

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
September 18, 2023

CALL TO ORDER

*Chairman Andy Petty* called the regular meeting of the Fuquay-Varina Planning Board to order on September 18, 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-Chairman)  
   Ed Ridpath  
   Brett Johnson  
   Michelle Peele

Board Members Absent:            Jim Chandler  
   Barbara Marchioni  
   Alex Rickard (Alternate)

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

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DECLARATION OF QUORUM

*Mr. Petty* declared a quorum.

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PLEDGE OF ALLEGIANCE

*Chairman Andy Petty* led the Pledge of Allegiance.

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APPROVAL OF THE MINUTES

**Agenda Item No. 2.A:** – Approval of the Minutes from the August 21, 2023, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on August 21, 2023.

Motion – Approve the minutes from the August 21, 2023, meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock  
SECOND: Ed Ridpath  
MOTION RESULT: 5-0 Motion Passed

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Public Hearing:

**Agenda Item No. 4.A:** Zoning Map Amendment - Jeremy Medlin, Greenhawk - 6524 Burt Road - PIN 0646087028 - REZ-2023-02

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 65.738 acres, located at 6524 Burt Road, from the Wake County R-30 Zoning District to the Town's Residential Agricultural Conditional Zoning District (RA-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-2023-02, a zoning map amendment for 6524 Burt Road, from the Wake County R-30 Zoning District to the Residential Agricultural Conditional Zoning District (RA-CZD), as it is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-02, a zoning map amendment for 6524 Burt Road, from the Wake County R-30 Zoning District to the Residential Agricultural Conditional Zoning District (RA-CZD), as it is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Ed Ridpath  
SECOND: Michelle Peele  
MOTION RESULT: Motion Passed 5-0

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OTHER BUSINESS

**Agenda Item No. 5.A:** Preliminary Subdivision Plat – Vinci Subdivision - SUB-PR-2023-03.

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by engineering firm WithersRavenel for the Vinci Subdivision located at 6524 Burt 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 Vinci preliminary subdivision plat SUB-PR-2023-03, as presented and recommended.

Motion – Recommend approval of the Vinci preliminary subdivision plat SUB-PR-2023-03, as presented and recommended.

MOTION: Michelle Peele  
SECOND: Jay Adcock  
MOTION RESULT: Motion Passed 5-0

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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 August 21, 2023, Planning Board meeting.

Motion – No Action Required – Receive as Information

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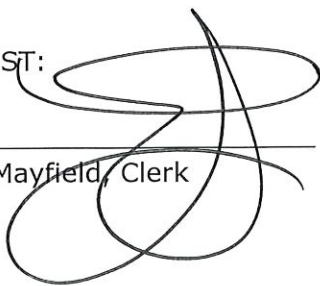
ADJOURN

A motion was made to adjourn the meeting at 6:12 p.m.

MOTION: Michelle Peele  
SECOND: Jay Adcock  
MOTION RESULTS: Motion Passed Unanimously 5-0

FUQUAY-VARINA, NORTH CAROLINA

  
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Andy Petty, Chair

ATTEST:   
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Eva Mayfield, Clerk