable, \$15K to Durham EMS, a 10' .4 opacity buffer along SE property line, a 10' landscaping buffer on Sherron, will study under Gus Road to ensure the 100-year storm event is handled and will make upgrades if needed, and will reduce impervious to 55%. I would like to see 100% native plantings proffered (it's at 85% natives). Despite these proffers, which are truly appreciated, this area cannot sustain additional development. The infrastructure is just not in place and the environmental concerns are multiplying as the projects already approved in this area are built out.
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