

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
June 21, 2021

CALL TO ORDER

Chair Ed Ridpath called the regular meeting of the Fuquay-Varina Planning Board to order on June 21, 2021, at 6:00 p.m. Attendees were participating both virtually and in person.

Board Members Physically Present: Ed Ridpath (Chair)
Jay Adcock
Michelle Peele
Barbara Marchioni
Alex Rickard
Jim Chandler

Board Members Absent: Andy Petty (Vice Chair)
Tracy Watson

Others Physically Present: Planning Director Pam Davison
Town Attorney James Adcock
IT Director Scott Clark
Clerk Eva Mayfield
Senior Planner Allyssa Stafford
Senior Planner Josh Jurius
Planner Slater Knox
Planner Jessica Crenshaw
Planner Allison Wright

Others Remotely Present: Assistant Town Manager Jim Seymour

PLEDGE OF ALLEGIANCE

Chair Ed Ridpath led the Pledge of Allegiance.

HYBRID MEETING INSTRUCTIONS

Planning Director Pam Davison read aloud the hybrid meeting protocol and instructions for public participation. She announced that attendees will be able to comment both in person and virtually via the zoom virtual meeting platform. Anyone wishing to participate in the meeting virtually would need to either join using the Zoom media application or call into the Zoom meeting with the provided list of phone numbers on the Town's website. Everyone wishing to testify, or comment will need to be sworn in.

APPROVAL OF THE MINUTES

Agenda Item No. 2.A: – Approval of the Minutes from the May 17, 2021, Planning Board Meeting

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on May 17, 2021.

Chair Ed Ridpath asked if everyone had a chance to review the minutes from the May 17, 2021, Planning Board meeting and asked if there were any corrections requested.

Board Member Barbara Marchioni requested one (1) correction to be made, adding of pledge of allegiance at the opening of the meeting.

Motion - Approve the minutes from the May 17, 2021, meeting of the Planning Board with one (1) correction of adding the pledge of allegiance to the opening of the meeting.

MOTION: Jay Adcock
SECOND: Barbara Marchioni
MOTION RESULT: Minutes Approved Unanimously 6-0

PUBLIC HEARING

Agenda Item No. 4.A: Zoning Map Amendment - Tony M. Tate, TMTLA Associates - a portion of 7100 Kennebec Road - PIN 0676899604 - REZ-2020-23

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 2.229 acres, located at a portion of 7100 Kennebec Road, from the Residential Medium Density (RMD) Zoning District to the General Commercial Conditional Zoning District (GC-CZD).

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-2020-23, a zoning map amendment at 7100 Kennebec Road, from the Residential Medium Density (RMD) Zoning District to the General Commercial Conditional Zoning District (GC-CZD). The proposed zoning map 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 for speakers in favor of the petition.

Tony M. Tate, TMTLA Associates, 5011 South Park Drive Suite 200, Durham, NC, Landscape Architect and Land Planner who is representing Glenn Futrell for this parcel. He thanked *Planning Director Pam Davison* for her report and advised that it was very thorough. Mr. Tate stated that they presented the application to the Town and worked with staff to try to limit the uses on the piece of property that they did not feel either fit the piece of property or were not appropriate for the General Commercial zoning district. Mr. Tate stated that they do not have any tenants signed up or under contract on the property at this time, but they are looking forward to filling out that corner with a commercial piece. They are working to get a sewer pump station designed to serve the site for sanitary sewer. He explained that they had a neighborhood meeting and only had one (1) person that called into the meeting, that person is a relative of the applicant. Mr. Tate closed by stating that he was happy to answer any questions.

Public Hearing – The public hearing was opened and closed with no further speakers in favor of or in opposition to the petition.

Motion – Recommend approval of REZ-2020-23, a zoning map amendment at 7100 Kennebec Road, from the Residential Medium Density (RMD) Zoning District to the General Commercial Conditional Zoning District (GC-CZD). The proposed zoning map 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.

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

OTHER BUSINESS

Agenda Item No. 5.A: 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.

Recommendation – No Action Required – Receive as Information

Clerk to the Planning Board Eva Mayfield administered oath to *Board Member Jim Chandler*.

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 May 17, 2021, Planning Board meeting.

Recommendation – No Action Required – Receive as Information

ADJOURN

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

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

FUQUAY-VARINA, NORTH CAROLINA



Ed Ridpath, Chair

ATTEST:



Eva Mayfield, Clerk