

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
April 18, 2022

CALL TO ORDER

Chair Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on April 18, 2022, at 6:00 p.m. Attendees were participating both virtually and in person.

Board Members Physically Present: Andy Petty (Chairman)
Ed Ridpath
Jay Adcock
Barbara Marchioni
Jim Chandler
Alex Rickard
Michelle Peele

Board Member(s) Absent: Katherine Townsend

Others Physically Present: Planning Director Pam Davison
Town Attorney James Adcock
Assistant Town Manager Jim Seymour
Clerk Eva Mayfield
Senior Planner Josh Jurius
IT Director Scott Clark
Assistant Director Melissa Sigmund
Senior Planner Allyssa Holman
Planner Slater Knox
Planner Allison Wylie
Planner Grant Vestal

PLEDGE OF ALLEGIANCE

Chair Andy Petty led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Agenda Item No. 2. A: – Approval of the Minutes from the February 21, 2022, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on February 21, 2022.

Chair Andy Petty asked if everyone had a chance to review the minutes from the February 21, 2022, Planning Board meeting and asked if there were any corrections. There were no corrections requested.

Chair Andy Petty requested a motion to approve the minutes from the Planning Board meeting on February 21, 2022.

Motion – Approve the minutes from the February 21, 2022, meeting of the Planning Board as recommended.

MOTION: Jay Adcock
SECOND: Barbara Marchioni
MOTION RESULT: Minutes Approved Unanimously, 7-0

PUBLIC HEARING BLANKET STATEMENT

Chair Andy Petty read aloud the blanket meeting protocol and instructions for public participation. He announced that a public hearing is a time to state concerns and voice opinions in favor of or opposition to the requests submitted for consideration. He then requested Planning Director Pam Davison to read the Hybrid Meeting Instructions.

HYBRID MEETING INSTRUCTIONS

Planning Director Pam Davison read aloud the hybrid meeting protocol and instructions for public participation. She announced that attendees would be able to comment both in person and virtually via the zoom virtual meeting platform. Anyone wishing to participate in the meeting virtually would need to either join using the Zoom media application or call the Zoom meeting with the provided list of phone numbers on the Town's website.

PUBLIC HEARING

Agenda Item No. 4. A: Zoning Map Amendment - Jim Bartlett - 453 Longfellow Street - PIN 0657702203 - REZ-2022-02

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.17 acres, located at 453 Longfellow Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District.

Staff Comments – Planning Director Pam Davison entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation – Recommend approval of REZ-2022-02, a zoning map amendment at 453 Longfellow Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District.

The proposed amendment is consistent with the 2035 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by Staff.

Chair Andy Petty asked the Board if they had any questions for Staff prior to opening the public hearing.

There were no questions from the Board.

Public Hearing – The public hearing was opened for speakers in favor of the petition. There were no speakers in favor or opposition to the petition, and the public hearing was closed.

Chair Andy Petty asked *Planning Director Pam Davison* what the maximum density in the TCR zoning district is?

Planning Director Pam Davison stated 10 dwelling units per acre.

Chair Andy Petty asked *Planning Director Pam Davison* if the petition was approvable as proposed because two (2) units on 0.17 acres has a higher density than 10 dwelling units per acre.

Planning Director Pam Davison stated that it is a reasonable request because the lots are already existing, and one (1) unit can be built on each of the two (2) lots. They have never been recombined. Mrs. Davison explained that if these lots were not already two (2) lots, it would be an issue and not allowable.

Chair Andy Petty asked the Board for a motion.

Motion – Recommend approval of REZ-2022-02, a zoning map amendment at 453 Longfellow Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District. The proposed amendment is consistent with the 2035 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by Staff.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously, 7-0

RECUSAL

Chair Andy Petty requested a motion to recuse himself from Agenda Item 4.B. REZ-2022-03 and have *Vice-Chair Jay Adcock* become the assumed Chair of Agenda Item 4. B.

Motion – Motion was made to recuse *Chair Andy Petty* from discussion and actions for REZ-2022-03.

MOTION: Alex Rickard
SECOND: Ed Ridpath
MOTION RESULTS: Motion Passed Unanimously 7-0

Agenda Item No. 4. B: Zoning Map Amendment - The Curry Engineering Group, PLLC - 1601 N Main Street - PIN 0677025023 - REZ-2022-03

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 1.44 acres, located at 1601 N Main Street, from the Corridor Commercial Conditional Zoning District (CC-CZD) to the Corridor Commercial Conditional Zoning District (CC-CZD).

Staff Comments – *Planning Director Pam Davison* entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation – Recommend approval of REZ-2022-03, a zoning map amendment at 1601 N Main Street, from the Corridor Commercial Conditional Zoning District (CC-CZD) to the Corridor Commercial Conditional Zoning District (CC-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.

Public Hearing – The public hearing was opened for speakers in favor of the petition.

Eric Blocher, 205 South Fuquay Avenue, spoke in favor of the petition. He stated that Staff presented the rezoning petition very well and did not have anything to add. Mr. Blocher closed by saying that he was available to answer any questions the Board may have.

There were no questions from the Board. No one spoke in opposition to the petition and the public hearing was closed.

Vice Chair Jay Adcock asked the Board for a motion.

Motion – Recommend approval of REZ-2022-03, a zoning map amendment at 1601 N Main Street, from the Corridor Commercial Conditional Zoning District (CC-CZD) to the Corridor Commercial Conditional Zoning District (CC-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.

MOTION: Michelle Peele
SECOND: Jim Chandler
MOTION RESULTS: Motion Passed Unanimously, 6-0

Agenda Item No. 4. C: 2040 Community Vision Land Use Plan - Town of Fuquay-Varina
- CTA-2022-03 - ITEM TO BE TABLED

Chair Andy Petty read the following statement for Agenda Items 4.C: As consideration of this agenda item is recommended to be tabled. Additional comments, questions, or concerns may be directed to the Planning Department staff. The public will have an opportunity to express support and or opposition to CTA-2022-03 during the continued Public Hearing on May 16th, 2022. Any staff recommended modifications or revisions to the amendment will also be presented at that meeting. Additional questions, comments, or concerns may be directed to the Planning Department staff and then provided the Planning Department's contact information.

Purpose - The purpose of this agenda item is to consider a proposed amendment to the 2035 Community Vision Land Use Plan that addresses several areas for improvement.

Staff Comments – *Assistant Planning Director Melissa Sigmund* entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation – Continue the public hearing and table consideration of CTA-2022-03, an amendment to the 2035 Community Vision Land Use Plan (renamed 2040 Community Vision Land Use Plan) to the May 16, 2022 Planning Board meeting, as recommended by Town staff.

Chair Andy Petty thanked Staff for all their hard work on this item. Mr. Petty stated that it is nice to see the LUP and LDO communicate with each other more. He said that it does appear to be easier to navigate and understand. Mr. Petty asked if the Board had any questions for Staff?

Board Member Michelle Peele stated that some land uses identified dimensions or amounts of buildings and certain uses in the presentation and documents. However, some uses don't have anything stated. There are some subjective words, like the words "large" or "small". *Ms. Peele* asked Town Staff why some uses have standards and others do not? She also asked what constitutes "large" and "small"?

Assistant Planning Director Melissa Sigmund responded by explaining that what is seen throughout the document was that some character areas have a mix of uses that can be defined by providing some more specific parameters. Mrs. Sigmund stated that the document as a whole is a vision document. Some elements are more subjective in nature, but what the Board is seeing is communication between the LUP and the LDO. The LDO is where general statements and visionary ideas are implemented, which will further refine and create specific standards that would be effective with a zoning district.

Public Hearing – The public hearing was opened.

Chair Andy Petty asked the Board for a motion.

Motion – Continue the public hearing and table consideration of CTA-2022-03, an amendment to the 2035 Community Vision Land Use Plan, (renamed 2040 Community Vision Land Use Plan) to the May 16, 2022 Planning Board meeting, as recommended by Town staff.

MOTION: Jay Adcock
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously, 7-0

Agenda Item No. 4. D: Land Development Ordinance Amendments - 2040 Community Vision Land Use Plan - Town of Fuquay-Varina - CTA-2022-04 Amendment #19 - ITEM TO BE TABLED

Chair Andy Petty read the following statement for Agenda Items 4.D: As consideration of this agenda item is recommended to be tabled. The public will have an opportunity to express support and or opposition to CTA-2022-04 during the continued public hearing on May 16, 2022. Any staff recommended modifications or revisions to the amendment will also be presented at that meeting. Additional comments, questions, or concerns may be directed to the Planning Department staff. Mr. Petty then provided the phone number and email for the Planning Department.

Purpose - The purpose of this agenda item is to consider a proposed amendment to the Land Development Ordinance that addresses several areas for improvement.

Staff Comments – *Senior Planner Allyssa Homan* entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation – Continue the public hearing and table consideration of CTA-2022-04, an amendment to the Land Development Ordinance, to the May 16, 2022, Planning Board meeting, as recommended by Town staff.

Public Hearing – The public hearing was opened.

Chair Andy Petty asked if the Board had any questions for Staff. He explained that as there was much information provided, he would advise the Board to take some time to review it all, as there were lots of changes.

Board Member Ed Ridpath stated that the LDO and LUP are moving towards simplification both with the previous plan and the amendments that are being presented. He stated that it is good to see simplified things, especially around the form-based ordinance. He hoped that will engage more developers to use it now that it's simplified. *Mr. Ridpath* stated that he felt the crosswalks are still rather lengthy and large, and that it would be nice to see them simplified, but he felt there has been progress.

Chair Andy Petty stated that there are a lot of projects in the review queue that the Town is currently reviewing. Mr. Petty asked what would happen if there is something in review now and the LDO amendment passes?

Planning Director Pam Davison responded to Mr. Petty that if a submitted site plan or subdivision plan is currently under review, it would have a permit choice to continue forward with current standards. She added that in many cases, through permit choice, the developer may choose the new version because, in some cases, those are preferable. Some queued projects are waiting to be approved for that reason.

Board Member Alex Rickard asked Staff if public comment started April 1st and will run through May 2nd, and will both public hearings have been held open until May 16th?

Planning Director Pam Davison stated that the May 2nd meeting was originally going to be the Town Board approval. She explained that it would be held open on Let's Talk FV and will probably be extended to the June 6th Town Board meeting. She explained that there are some deadlines, so comments the Town has received before the Planning Board meeting on May 16th will be incorporated. Mrs. Davison stated that any comments submitted after May 6th would be put into the Town Board meeting.

Board Member Barbara Marchioni asked Town Staff if there had been a lot of public comments?

Planning Director Pam Davison responded by stating that there has been a lot of public viewing and a handful of public comments. She stated that the Town has been receiving good feedback.

Chair Andy Petty opened the public meeting and asked the Board for a motion.

Motion – Continue the public hearing and table consideration of CTA-2022-04, an amendment to the Land Development Ordinance, to the May 16, 2022, Planning Board meeting, as recommended by Town staff.

MOTION: Ed Ridpath
SECOND: Alex Rickard
MOTION RESULTS: Motion Passed Unanimously 7-0

ADMINISTRATIVE REPORTS

Agenda Item No. 6. A: Planning Staff Report

Purpose – The purpose of this agenda item is to receive information on the disposition of the Planning Board's recommendations to the Town Board of Commissioners since the February 21, 2022 Planning Board meeting.

Recommendation – No Action Required – Receive as Information


There were no questions from the Planning Board.

ADJOURN

A motion was made to adjourn the meeting at 6:52 p.m.

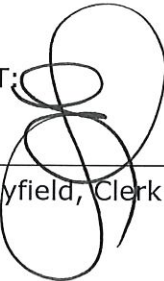
MOTION: Barbara Marchioni
SECOND: Jay Adcock
MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Chair

ATTEST:



Eva Mayfield, Clerk