

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
June 19, 2023

CALL TO ORDER

Chairman Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on June 19, 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

Board Members Absent: Jim Chandler

Alternate Board Member: Alex Rickard (Presence not required)

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

PLEDGE OF ALLEGIANCE

Chairman Andy Petty led the Pledge of Allegiance.

DECLARATION OF QUORUM

Mr. Petty declared a quorum.

APPROVAL OF THE MINUTES

Agenda Item No. 2.A: – Approval of the Minutes from the May 15, 2023, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on May 15, 2023.

Motion – Approve the minutes from the May 15, 2023, meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock
SECOND: Ed Ridpath
MOTION RESULT: Motion Passed 6-0

Public Hearing:

Agenda Item No. 4.A: Zoning Map Amendment - Brian Zelman - Clayton NC Manager, LLC - 7355 S NC 55 Highway - PIN 0675388803 - REZ-2023-01.

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 46.98 acres, located at 7355 S NC 55 Highway, from the Residential Agricultural (RA) Zoning District to the Corridor Commercial Conditional Zoning District (CC-CZD).

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-2023-01, a zoning map amendment for 7355 S NC 55 Highway, from the Residential Agricultural (RA) Zoning District to the Corridor Commercial Conditional Zoning District (CC-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-01, a zoning map amendment for 7355 S NC 55 Highway, from the Residential Agricultural (RA) Zoning District to the Corridor Commercial Conditional Zoning District (CC-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Michelle Peele
SECOND: Ed Ridpath
MOTION RESULT: Motion Passed 6-0

Other Business:

Agenda Item No. 5.A: Preliminary Subdivision Plat – Wake Chapel Square Subdivision - SUB-PR-2021-11.

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by Timmons Group for Wake Chapel Square located at 1115 Wake Chapel Road and 0 N Broad Street.

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

Recommendation – Recommend approval of the Wake Chapel Square preliminary subdivision plat SUB-PR-2021-11, as presented and recommended.

Motion – Recommend approval of the Wake Chapel Square preliminary subdivision plat SUB-PR-2021-11, as presented and recommended.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULT: Motion Passed 6-0

Agenda Item No. 5.B: Preliminary Subdivision Plat – Coley Preserve Subdivision - SUB-PR-2021-12.

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by Timmons Group for Coley Preserve located at 637 Coley Farm Road, 0 Hampton Crest Circle, and 0 Wavcott Drive.

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

Recommendation – Recommend approval of the Coley Preserve preliminary subdivision plat SUB-PR-2021-12, as presented, and recommended.

Motion – Recommend approval of the Coley Preserve preliminary subdivision plat SUB-PR-2021-12, as presented, and recommended.

MOTION: Michelle Peele
SECOND: Jay Adcock
MOTION RESULT: Motion Passed 6-0

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 May 15, 2023, Planning Board meeting.

Staff Comments – No approvals by the Town Board have been made since the May 15, 2023, Planning Board meeting.

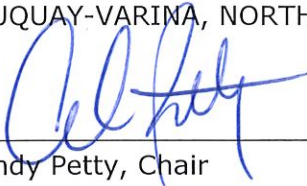
Motion – No Action Required – Receive as Information

ADJOURN

A motion was made to adjourn the meeting at 6:23 p.m.


MOTION: Barbara Marchioni
SECOND: Ed Ridpath
MOTION RESULTS: Motion Passed Unanimously 6-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Chair

ATTEST:



Eva Mayfield, Clerk