

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
May 15, 2023

CALL TO ORDER

*Chairman Andy Petty* called the regular meeting of the Fuquay-Varina Planning Board to order on May 15, 2023, at 6:00 p.m. Attendees were participating in person, and the meeting was made available to view online.

Board Members Present:            Andy Petty (Chairman)  
   Jay Adcock (Vice-Chair)  
   Ed Ridpath  
   Barbara Marchioni  
   Michelle Peele  
   Brett Johnson  
   Jim Chandler

Board Members Absent:            Alex Rickard (Presence not required)

Others Physically Present:        Planning Director Pam Davison  
   Planning Assistant Director Melissa Sigmund  
   Jim Seymour, Assistant Town Manager  
   IT Director Scott Clark  
   Deputy Clerk Teresa Wilder  
   Senior Planner Allyssa Holman

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PLEDGE OF ALLEGIANCE

*Chairman Andy Petty* led the Pledge of Allegiance.

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DECLARATION OF QUORUM

*Mr. Petty* declared a quorum.

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APPROVAL OF THE MINUTES

**Agenda Item No. 2.A: – Approval of the Minutes from the March 20, 2023, Planning Board Meeting.**

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on March 20, 2023.

Motion – Approve the minutes from the March 20, 2023, meeting of the Planning Board as presented and recommended.

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

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Public Hearing:

**Agenda Item No. 4.A:** Zoning Map Amendment - Mauldin-Watkins Surveying - 218 King Street - PIN 0666092393 - REZ-2023-03.

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.618 acres, located at 218 King Street, from the Downtown Center-2 (DC-2) Zoning District to the Town Center Residential (TCR) Zoning District.

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

Recommendation – Recommend approval of REZ-2023-03, a zoning map amendment for 218 King Street, from the Downtown Center-2 (DC-2) Zoning District to the Town Center Residential (TCR) Zoning District. The proposed amendment is consistent with the 2040 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-03, a zoning map amendment for 218 King Street, from the Downtown Center-2 (DC-2) Zoning District to the Town Center Residential (TCR) Zoning District. The proposed amendment is consistent with the 2040 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Michelle Peele  
SECOND: Barbara Marchioni  
MOTION RESULT: Motion Passed 7-0

**Agenda Item No. 4.B:** Town Code Amendment - Town of Fuquay-Varina - Land Development Ordinance (LDO) Amendment #23 - CTA-2023-01.

Purpose - The purpose of this agenda item is to consider a proposed text amendment to the Town Code of Ordinances, Part 9 Land Development Ordinance, Amendment #23 that addresses several areas for improvement.

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

Recommendation – Recommend approval of CTA-2023-01 Amendment #23, an amendment to the Town Code of Ordinances, Part 9 Land Development Ordinance, as presented and recommended by Town staff. The text amendment improves upon the Land Development Ordinance and is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of CTA-2023-01 Amendment #23, an amendment to the Town Code of Ordinances, Part 9 Land Development Ordinance, as presented and recommended by Town staff. The text amendment improves upon the Land Development Ordinance and is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Ed Ridpath  
SECOND: Jay Adcock  
MOTION RESULT: Motion Passed 7-0

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Other Business:

**Agenda Item No. 5.A:** Presentation - Transit Study & Opening of Public Comment Period - (Jared Draper, Toole Design Group).

Purpose - The purpose of this agenda item is to receive information regarding the draft transit study report and the opening of the public comment period.

Staff Comments – Senior Planner Allyssa Homan entered the agenda abstract and supporting documents for this agenda item into the official record of the Town. Jared Draper with consultant Toole Design Group made a brief presentation.

Recommendation – No Action Required - Presentation Only.

Motion – No Action Required - Presentation Only.

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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 March 20, 2023, Planning Board meeting.

Staff Comments – No approvals by the Town Board have been made since the March 20, 2023, Planning Board meeting.

Motion – No Action Required – Receive as Information

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ADJOURN

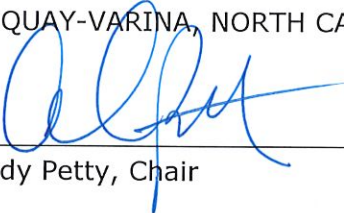
A motion was made to adjourn the meeting at 7:03 p.m.

MOTION: Barbara Marchioni

SECOND: Jay Adcock

MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA



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Andy Petty, Chair

ATTEST:



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Eva Mayfield, Clerk