

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
May 17, 2021

CALL TO ORDER

Chair Ed Ridpath called the regular meeting of the Fuquay-Varina Planning Board to order on May 17, 2021 at 6:00 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)
Andy Petty (Vice-Chair)
Jay Adcock
Michelle Peele
Barbara Marchioni
Tracy Watson

Board Members Virtually Present: Jim Chandler (Logged on 6pm – 6:19pm)
Board Members Absent: Alex Rickard

Others Physically Present: Planning Director Pam Davison
Town Attorney James Adcock
IT Director Scott Clark

Others Remotely Present: Clerk Eva Mayfield
Assistant Town Manager Jim Seymour
Senior Planner Allyssa Stafford
Senior Planner Josh Jurius
Planner II Jessica Crenshaw
Planner I Allison Wright
Planner I Slater Knox

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.

PLEDGE OF ALLEGIANCE

Chair Ed Ridpath led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Agenda Item No. 2.A: Approval of the Minutes from the April 19, 2021 Planning Board Meeting.

Chair Ed Ridpath asked if everyone had a chance to review the minutes from the April 19, 2021 Planning Board meeting and asked if there were any corrections requested?

Board Member Tracy Watson stated that there is a correction to her name on page one (1) and page eight (8) from Tracey to Tracy.

Motion - Approve the minutes from the April 19, 2021 meeting of the Planning Board with corrections requested and recommended.

MOTION: Jay Adcock
SECOND: Barbara Marchioni
MOTION RESULT: Minutes Approved Unanimously 6-0 (*Board Member Jim Chandler* was logging on virtually to Planning Board meeting his vote was not heard for this agenda item and motion)

Agenda Item No. 2.B: Approval of the Minutes from the March 15, 2021 Planning Board Meeting - CORRECTION

Chair Ed Ridpath asked if everyone had a chance to review the minutes from the March 15, 2021 Planning Board meeting and asked if everybody had a chance to review those corrected minutes and if there were any questions or further concerns with the corrections made?

No further questions or corrections made by any board members.

Motion - Approve a correction to the minutes from the March 15, 2021 meeting of the Planning Board as presented and recommended.

MOTION: Andy Petty
SECOND: Barbara Marchioni
MOTION RESULT: Minutes Approved Unanimously 7-0

Board Member Jim Chandler was not logged on virtually for the remainder of the meeting.

PUBLIC HEARING

Agenda Item No. 4.A: Town Code Amendment - Town of Fuquay-Varina - North Carolina General Statutes Chapter 160D - CTA-2021-02.

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, Chapter 160D that brings the Land Development Ordinance into compliance with the recent updates to the North Carolina General Statutes.

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 CTA-2021-02 Chapter 160D, 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.

Public Hearing – The public hearing was opened and closed with no speakers in favor or in opposition.

Motion – Recommend approval of CTA-2021-02 Chapter 160D, 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 RESULTS: Motion Passed Unanimously 6-0

OTHER BUSINESS

Agenda Item No. 5.A: Preliminary Subdivision Plat - McLaurin Farm Subdivision - SUB-PR-2020-07

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by FLM Engineering, called McLaurin Farm, located at 6532 & 0 Burt Road.

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 the McLaurin Farm preliminary subdivision plat SUB-PR-2020-07, as presented and recommended.

Board Member Michelle Peele asked *Planning Director Pam Davison* to please explain the sentence about the state standards for fire flow does not meet town standard specifications?

Planning Director Pam Davison explained that the state has a specific standard that Harnett County meets, however the town has a higher standard. This property is in the Harnett County Water District. *Planning Director Pam Davison* further explained that Harnett County does not need to meet our standard they just need to meet the minimum state standard.

Board Member Andy Petty asked how that impacts the town because the state standard does not meet the North Carolina fire code.

Planning Director Pam Davison stated that this has been vetted through our lawyers and utility department. Based on that we are moving forward.

Board Member Andy Petty stated it is interesting that they say state standards, however the state really dropped all those standards a while back when they required the things and because they defaulted North County building code, which a lot of places did not use way back when. When it says, developer accepts that, but what really is he accepting? Because he is going to turn it all over. So, it really is the town willing to accept it? I think it is the question we must ask.

Planning Director Pam Davison stated at this point in time this has been vetted out and the town is willing to accept it, as it currently stands.

Chair Ed Ridpath asked what are what specific standards are does it not meet, pressure / flow?

Planning Director Pam Davison responded with that is correct, fire flow.

Chair Ed Ridpath asked fire flow for the actual flow, right. Which is probably because of the size of the pipes that get it from where it is in Harney County all the way up to the property?

Planning Director Pam Davison stated that the Harnett County standard is lower than our standard.

Board Member Andy Petty stated that that Harnett and Johnson County put in six (6) inch water lines in the past and fire code requires a thousand gallons a minute. Which makes it difficult to achieve that through a six (6) inch line. *Board Member Andy Petty* stated that one of the items was the Town accepting Harnett County system coming in, in the next couple of years. *Board Member Andy Petty* stated that these are going to be Town concerns that the Town will accept in the future. *Board Member Andy Petty* stated since this is agenda abstract and is issued in, there is one correction that needs to be made. The correction to be made where it says residential agricultural conditional zoning, however in the parenthesis it says RLD. This should say RA CZ and not RLD.

Motion – Recommend approval of the McLaurin Farm preliminary subdivision plat SUB-PR-2019-08, as presented and recommended by staff.

MOTION: Michelle Peele
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously 6-0

Agenda Item No. 5.B: Administration of the Planning Board Oath of Office.

Purpose - The purpose of this agenda item is to administer the oath of office to Planning Board member Jim Chandler per the newly amended bylaws per the updates to the North Carolina General Statutes, Chapter 160D.

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 – No Action Required – Receive as Information.

Board Member Jim Chandler was no longer virtually present.

Chair Ed Ridpath stated that this item will be tabled until the next planning board meeting that will be June 21, 2021.

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 April 19, 2021, Planning Board meeting.

Chair Ed Ridpath stated that the Planning Board appreciates that efforts of staff and making Planning Board's input valuable to the Board of Commissioners.

Recommendation – No Action Required – Receive as Information.

ADJOURN

A motion was made to adjourn the meeting at 6:29 p.m.

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

FUQUAY-VARINA, NORTH CAROLINA



Ed Ridpath, Chair

ATTEST:



Eva Mayfield, Clerk