

**Planning Board Meeting
Town of Fuquay-Varina
Minutes of August 21, 2017**

The Planning Board of the Town of Fuquay-Varina met Monday, August 21, 2017, for a regular meeting. The meeting was called to order at 7:00 pm after determining there was a quorum present.

The Pledge of Allegiance was recited.

Members Present: Ed Ridpath
 Cindy Sheldon
 Jim Chandler
 Barbara Marchioni
 Ron Nabors
 Bob Rowe
 Ramey Beavers

Members Absent: None

Staff Present: Samantha Smith, Planning Director
 Jonathan Cooper, Senior Planner
 Adam Culpepper, Planner
 Akul Nishawala, Planner
 Natalie McKinney, Planning Board Clerk
 James Adcock, Deputy Town Attorney
 Mark Matthews, Assistant Town Manager

Chair Ridpath announced there was a quorum present.

Approval of July 17, 2017 Minutes

Chair Ridpath asked for the Board's consideration and approval of the minutes from the July 17, 2017 meeting. Upon motion by Cindy Sheldon to accept the minutes as presented and second by Barbara Marchioni, minutes were approved unanimously.

Item 4A Pulte Group

Smith Douglas Homes – 5006 Pond Water Road, 5404 Old Powell Road & 0 Three Ponds Drive - PIN s 0657149593, 0657235926 & 0657149897.

The purpose of this agenda item is to acknowledge receipt of a request to withdraw REZ-2017-17, a zoning map amendment for property located at 5006 Pond Water Road, 5404 Old Powell Road and 0 Three Ponds Drive. The subject properties are also known as Wake County PINs 0657149593, 0657235926 and 0657149897.

No action was taken by the Planning Board, as the purpose of this item was to acknowledge withdrawal of the Zoning Map Amendment.

Item 4B

Steven & Jodi Sgroi – 6500 Vintage Ridge Lane - PIN 0668536128

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.7 acres, located at 6500 Vintage Ridge Lane from the Wake County R-30 Zoning

District to the Residential Agricultural (RA) Zoning District. The subject property is also known as Wake County PIN 0668536128.

Planning Director Samantha Smith presented.

The subject property is currently within the Wake County R-30 Zoning District. The zoning map amendment petition is for a total of 0.7 acres. The subject property is within the Town's USA and is currently the subject of annexation petition, ANX-2017-05. The property is currently occupied by a single-family home. The petition is being made due to existing well water contamination.

The zoning map amendment petition requests approval of the Residential Agricultural (RA) Zoning District. A minimum lot size of 20,000-30,000 square feet is permitted in the RA Zoning District, depending upon utility availability. The district is intended for single-family residential development and agricultural use.

The surrounding properties are within the single-family residential Vintage Ridge Subdivision.

The 2035 Community Vision Land Use Plan calls for the Large-Lot Residential (LLR) Classification. This classification provides for residential development of up to one half acre in density. The requested zoning district is consistent with the Land Use Plan.

Public water will be made available to serve the subject property.

The subject property has access onto Vintage Ridge Lane, a local street.

The petitioner held a neighborhood meeting on June 26, 2017 at the subject property. The petitioner is available to provide additional information related to the neighborhood meeting. A summary of the neighborhood meeting provided by the petitioner is attached.

Staff recommends approval of the proposed zoning map amendment, as it is reasonable and in the best interest of the public, for the following reasons:

1. An annexation petition, ANX-2017-05, is under consideration by the Town Board for the subject property, and includes provisions for connection to public water, warranting application of the Town's zoning.
2. The subject property is adjacent to the west and southwest of property within the Town's corporate limits and within the Residential Agricultural (RA) Zoning District. The zoning district requested is also RA and will provide for consistency in the zoning application of properties within the Vintage Ridge Subdivision where property is within the Town's corporate limits.
3. The requested zoning district is compatible with the Town's 2035 Community Vision Land Use Plan, which provides for a Large Lot Residential (LLR) Classification at the subject property.

Chair Ridpath opened the hearing for speakers in favor of the petition.

Steve & Jodi Sgroi of 6500 Vintage Ridge Lane stated that they were both in favor of the petition.

Chair Ridpath opened the floor to speakers in opposition. With no speaker in opposition the public hearing was closed.

Planning Board Member Ron Nabors made a motion to recommend approval of REZ-2017-19, a zoning map amendment at 6500 Vintage Ridge Lane, from the Wake County R-30 Zoning District to the Residential Agricultural (RA) Zoning District. The proposed zoning map amendment is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff. Upon second by Barbara Marchioni, the Board voted unanimously to approve.

Item 4C

Glenn Futrell – 8701 Purfoy Road - PIN 0665899420

The purpose of this agenda item is to receive information on a requested zoning map amendment for a total of 59.606 acres, located at 8701 Purfoy Road from the Wake County R-30 Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD). The subject property is also known as Wake County PIN 0665899420.

Director Samantha Smith presented.

The subject property is currently within the Wake County R-30 Zoning District. The zoning map amendment petition is for a total of 59.606 acres. The subject property is within the Town's USA, is currently vacant, and is the subject of annexation petition ANX-2017-15.

The zoning map amendment petition requests approval of the Residential Medium Density Conditional Zoning District (RMD-CZD). A residential density of three (6) dwelling units per acre is permitted in the RMD Zoning District, which is intended for medium density urban residential development. The petitioner is requesting site-specific conditions applicable to the subject properties as follows:

- 1) The land shall be developed as an Open Space Development in accordance with Part 9, Article F of the Land Development Ordinance,
- 2) Lots adjacent to existing subdivisions shall have a minimum land area of 7,000 square feet.
- 3) The minimum amount of open space provided shall be 25% of the total site.
- 4) The density of the development shall be limited to 4 dwelling units per acre.

Surrounding properties to the north and east are within the Holland Hills Subdivision, to the southwest is Old Waverly Subdivision, and to the west and southeast are undeveloped properties.

The 2035 Community Vision Land Use Plan calls for Small-Lot Residential (SLR) at the subject property. The requested zoning district provides for an overall density at six (6) units per acre. The requested zoning district is compatible with the 2035 Community Vision Land Use Plan.

Public water and sewer will be made available by the developer with future development of the subject property.

The subject property has access onto Balkan Road and White Star Drive, both local streets. A future collector street bisects the property and a proposed greenway also crosses a portion of the property along a creek basin. Construction of both improvements will be required with future development of the property.

The petitioner held a neighborhood meeting on June 13, 2017 at Destination Community Church, located at 7608 Purfoy Road. The petitioner is available to provide additional information related to the neighborhood meeting. A summary of the neighborhood meeting provided by the petitioner is attached.

Staff recommends approval of the proposed zoning map amendment. It is reasonable and in the best interest of the public for the following reasons:

- 1) An annexation petition, ANX-2017-15, is under review of the Town Board for the subject property, and includes provisions for connection to public water and sewer. Annexation of the subject property necessitates application of the Town's zoning. Access to public water and sewer warrants the requested RMD Zoning District.
- 2) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan designation of Small Lot Residential (SLR).
- 3) The proposed conditions limit developable uses of the subject property to ensure that it is compatible with the surrounding uses and general vicinity.
- 4) The requested zoning map amendment conditions include provisions for larger lots at the perimeter of the project area where adjacent to existing subdivisions, provided to enhance compatibility with existing development.

Chair Ridpath asked if the developer would build the greenway displayed on the map. Director Samantha Smith, confirmed the greenway requirement.

Chair Ridpath opened the hearing for speakers in favor of the petition.

Tony Tate, 5011 South Park Drive, Ste 100 Durham, represented Glen Futrell. He stated that this piece of property was not able to be put under contract at the same time as a prior piece of property. There is a natural divider, however the two parcels will be connected utilizing stub streets pushing traffic to Purfoy Road. The street improvements associated with the other parcel will improve the traffic in that area. The previous project was reduced to 3.25 dwelling units per acre and willing to do the same with this part of the project. There will also be some interconnectivity to honor the request of the Town as well as to aid emergency vehicles.

Chair Ridpath opened the hearing for speakers in opposition of the petition.

Joan McAndrews, 1637 Balkin Road, stated her concerns about the community transportation meetings and why nothing about this project being mentioned. She stated that this reduces the credibility of the Planning Department. Ms. McAndrews explained her concerns about the traffic and safety of the kids on the quiet streets in this area.

Jeffrey Benoit & Cynthia Yuchas, 8113 White Star Drive, stated that he had previous discussions with the Planning Department regarding density and that 60 total acres was difference of actual density. They are trying to avoid small lots and keep the lowest density possible. The concern of using White Star Drive for the development and the dangers of walkers and children are a major concern. They understand that the lower density will not fix the problem, however, it will help.

Charles Lee, 1548 Vermeer Street, with the land development and the land to the west of this including the Hidden Valley land, their county property will be surrounded by the Town of Fuquay-Varina. Mr. Futrell has agreed to reduce to 3.25 units per acres for this project.

He added the traffic from Holland Road over to Purfoy Road is a concern. Asked the planning board to keep the lots as small as possible and keeping the density as low as possible.

Mike Pullman, 1528 Holland Hills Drive, stated his concerns that they are zoned R-30 and this property is going to be medium density and the will disrupt current wells. The traffic is also going to be a problem including the construction traffic and would like to see traffic controlled to not go through their dead-end street of Holland Hills.

Director Samantha Smith addressed the traffic by explaining the need for a traffic impact analysis and by the nature of the size of the project, a TIA will be required including improvements. The open space development provides protection of sensitive environmental features so that those areas don't get disturbed. We could also request a barricade to direct construction traffic until development is near completion.

Vice Chair Cindy Sheldon requested clarification for forced annexation and why the dead-end road existed at Holland Hills. Director Samantha Smith replied that volunteer annexation is possible in case of a failed well. She added that this is called a spite strip and is intended to prevent connection.

Mary Kelly Craps, 1524 Holland Hills, stated she is in opposition of the plan mainly because they were told that this development would be two units per acres with a total of about 88 homes. She stated that medium density will hurt the character and value of the current neighborhood. The impact to the wetlands and woodlands has not been mentioned. She stated that Mr. Futrell followed all the laws, however, other neighborhood that were not adjacent to the property was not notified. She feels this proposal is not in character of the surrounding neighborhoods. They are requesting to keep continuity in this area. She requested the developer to consider the neighbors and natural areas.

Rick Kelly Craps, 1524 Holland Hills Drive, stated one of the things that he noticed that the land and woodlands house native species and their watershed. He stated that the flood plain and the land cannot absorb the water when it is disturbed at this level. 1896 Germany's Black Forest and 1903 New York City are examples of what happens when you start paving roads. He added that this area is the home to protected species of red wolves, nesting eagles, and owls. He closed by stating that once this is destroyed there is no recovering from it.

Chair Ridpath closed the public hearing.

Chair Ridpath questioned staff on the conditions for the four units per acre being reduced to 3.25 units per acre. Director Smith stated that the planning department supports the change and the Town Board agreed to the change for the prior zoning map amendment from the petitioner associated with the adjacent property keeping both parcels consistent.

Board Member Ron Nabors added the concerns of traffic and that he would like to see improvements to intersections before agreeing to change the zoning in this area. Chair Ridpath replied that traffic will always be a concern and will always be an issue. This is the reason why we push connectivity and the way traffic impact analysis triggers. Director Smith added that the Land Use Plan was generated slightly ahead of the transportation to ensure they communicated with each other. The land use plan, the data, and the land use classifications are applied to each parcel. That data was used for all the parcels for this model and all the development is built according to the traffic models for this area. This transportation model reflects the future builds which would accommodate the traffic and result in a better transportation network than what we have today.

Board Member Jim Chandler asked the developer if he would be willing to limit construction traffic. Mr. Futrell replied "yes" and he has the same concerns so he would be willing to control the traffic.

Vice Chair Cindy Sheldon made a motion to approve REZ-2017-20, a zoning map amendment at 8701 Purfoy Road, from the Wake County R-30 Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD). The proposed zoning map amendment is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff. With the conditions:

- 1) The land shall be developed as an Open Space Development in accordance with Part 9, Article F of the Land Development Ordinance,
- 2) Lots adjacent to existing subdivisions shall have a minimum land area of 7,000 square feet.
- 3) The minimum amount of open space provided shall be 25% of the total site.
- 4) The density of the development shall be limited to 3.25 dwelling units per acre.

Upon second by Barbara Marchioni the board voted 5-2 in favor of the petition, with Planning Board Members Nabors and Rowe voting against the petition.

Item 4D

MA Engineering – 313 Railroad Street - PIN 0656991642

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 10.3 acres, located at 313 Railroad Street, from the Residential Medium Density Conditional Zoning District (RMD-CZD) to the Downtown Center-2 (DC-2) Zoning District. The subject property is also known as Wake County PIN 0656991642.

Planning Director Samantha Smith presented.

The subject property is within the Residential Medium Density Conditional Zoning District (RMD-CZD), and is currently vacant. The property is within the corporate limits of the Town. ZONING: The property is currently zoned RMD-CZD with conditions related to future development of the property being townhomes. The zoning map amendment petition requests approval of the Downtown Center-2 Conditional Zoning District (DC-2-CZD). The DC-2 Conditional Zoning District serves as a transitional area to the Downtown Center-1 Zoning District, which encompasses both downtowns. The district is primarily nonresidential retail, commercial and services uses, while it also provides a multi-family density of up to 22 dwelling units per acre. The proposed conditional limit allows permissible uses at the subject property and provide design controls. The petitioner is proposing conditions limiting future development of the subject property to the following uses: -Townhouse Development -Park -Greenway -Mixed-Use Development -Live/Work Community -Commercial Daycare - Accessory Uses. The following conditions regarding site specific standards also apply:

- 1) Right-in / right-out access to Railroad Street.
- 2) Public street between North West Street and Railroad Street with sidewalk on both sides.
- 3) New public street may have parallel parking if needed to meet parking requirements.
- 4) Curb and gutter and sidewalk provided on North West Street and Railroad Street along frontage of property where possible.

- 5) Install "porkchop" turnaround at terminus of North West Street onto property or an alley into the development, as approved by the Town.
- 6) Dedication and construction of public greenway to wetlands limit pending public input and Town Board approval.
- 7) A 10 foot opaque buffer along adjacent parcels.
- 8) Minimum 9 foot first floor ceiling height.
- 9) Comply with articulation, roof and roof lines, color, and building material requirements.
- 10) 80 townhome units maximum Town Staff recommends removal of: -The statement "if needed to meet parking requirements" from the parallel on-street parking provision. -The statement "where possible" from the curb and gutter and sidewalk provision. This removal recommendation is based in providing a street network that can adequately handle anticipated parking and travel needs and to ensure compliance with the Town's Land Development Ordinance and Standard Specification and Construction Details.

Surrounding properties are used primarily for single lot residential development. A dog grooming and care facility, Pooch Pad, is adjacent to the south. Adjacent to the north but separated by a barrier created by the railroad is a shopping center and the Town's Action Park. In the general vicinity is a variety of both residential and nonresidential uses.

The 2035 Community Vision Land Use Plan calls for a Downtown (DT) Place Type (Classification) at the subject property. This district is intended to preserve the historic downtown commercial districts and the areas immediately surrounding them to provide for mixed-use development with residential and nonresidential uses on small blocks to extend the existing grid network and encourage pedestrian activity. The requested zoning district is compatible with the 2035 LUP.

Public water and sewer will be made available by the developer with future development of the subject property.

The subject properties have access onto Railroad Street and North West Street, both of which are classified as local streets by the Town's 2006 Community Transportation Plan (CTP). Neither of these streets are maintained by NCDOT, as such traffic counts are not available.

The petitioner held a neighborhood meeting on July 27, 2017 at Fuquay Coworking, located at 1000 North Main Street, Suite 102. The petitioner is available to provide additional information related to the neighborhood meeting. A summary of the neighborhood meeting provided by the petitioner is attached.

A recent zoning map amendment petition for the subject property for DC-2 (no conditions) was withdrawn by the petitioner at the recommendation of the Town Board.

Management and staff recommend approval of the proposed zoning map amendment. It is reasonable and in the best interest of the public for the following reasons:

- 1) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan designation of Downtown. The Downtown Place Type provides for only two (2) zoning districts, and the requested zoning district is the least intense of the two districts.
- 2) The requested zoning district will support the downtown districts, goals of the 2035 LUP, Downtown Center Plan, and the Town's Land Development Ordinance.

- 3) The zoning map amendment is reasonable and in the best interest of the public as it will provide for infill residential development to support the surrounding community and specifically the Town core, while providing for increased neighborhood connectivity.
- 4) The proposed conditions provide for limitations on use of the subject property to provide for increased compatibility with existing development in the surrounding area.
- 5) The proposed design controls serve to extend the Town's grid network and support existing infrastructure and investments in downtown. For the reasons identified staff recommends approval, subject to amending the proposed conditions by removing the following: -The statement "if needed to meet parking requirements" from the parallel on-street parking provision. -The statement "where possible" from the curb and gutter and sidewalk provision. During the public hearing, the petitioner should be asked to state if they concur with the aforementioned amendments to the conditions for the record.

Chair Ed Ridpath opened the public hearing for speakers in favor of the petition.

Kevin Zaleb, MA Engineering 598 E Chatham Street, Cary, stated that his company has been working with staff and residents in the area. Because of the public meeting they have amended their application in an effort to make all adjacent property owners happy. He stated that he represented the landowner and agreed to Town staff's recommendations.

Chair Ridpath opened the floor for speakers in opposition.

The public hearing was closed with no speakers in opposition.

Vice Chair Cindy Sheldon made a motion to approve REZ-2017-21, a zoning map amendment at 313 Railroad Street, from the Residential Medium Density Conditional Zoning District (RMD-CZD) to the Downtown Center-2 Zoning District Conditional Zoning District (DC-2-CZD). The proposed zoning map amendment is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff. Including the conditions listed and amend Condition 3 to remove "if needed to meet parking restrictions" and to remove "were possible" from the listed condition use in Condition 4.

Upon second by Ron Nabors the petition was approved unanimously.

ITEM 5A

Preliminary Subdivision Plat – Logan Meadow

Logan Meadow preliminary subdivision plat, SUB-PR-2017-11, located at 0 Judd Parkway.

Planning Director Samantha Smith presented.

The submitted preliminary subdivision, Logan Meadow, is located at 0 SE Judd Parkway on 4.64 acres in the Residential Low Density (RLD) Zoning District.

The preliminary subdivision plat proposes 12 residential lots meeting the standards for open space developments following the 25% open space dedication option. The minimum lot size permitted is 7,000 square feet and the minimum provided is 7,019 square feet, with an average lot size of 7,471 square feet. Following the 25% open space dedication option, a minimum of 1.14 acres of overall open space with 0.23 acres of common green area is

required. The preliminary subdivision plat includes 1.80 acres of overall open space, with 0.39 acres of common green area provided.

Vehicular access to the project is provided via a public street entrance onto SE Judd Parkway. Right-of-way improvements are required by the Town's 2006 Community Transportation Plan (CTP) to include curb and gutter, sidewalk, and dedication of half of a 100 foot right-of-way. This subdivision was submitted under the 2006 CTP. There is no stub street proposed as the subdivision is limited to 12 lots.

Public water and sewer services are available and will be installed by the developer.

The proposed preliminary subdivision plat meets all Town requirements, as such staff recommends approval.

Board Member Ron Nabors questioned what was coming off the cul-de-sac, Director Smith replied that it is a greenway easement for future use. Chair Ridpath questioned the need of the cul-de-sac and if it is required. Director Smith acknowledged that a cul-de-sac was required in this situation.

Vice Chair Sheldon questioned if the greenway was truly a greenway that will be utilized and if it will eventually connect. Assistant Town Manager stated that the property acquisition would be taken care of by this being in place.

Board member Ron Nabors made a motion to recommend approval of the Logan Meadow preliminary subdivision plat, SUB-PR-2017-11, located at 0 Judd Parkway as presented and recommended.

Upon second by Barbara Marchioni the motion was unanimously approved.

ITEM 5B

Preliminary Subdivision Plat – The Village at Lake Wheeler

The Village at Lake Wheeler preliminary subdivision plat, SUB-PR-2017-13, located at 8536 and 8600 Lake Wheeler Road

Planning Director Samantha Smith presented

The submitted preliminary subdivision, The Village at Lake Wheeler, located at 8536 and 8600 Lake Wheeler Road on 45.02 acres in the Residential Low Density Conditional Zoning District (RLD-CZD).

The preliminary subdivision plat proposes 106 residential lots meeting the standards for open space developments following the 25% open space dedication option. The minimum lot size permitted is 7,000 square feet and the minimum provided is 7,004 square feet, with the average lot size being 8,782 square feet. Following the 25% open space dedication option, a minimum of 10.28 acres of overall open space with 2.06 acres of common green area is required. There are 13.09 acres of overall open space with 2.06 acres of common green area provided.

Vehicular access to the project area is provided via a public street entrance onto Lake Wheeler Road. Lake Wheeler Road is classified as a 100 foot right-of-way by the 2006 Community Transportation Plan (CTP), which was in effect when this plan was submitted.

Lake Wheeler Road is identified as a four (4) lane, median divided thoroughfare, with an ultimate design capacity of 24,400 average daily trips (ADT). It is currently a two (2) lane road with a design capacity of 13,400 ADT. This subdivision development requires dedication of half of the 100 foot right-of-way and construction of curb and gutter, sidewalk and required travel lanes, as shown on the preliminary plat. The 2015 NCDOT traffic counts indicate a volume of 6,700 ADT on Lake Wheeler Road near the intersection with Optimist Farm Drive. An additional 3.48 acres along the project site's southwest boundary has been reserved for the future NC 540 expansion. Two stub streets are proposed for this development. The first is to the northern boundary and will provide a connection to an existing subdivision, Blaney Farms South. The second stub street, located on the western boundary, will provide for future connectivity.

Public water and sewer services are available to serve the subject property and will be installed by the developer.

The proposed preliminary subdivision plat meets all Town requirements, as such staff recommends approval.

Board Member Ron Nabors asked about the Highway 540 route and if it was fixed. Director Samantha Smith replied that it is the firm fixed route and NCDOT does not have the ability to hold the right of way, resulting in the developer voluntarily reserving the land.

Vice Chair Cindy Sheldon made a motion to recommend approval of The Village at Lake Wheeler preliminary subdivision plat, SUB-PR-2017-13, located at 8536 & 8600 Lake Wheeler Road as presented and recommended.

Upon second by Barbara Marchioni the motion was unanimously approved.

Item 5C

Preliminary Subdivision Plat – Crown Village

Crown Village preliminary subdivision plat, SUB-PR-2017-14, located at 6513 Mims Road

Planning Director Samantha Smith presented.

The submitted preliminary subdivision, Crown Village, is located at 6513 Mims Road on 9.23 acres in the Residential Agricultural (RA) Zoning District.

The preliminary subdivision plat proposes 10 residential lots meeting the standards for conventional subdivision developments. The minimum lot size is 20,000 square feet and the minimum provided is 21,014 square feet.

Vehicular access to the project area is provided via a public street entrance onto Mims Road. The Town's 2006 Community Transportation Plan (CTP) requires widening of half of the existing travel lanes where the property fronts Mims Road. There is no stub out street required for future connectivity as the proposal calls for 10 lots.

Public water service will be installed by the developer. Public sewer service is not available and private septic tanks will be provided. Lot 10 will be served by an off-site septic tank located on Lot 10A, an undevelopable lot.

The proposed preliminary subdivision plat meets all Town requirements, as such staff recommends approval.

Vice Chair Cindy Sheldon questioned the sewer for 10A and why it was on a different lot. Planning Director Samantha Smith explained that this lot had bad soils and would not support a septic system adding that the land behind the mailbox kiosk could not be developed making this a great spot to resolve that issue.

Board Member Ron Nabors requested more information on the location of Crown Village, this information was provided by staff and the Board.

Vice Chair Cindy Sheldon made a motion to recommend approval of the Crown Village preliminary subdivision plat, SUB-PR-2017-14, located at 6513 Mims Road as presented and recommended.

Upon second by Barbara Marchioni the motion was unanimously approved.


Item 6A Staff Report

No discussion - Planning Board Members have agreed to forgo presentation of staff report and to bring up for discussion or questions of staff only if necessary.

Planning Director Samantha Smith introduced Akul Nishawala, who joined the staff two weeks ago as our Long-Range Planner II. She also announced that Heather Britt is no longer with the Planning Department.

Adjournment:

Board Member Ron Nabors made a motion to adjourn the meeting. Upon second by Barbara Marshioni the meeting was adjourned at 8:20 p.m.



Natalie McKinney, Clerk to the Board



Ed Ridpath, Chair

9/18/2017
Date

9/18/2017
Date