

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
October 16, 2023

CALL TO ORDER

Chairman Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on October 16, 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
 Barbara Marchioni
 Michelle Peele

Board Members Absent: Jim Chandler
 Alex Rickard (Alternate)

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

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 September 18, 2023, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on September 18, 2023.

Motion – Approve the minutes from the September 18, 2023, meeting of the Planning Board as presented and recommended.

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

Public Hearing:

Agenda Item No. 4.A: Town Code Amendment - Town of Fuquay-Varina - Land Development Ordinance (LDO) Amendment #25 - CTA-2023-04

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 #25 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-2023-04 Amendment #25, 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-2023-04 Amendment #25, 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: Michelle Peele
SECOND: Jay Adcock
MOTION RESULT: Motion Passed 6-0

Agenda Item No. 4.B: Zoning Map Amendment - Matt Binkley, John Deere - 1408 Old Honeycutt Road - PIN 0676459923 - REZ-2023-12

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 38.76 acres, located at 1408 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Heavy Industrial Conditional Zoning District (HI-CZD) and the corresponding Land Use Plan amendment from the Industrial (IND), Mixed-Residential (MRN), and Open Space (OS) classifications, to the Industrial (IND) and Open Space (OS) classifications.

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

Public Hearing - The public hearing was opened.

Matt Binkley, 1408 Old Honeycutt Rd, spoke on behalf of the petitioner John Deere said that he was available to answer any questions. No questions were asked.

Alex McLamb, 1428 & 1430 Old Honeycutt Rd., spoke in favor and asked for his property to be included in the rezoning under review. *Chairman Petty* directed him to staff for further information.

Dena Mangum, 1440 Old Honeycutt Rd., stated that she did not understand what conditions were being proposed with the rezoning but had discussed a berm being installed adjacent to her property with Mr. Binkley. She expressed concern over the potential industrial nuisance of the site. *Mr. Petty* asked staff to reread the conditions for Mrs. Mangum and stated that what she and Mr. Binkley worked out privately was not a matter for the Planning Board to speak about.

The public hearing was closed.

Recommendation – Recommend approval of REZ-2023-12, a zoning map amendment for 1408 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Heavy Industrial Conditional Zoning District (HI-CZD) and the corresponding Land Use Plan amendment from the Industrial (IND), Mixed-Residential (MRN), and Open Space (OS) classifications, to the Industrial (IND) and Open Space (OS) classifications as it is reasonable and in the best interest of the public for the reasons identified by staff.

Motion – Recommend approval of REZ-2023-12, a zoning map amendment for 1408 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Heavy Industrial Conditional Zoning District (HI-CZD) and the corresponding Land Use Plan amendment from the Industrial (IND), Mixed-Residential (MRN), and Open Space (OS) classifications, to the Industrial (IND) and Open Space (OS) classifications 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

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 September 18, 2023, Planning Board meeting.

Motion – No Action Required – Receive as Information

ADJOURN

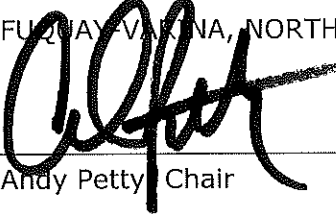
A motion was made to adjourn the meeting at 6:30 p.m.

MOTION: Barbara Marchioni

SECOND: Jay Adcock

MOTION RESULTS: Motion Passed Unanimously 6-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty Chair

ATTEST:



Eva Mayfield, Clerk