

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
July 17, 2023

CALL TO ORDER

Chairman Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on July 17, 2023, at 6:00 p.m. at the Town of Fuquay-Varina Public Service Center. 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
 Brett Johnson

Board Members Absent: Jim Chandler
 Michelle Peele

Alternate Board Member Absent: Alex Rickard

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
 Engineering Director Matt Poling

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 June 19, 2023, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on June 19, 2023.

Motion – Approve the minutes from the June 19, 2023, meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock
SECOND: Barbara Marchioni
MOTION RESULT: 5-0 Motion Passed

Public Hearing:

Agenda Item No. 4.A: Zoning Map Amendment & Land Use Plan Amendment - Jovita Simons - 223 North West Street - PIN 0656896592 - REZ-2023-07.

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.12 acres, located at 223 N West Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District and the corresponding Land Use Plan amendment from Downtown (DT) to Town Center Residential (TCR).

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-2023-07, a zoning map amendment for 223 N West Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District and the corresponding Land Use Plan amendment from Downtown (DT) to Town Center Residential (TCR) as it is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-07, a zoning map amendment for 223 N West Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District and the corresponding Land Use Plan amendment from Downtown (DT) to Town Center Residential (TCR) as it is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULT: Motion Passed 5-0

Agenda Item No. 4.B: Zoning Map Amendment - Mark Smith, Burton Engineering - 1920 N Main Street - PIN 0677434209 - REZ-2023-06.

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 39.328 acres, located at 1920 N Main Street, from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-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-2023-06, a zoning map amendment at 1920 N Main Street, from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-CZD). The proposed zoning map amendment is consistent with the 2040 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-06, a zoning map amendment at 1920 N Main Street, from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-CZD). The proposed zoning map amendment is consistent with the 2040 Community Vision Land Use Plan 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 5-0

Agenda Item No. 4.C: Town Code Amendment - Town of Fuquay-Varina - Land Development Ordinance (LDO) Amendment #24 - CTA-2023-02.

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 #24 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-2023-02 Amendment #24, 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-2023-02 Amendment #24, 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: Jay Adcock
SECOND: Ed Ridpath
MOTION RESULT: Motion Passed 5-0

Agenda Item No. 4.D: Community Transportation Plan Amendment - Town of Fuquay-Varina - Reduction of Future US 401 Highway Cross-Section - CTA-2023-03.

Purpose - The purpose of this agenda item is to consider a proposed amendment to the 2035 Community Transportation Plan addressing an area for improvement.

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 CTA-2023-03, an amendment to the 2035 Community Transportation Plan, as presented and recommended by Town staff. The amendment improves upon the Community Transportation Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of CTA-2023-03, an amendment to the 2035 Community Transportation Plan, as presented and recommended by Town staff. The amendment improves upon the Community Transportation Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULT: Motion Passed 5-0

Other Business:

Agenda Item No. 5.A: Minor Subdivision Plat - Flag Lot - Mauldin Watkins Surveying - 3710 Johnson Pond Road - SUB-REC-2023-01.

Purpose - The purpose of this agenda item is to consider a proposed flag lot submitted by Mauldin Watkins Surveying, located at 3710 Johnson Pond Road.

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 proposed flag lot located at 3710 Johnson Pond Road as presented and recommended.

Motion – Recommend approval of the proposed flag lot located at 3710 Johnson Pond Road as presented and recommended.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULT: Motion Passed 5-0

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 June 19, 2023, Planning Board meeting.

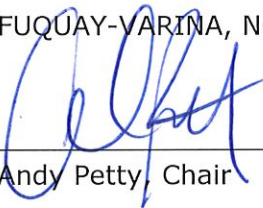
Motion – No Action Required – Receive as Information

ADJOURN

A motion was made to adjourn the meeting at 6:37 p.m.

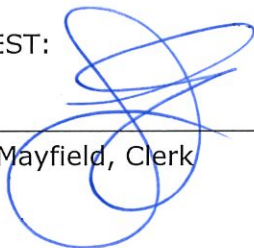
MOTION: Barbara Marchioni
SECOND: Jay Adcock
MOTION RESULTS: Motion Passed Unanimously 5-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Chair

ATTEST:



Eva Mayfield, Clerk