

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
January 12, 2021

CALL TO ORDER

*Chair Ed Ridpath* called the regular meeting of the Fuquay-Varina Planning Board to order on January 12, 2021 at 6:02 p.m. This meeting was conducted using the Zoom media platform due to state mandates for social distancing to prevent the spread of the COVID-19 Novel Coronavirus.

Board Members Physically Present: Ed Ridpath (Chair)  
Jay Adcock  
Jim Chandler (Arrived during Item 4.B)  
Andy Petty  
Michelle Peele  
Barbara Marchioni  
Tracy Watson

Others Physically Present: Planning Director Pam Davison  
IT Director Scott Clark

Others Remotely Present: Assistant Town Manager Jim Seymour  
Clerk Eva Mayfield  
Long Range Senior Planner Allyssa Stafford  
Town Attorney James Adcock

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Virtual Meeting Instructions

*Planning Director Pam Davison* read aloud the virtual meeting protocol and instructions for public participation. She announced that anyone wishing to participate in the meeting would need to join using the Zoom media application or call into the Zoom meeting with the provided list of phone numbers on the Town's website.

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APPROVAL OF THE MINUTES

Motion - Approve the minutes from the November 16, 2020 meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock  
SECOND: Andy Petty  
MOTION RESULT: Minutes Approved Unanimously 6-0

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*Chair Ed Ridpath* continued the meeting by stating that public hearings are a time for petitioners to present requests and for the public to state their concerns and voice opinions in favor of or in opposition to these requests.

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PUBLIC HEARING

**Agenda Item No. 4.A:** Zoning Map Amendment - Wilbon Properties, LLC - 210 & 0 Coley Farm Road and 0 Longfellow Street - PINs 0656583491, 0656594461, & 0656690567 - REZ-2020-17 - ITEM TO BE POSTPONED TO THE FEBRUARY PLANNING BOARD MEETING

Purpose - The purpose of this agenda item is to postpone the public hearing to the February 15, 2021 Planning Board meeting for a requested zoning map amendment for a total of 36.52 acres, located at 210 & 0 Coley Farm Road and 0 Longfellow Street, from the Residential Agricultural (RA) and Residential Low Density (RLD) Zoning Districts to the Residential Mixed-Use (RMU), Neighborhood Mixed-Use (NMU), and Urban Mixed-Use (UMU) Zoning Districts. Since the public hearing will not be opened, the request will be re-advertised.

Staff Comments – *Planning Director Pam Davison* noted that prior to the Planning Board meeting, the petitioner requested to postpone consideration and the opening of the public hearing to the February 15, 2021 Planning Board meeting. The agenda item will be readvertised.

Recommendation – No Action Required – Receive as Information

*Vice-Chair Andy Petty* requested a recusal from Item 4.B.

RECUSAL: Andy Petty

MOTION: Michelle Peele

SECOND: Barbara Marchioni

MOTION RESULTS: Motion Passed Unanimously 5-0

**Agenda Item No. 4.B:** Zoning Map Amendment & Land Use Plan Amendment - Preserve at Holland, LLC - 804, 806, 808, 820, 0, & 0 Holland Road - PINs 0666422289, 0666428465, 0666428912, 0666439015, 0666523374, & 0666523886 - REZ-2020-18

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 29.67 acres, located at 804, 806, 808, 820, 0, & 0 Holland Road, from the Residential Agricultural (RA) and Residential Low Density (RLD) Zoning Districts to the Residential Low Density Conditional Zoning District (RLD-CZD), and a corresponding land use plan amendment at 808 Holland Road (PIN 0666439015) from Rural Residential (RR) to Mixed Density Residential (MDR).

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 – Staff recommends approval of the zoning map amendment as it is consistent with the 2035 Community Vision Land Use Plan and is both reasonable and in the best interest of the public.

*Planning Director Pam Davison* reminded attendees that if they would like to speak, they could do so by raising their hand and that could be done by pressing the “raise your hand” button or if participating via phone they would need to press \*9.

*Chair Ed Ridpath* asked for clarity on whether the landscape plans referenced in the staff report were the same item as Exhibit A. Additionally, he was concerned about parcels included in the rezoning that did not appear to be included in Exhibit A and therefore potentially not part of the future subdivision. He expressed concern as to why properties would be included in the rezoning that are not intended to be included in the future subdivision.

*Planning Director Pam Davison* confirmed that the two (2) properties listed are to be excluded from the future subdivision but will have the same zoning conditions as the future subdivision. She stated that one (1) of the parcels is intended to be recombined with a neighboring lot (not in the future subdivision) and the other will become a single lot.

*Board Member Michelle Peele* asked what would happen if the neighboring property absorbed the property in question?

*Planning Director Pam Davison* stated that split zoning will apply to that property.

*Chair Ed Ridpath* asked when that recombination happens, could they get it rezoned to be consistent.

*Planning Director Pam Davison* confirmed that was a possibility.

*Chair Ed Ridpath* asked if the section of the property that will be cut off from the subdivision as a single lot will be excluded from the subdivision's frontage roadway improvements.

*Planning Director Pam Davison* replied that if it develops as a single-family property, roadway improvements will not be required.

*Chair Ed Ridpath* noted the loophole for single family lot development could lead to gaps in the infrastructure.

*Chair Ed Ridpath* asked if there were any other questions or concerns for staff before hearing is opened to the public?

*Andy Petty* made a statement that Board Member Jim Chandler arrived at Town Hall and needed to be let into the building.

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

*Don Curry* with Curry Engineering, 205 S Fuquay Ave, spoke in favor of the rezoning on behalf of the applicant. He thanked staff for the presentation and expressed his excitement for this development. He stated this part of Town is prime for this type of neighborhood and it will be a custom home subdivision. He stated that they have held neighborhood meetings and have had conversations with neighbors via email, as well as face to face in the Morgan Creek subdivision to talk through concerns and they are ready to remedy any potential drainage issues if they come up. In response to the single lot to be removed, he stated that the geometry of the property did not make sense and putting a road through that lot would have added unnecessary impervious surface and additional environmental impacts so it made sense to create a separate lot that fronts Holland Road. It was not their intention to take advantage of any

loopholes and since the lot is still part of the overall development, it will gain access to water and sewer upon annexation, like the rest of the property.

*Dave Von Der Gathen*, Morgan Creek Resident, 1157 Crystalwater Dr, spoke in favor, but had a question.

*Chair Ed Ridpath* reminded him that a public hearing is not a time for question and answer and referred him to the Planning Department for more information.

*Chair Ed Ridpath* asked *Dave Von Der Gathen* if he had any other comments at this time?

*Dave Von Der Gathen* stated that he had no further comments at this time.

*Powell Fisher*, 803 Holland Rd, stated that he never got any notice of any meeting. He asked if there were any plans to improve Holland Road?

*Chair Ed Ridpath* stated that public hearing is not a time for question and answer and referred him to the Planning Department for more information.

*Chair Ed Ridpath* asked staff for verification as to whether he was notified.

*Sherri Medlin*, 802 Holland Rd, spoke in favor and stated that she is excited about the subdivision. She added that she only had a comment about the buffering on the side that is adjacent to her property being added as a condition.

*Pat Curry* was a hand raised to speak in favor, but was unable to unmute and therefore was unable to make comments.

The public hearing was open to speakers in opposition to the petition.

*Powell Fisher*, 803 Holland Rd. (*Chair Ed Ridpath* clarified that Mr. Fisher had already had a chance to speak).

The public hearing was closed with no additional speakers in opposition to the petition.

*Chair Ed Ridpath* asked Planning Director Pam Davison about Mr. Fisher's concern that he was not notified of the public hearing.

*Planning Director Pam Davison* confirmed that the notices were sent to the addresses listed on the tax information for that parcel. She further explained that the address was one in Angier, and not the physical address.

Motion – Recommend approval of REZ-2020-18, a zoning map amendment at 804, 806, 808, 820, 0, & 0 Holland Road, from the Residential Agricultural (RA) and Residential Low Density (RLD) Zoning Districts to the Residential Low Density Conditional Zoning District (RLD-CZD), and the corresponding land use plan amendment at 808 Holland Road (PIN 0666439015) from Rural Residential (RR) to Mixed Density Residential (MDR). The proposed zoning map amendment, with corresponding land use plan amendment, is consistent with the 2035 Community Vision Land Use Plan and both are reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Jay Adcock  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 6-0

**Public Hearing: Item #4C:** Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 710 S Main Street - PIN 0656942505 - REZ-2020-19

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.78 acres, located at 710 S Main Street, from the Office & Institutional (O&I) Zoning District to the Town Center Residential (TCR) Zoning District.

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-2020-19, a zoning map amendment at 710 S Main Street, from the Office & Institutional (O&I) Zoning District to the Town Center Residential (TCR) Zoning District. The proposed amendment is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

Public Hearing - The public hearing was opened to speakers in favor of the petition.

*Wayne Mauldin*, 139 N Main St, spoke in favor, he explained that it was Dr. Satterfield's old house and it has always been a residential use; he is not sure how it got to the O&I zoning district. He stated that they wanted to rezone it to a conforming use, so that alterations can be made to the house. Currently, because it is a nonresidential use, they would not be able to make changes to the residence.

The public hearing was closed with no speakers in opposition to the petition.

Motion - Recommend approval of REZ-2020-19, a zoning map amendment at 710 S Main Street, from the Office & Institutional (O&I) Zoning District to the Town Center Residential (TCR) Zoning District. The proposed amendment is consistent with the 2035 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Andy Petty  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 7 - 0

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Other Business

**Agenda Item No. 5.A:** Election of Planning Board Vice-Chair 2021.

Purpose - The purpose of this agenda item is to elect a new Vice-Chair to the Board.

Board Member Discussion

*Board Member Jay Adcock* nominated *Vice Chair Andy Petty* for a second term.

MOTION TO: Elect *Andy Petty* to serve as Vice-Chair for the term lasting through December 2021.

MOTION: Jay Adcock  
SECOND: Michelle Peele  
MOTION RESULTS: Motion Passed Unanimously 7-0

**Agenda Item No. 5.B:** Discussion of 2021 Planning Board Workshop

Purpose – The purpose of this agenda item is to discuss potential dates and times for the 2021 Planning Board Workshop.

Board Member Discussion – Discussion took place on the time and content of a Planning Board workshop.

*Chair Ed Ridpath* requested that the workshop be virtual.

*Planning Director Pam Davison* agreed the workshop will be virtual.

*Chair Ed Ridpath* requested staff to set up a joint meeting with the Board of Commissioners as outlined in the by-laws.

*Planning Director Pam Davison* confirmed that she would look into it.

Recommendation – No Action Required – Receive as Information

**Agenda Item No. 5.C:** Introduction of New Staff

Purpose – The purpose of this agenda item is to introduce new Town Planning Department staff to the Planning Board.

Staff Comments – *Planning Director Pam Davison* introduced *Eva Mayfield*, who joined the Town's Planning Department on January 4th as a Program Support Specialist. In addition to her primary role in supporting the Planning Department, she will be serving as Clerk to the Planning Board and Board of Adjustment.

Recommendation – No Action Required – Receive as Information

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ADMINISTRATIVE REPORTS

**Agenda Item No. 6.A:** Planning Staff Report

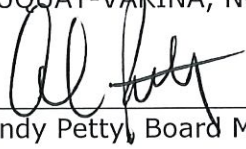
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ADJOURN

A motion was made to adjourn the meeting at 6:46 p.m.

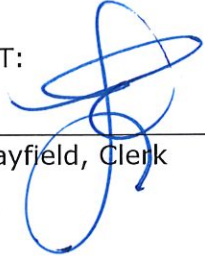
MOTION: Jay Adcock  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Board Member

ATTEST:



Eva Mayfield, Clerk