

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
March 19, 2018

CALL TO ORDER

Chair Cindy Sheldon called the regular meeting of the Fuquay-Varina Planning Board to order on March 19, 2018 at 7:00 p.m.

Board Members Present: Cindy Sheldon (Chair)  
Jim Chandler  
Barbara Marchioni  
Ron Nabors  
Alex Rickard (Alternate)

Board Member(s) Absent: Ed Ridpath  
Bob Rowe

Others Present: Samantha Smith (Planning Director)  
Adam Culpepper  
Jonathan Cooper  
Kori English  
Akul Nishawala  
Natalie McKinney  
Mark Matthews (Assistant Town Manager)  
Town Attorney James Adcock

\*\*\*\*\*

PLEDGE OF ALLEGIANCE

Chair Cindy Sheldon led the Pledge of Allegiance.

\*\*\*\*\*

APPROVAL OF THE MINUTES

The February 19, 2018, minutes of the regularly scheduled Planning Board meeting were presented for approval with no comments.

MOTION: Ron Nabors  
SECOND: Barbara Marchioni  
MOTION RESULT: Passed Unanimously (5-0)

\*\*\*\*\*

Chair Cindy Sheldon began the meeting with 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. If you wish to speak, please come to the podium, sign in on the sheet provided, and state your name and address for the record before speaking regarding the request.

PUBLIC HEARINGS:

Agenda Item No. 4.A: Zoning Map Amendment - Mauldin-Watkins Surveying PA  
- 1508 Holland Rd - PIN 0666915728 - REZ-2018-01

Purpose – The purpose of this agenda item is to consider a requested zoning map amendment for a total of 3.011 acres, located at 1508 Holland Rd, from the Wake County Highway Commercial (HC) Zoning District to the Residential Agricultural (RA) Zoning District.

Staff Comments – Planning Director Samantha Smith entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation - Staff recommends approval of the proposed zoning map amendment. It is reasonable and in the best interest of the public for the following reasons:

1. The requested zoning map amendment, Residential Agricultural (RA) Zoning District, is consistent with the 2035 Community Vision Land Use Plan classification of Small-Lot Residential.
2. The requested zoning map amendment resolves the property's current split zoning and provides for more viable use of the property.
3. The requested zoning map amendment will allow for more consistent development along this corridor.

For these reasons, staff recommends approval of this request.

Board Member Discussion – Ron Nabors questioned if this amendment request was related to the Holland Road and Highway 55 road improvements mentioned in a previous meeting. Planning Director Samantha Smith replied that another subdivision will be constructing a Southbound right turn lane.

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

Wayne Mauldin, with Mauldin Watkins Surveying PA, opened with the history of the property and that this property was being zoned to resolve a split zoning issue. He also mentioned that this property is part of an annexation and would not be requesting utilities from the Town. Last, Mr. Mauldin closed by stating that the current zoning is commercial and the requested zoning is Residential Agricultural which is similar to the surrounding neighborhood.

Public Hearing – The public hearing was closed with no speakers in opposition to the requested amendment.

MOTION: Alex Rickard  
SECOND: Barbara Marchioni  
MOTION RESULT: Passed Unanimously (5-0)

\*\*\*\*\*

Agenda Item No. 6.A: Staff Report

The Planning Staff report was received as information without Board Discussion.

Agenda Item No. 6.B: Town Implementation of Sedimentation & Erosion Control

Purpose -

The purpose of this agenda item is to receive information on an upcoming proposal for Town implementation of a sedimentation and erosion control program.

Staff Comments - Planning Director Samantha Smith and Town Engineer Tracy Stephenson presented general information about the Town's intent to transition administration of sedimentation and erosion control within the Town's planning jurisdiction from Wake County to the Town Engineering Department. The Town will be bringing forward a text amendment and working with County and State agencies in the coming months to see through this transition. The Town intends to largely replicate the current regulations and fee structure in place for Wake County, but provide improved efficiencies and customer service by administering the program with staff currently overseeing the stormwater management program at the Town level.

\*\*\*\*\*

ADJOURN

A motion was made to adjourn the meeting at 7:16 p.m.

MOTION: Ron Nabors  
SECOND: Barbara Marchioni  
MOTION RESULTS: Passed Unanimously (5-0)

FUQUAY-VARINA, NORTH CAROLINA

  
Cynthia Sheldon, Chair

ATTEST:

  
Natalie McKinney, Clerk