

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
October 17, 2022

CALL TO ORDER

*Vice-Chair Jay Adcock* called the regular meeting of the Fuquay-Varina Planning Board to order on October 17, 2022, at 6:00 p.m. Attendees were participating in person, and the meeting was made available to view online.

Board Members Physically Present: Jay Adcock (Vice-Chair)  
Ed Ridpath  
Katherine Townsend  
Barbara Marchioni  
Jim Chandler

Alternate Planning Board Member: Alex Rickard, unable to attend

Planning Board Members Absent: Michelle Peele  
Andy Petty (Chair)

Others Physically Present: Planning Director Pam Davison  
Assistant Town Manager Jim Seymour  
Town Attorney James Adcock  
IT System Administrator Patrick Petty  
Assistant Director Melissa Sigmund  
Clerk Eva Mayfield  
Senior Planner Allyssa Holman  
Planner Toby Fidler  
Planner Slater Knox  
Planner Grant Vestal  
Planner Allison Wylie

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PLEDGE OF ALLEGIANCE

*Vice-Chair Jay Adcock* led the Pledge of Allegiance.

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APPROVAL OF THE MINUTES

**Agenda Item No. 2. A: – Approval of the Minutes from the September 19, 2022, Planning Board Meeting.**

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on September 19, 2022.

Recommendation - Recommend approval of CTA-2022-07 Amendment #21, 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.

*Mr. Adcock* asked if the Board Members had any questions or comments for staff before opening the Public Hearing.

There were no further questions or comments for staff.

Public Hearing – The public hearing was opened for speakers in favor of the petition.

*Mr. Adcock* asked if there was anyone who wished to speak either in favor or in opposition. There were no speakers.

The public hearing was closed with no speakers in favor or in opposition.

#### Board Discussion

*Board Member Barbara Marchioni* requested that skilled nursing be added to the definition of congregate living, as it is a special type of care that may be found in a congregate living use.

*Planning Director Pam Davison* stated that there were no changes to the congregate living definition, but staff could look into amending it in the future.

*Mrs. Marchioni* stated she felt the addition would be beneficial to expand the use.

There were no more comments or questions.

*Mr. Adcock* asked the Board for a motion.

Motion – Recommend approval of CTA-2022-07 Amendment #21, 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: Ed Ridpath  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously, 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 September 19, 2022, Planning Board meeting.

Recommendation – No Action Required – Receive as Information

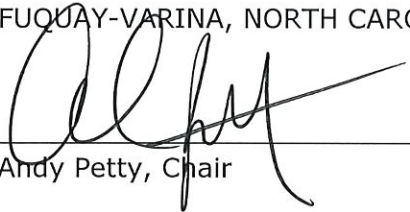
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ADJOURN

A motion was made to adjourn the meeting at 6:15 p.m.

MOTION: Barbara Marchioni  
SECOND: Ed Ridpath  
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