

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
August 21, 2023

CALL TO ORDER

Chairman Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on August 21, 2023, at 6:00 p.m. at the John W Byrne Municipal Building. 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
 Jim Chandler
 Michelle Peele

Alternate Board Member: Alex Rickard (Presence not required)

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

DECLARATION OF QUORUM

Mr. Petty declared a quorum.

PLEDGE OF ALLEGIANCE

Chairman Andy Petty led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Agenda Item No. 2.A: – Approval of the Minutes from the July 17, 2023, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on July 17, 2023.

Motion – Approve the minutes from the July 17, 2023, meeting of the Planning Board as presented and recommended.

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

Public Hearing:

Agenda Item No. 4.A: Zoning Map Amendment - Mohamed Elfadaly, Alnoor Islamic Center - 6317 Sunset Lake Road - PIN 0668457392 - REZ-2023-10

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 4.99 acres, located at 6317 Sunset Lake Road, from the Residential Agricultural (RA) Zoning District to the Office & Institutional Conditional Zoning District (O&I-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-2023-10, a zoning map amendment at 6317 Sunset Lake Road, from the Residential Agricultural (RA) Zoning District to the Office & Institutional Conditional Zoning District (O&I-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-2023-10, a zoning map amendment at 6317 Sunset Lake Road, from the Residential Agricultural (RA) Zoning District to the Office & Institutional Conditional Zoning District (O&I-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: Barbara Marchioni
MOTION RESULT: Motion Passed 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 July 17, 2023, Planning Board meeting.

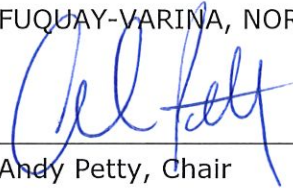
Motion – No Action Required – Receive as Information

ADJOURN

A motion was made to adjourn the meeting at 6:05 p.m.

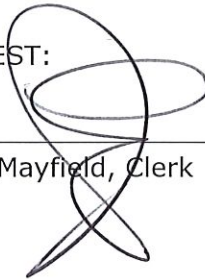
MOTION: Barbara Marchioni
SECOND: Ed Ridpath
MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Chair

ATTEST:



Eva Mayfield, Clerk