

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
July 18, 2022

CALL TO ORDER

Chair Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on July 18, 2022, at 6:00 p.m. Attendees were participating both virtually and in person.

Board Members Physically Present: Andy Petty (Chairman)
Ed Ridpath
Jay Adcock
Katherine Townsend
Michelle Peele
Barbara Marchioni

Board Member(s) Absent: Jim Chandler
Alex Rickard – presence not requested.

Others Physically Present: Planning Director Pam Davison
Engineering Director Matthew B. Poling
Assistant Town Manager Jim Seymour
Town Attorney James Adcock
IT Director Scott Clark
Assistant Director Melissa Sigmund
Clerk Eva Mayfield
Senior Planner Josh Jurius
Planner Slater Knox
Planner Allison Wylie
Planner Grant Vestal

PLEDGE OF ALLEGIANCE

Chair Andy Petty led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Agenda Item No. 2. A: – Approval of the Minutes from the June 20, 2022 Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on June 20, 2022.

Chair Andy Petty asked if everyone had a chance to review the minutes from June 20, 2022, Planning Board meeting and if any corrections were requested.

There were no corrections requested.

Chair Andy Petty requested a motion to approve the June 20, 2022, Planning Board Meeting minutes.

Motion – Approve the minutes from the June 20, 2022, meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock

SECOND: Ed Ridpath

MOTION RESULT: Minutes Approved. Motion Passed: 5 Approved – 1 Abstained (Barbara Marchioni abstained from voting on the motion as she did not attend the June 20, 2022, Planning Board meeting).

HYBRID MEETING INSTRUCTIONS

Planning Director Pam Davison read aloud the hybrid meeting protocol and instructions for public participation. She announced that attendees would 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 the Zoom meeting with the provided list of phone numbers on the Town's website.

PUBLIC HEARING

Agenda Item No. 4. A: Fuquay-Varina Pedestrian Plan - Town of Fuquay-Varina - CTA-2022-06.

Purpose - The purpose of this agenda item is to receive information related to a proposed amendment to the 2013 Community Pedestrian Master Plan (renamed the Fuquay-Varina Pedestrian Plan) that addresses several areas for improvement.

Staff Comments – *Planner Allison Wylie* entered the agenda abstract and supporting documents for this agenda item into the official record of the Town.

Recommendation – Recommend approval of CTA-2022-06, an amendment to the 2013 Community Pedestrian Master Plan, (renamed Fuquay-Varina Pedestrian Plan) as presented by Town staff, as it improves upon the current pedestrian infrastructure and is reasonable and in the best interest of the public for the reasons identified by staff.

Chair Andy Petty asked the Planning Board members if they had any questions for Staff before opening the public hearing?

Planning Board Member Michelle Peele stated she was not able to locate the project cost estimates in the packet.

Planning Director Pam Davison stated that some of the costs are listed under the five (5) priorities, which have costs associated with them and are listed on the map.

Mr. Petty stated that the agenda item on iLegislate had a cost estimate sheet on the last four (4) pages at the back of the packet.

Planning Board Member Ed Ridpath assisted *Planning Board Member Michelle Peele* to locate the cost estimate sheets in the agenda packet.

Mr. Petty asked *Mrs. Peele* if she had any specific questions?

Mrs. Peele stated that she just wanted to look over the documents first.

Mr. Petty stated that he would proceed with the public hearing and come back to the Board and if at that time she had any questions, she could present them at that time. He then asked if anyone else had any other questions for staff?

There were no questions further questions for staff.

Public Hearing – *Mr. Petty* opened and closed the public hearing as there were no speakers in favor or in opposition to the petition.

Mr. Petty asked *Mrs. Peele* if she had any questions?

Mrs. Peele stated that the cost estimate for Depot Greenway Extension listed a cost for a four (4) foot sidewalk. She asked if that was correct? She stated that it looked as if all the cost estimates were listing four (4) foot sidewalks.

Mrs. Davison asked *Mrs. Peele* what page she was referring to?

Mrs. Peele stated that she was on page 145 of the agenda packet.

Mr. Petty stated that the cost estimates list it as four (4) inches thick.

Mrs. Peele agreed and stated that she understood and could see that it is listed as four (4) inches and not a four (4) foot sidewalk.

Mr. Petty commended staff on a well-done plan. He explained that this plan made him think of many projects where developers built sidewalks to nowhere. *Mr. Petty* provided Old Mills Road as an example and explained that it was built out from Hilltop Needmore to Johnson Pond Road. He stated when developers build 1000 feet of sidewalk, unless someone is going to walk back and forth 400 times, they will not get any exercise. He asked if there was any mechanism for the Town to use in those particular cases that would allow developers to pay a fee-in-lieu? He explained that might enable the Town to start a fund to fill in some of the gaps identified in the plan. He stated that in the plan being presented, it appeared that most

of the priority projects relied on some sort of funding that was not funded by the Town in order to get them built.

Mrs. Davison stated that there are things in place of that nature. She explained that there were a couple of site plans that would not require approval from the boards. *Mrs. Davison* stated that staff is considering changing policy requiring sidewalks to nowhere and instead accepting fees-in-lieu. She gave an example along US Hwy 401, where NCDOT doesn't allow the construction of the sidewalk in the location determined by the CTP.

Mrs. Peele asked if the Wake Chapel railroad crossing was improving pedestrian access as it is currently? She stated that several studies like the Southwest Area Study recommended future changes for that crossing and intersection. She asked if the plan was looking at how to provide immediate resolution for a pedestrian crossing at that intersection and not future changes and roadway alignment or intersection radii changes?

Mrs. Davison responded yes. She explained that there is some language in the plan stating that there is some understanding that further study will need to be shown. She believed they studied the minimum it would take if the roadway were to stay the way it is today. She explained that these proposals are not working on major road configurations. They are looking at how you can safely get pedestrians across.

Planning Board Member Ed Ridpath stated that there are sidewalks that go places but have a few gaps that are never going to be filled in. He stated that some of the projects and opportunities listed would address some of those missing gaps. However, it didn't appear to him that a plan was in place that focused on the contiguous efforts. He explained that there had been some areas where there were 100-foot gaps for 20 years or so. Those gaps will never be filled in unless the homeowner or property owner steps in and does it because it is already built out. He stated that he felt that what was missing from the plan was something to address things of that nature. *Mr. Ridpath* continued that the Town does sidewalk maintenance and recommended the idea of possibly tying a plan to identify those areas with gaps. He explained that through the sidewalk maintenance program, they could fill in the missing gaps when doing the maintenance work on those sidewalks. He stated that he understands that may not be part of the plan; however, it would be nice to make areas like that more walkable by filling in those missing gaps in town.

Mrs. Davison stated that similar to how we talk about our roadway improvements being developer driven, hopefully, we can go in and fill in those last couple of pieces. *Mrs. Davison* stated there could be some opportunity that they could be Town projects, and what the Town will hopefully do is wait until the majority of it is there so that there is just a small gap that would need to be filled in at that point.

Mr. Ridpath agreed and stated that it might be similar to the Powell Bill, which is a project where there are small pieces here and there that will need to be filled in. He added that it could be something that could be added into the maintenance portion so that all the areas that have those missing gaps can be completed.

Mr. Petty stated that it was great that all the plans were being updated. He then asked if the 2035 Community Transportation Plan (CTP) was the next plan to be updated?

Mrs. Davison agreed that the CTP Plan is the next plan that will be updated.

Mr. Petty stated in looking at the Pedestrian Plan, he thought it might be helpful for the Town to consider that when the CTP is being updated to also ensure that what is being built matches what the CTP says. He gave Judd Parkway as an example, as it has two and a half (2 ½) miles that have five (5) foot sidewalks even though the CTP calls for 10-foot sidepaths. That leaves someone who may want to develop the land with two (2) choices, either remove it or add to it. He stated that they are not good options because it aggravates the public when they watch something get constructed, with their money, only for someone to tear it down a year later in order to put something different there. Alternatively, if the developer decides to add on to it, then it does not look continuous. He stated that the pedestrian plan and the CTP should coordinate, so that it does not appear as if the Town built something with taxpayers' money that does not meet any of the Town's plans. He closed by stating he thought the plan was good and that people will like the connections to downtown.

Mr. Ridpath asked what was the status of incorporating bicycle facilities with the pedestrian plan?

Mrs. Davison stated that the grant was specifically for the pedestrian plan.

Mr. Ridpath stated that he understood that but wanted to know if there was any progress on a bike plan.

Mrs. Davison stated that a bike plan was never adopted, so the Town does not have a bike plan at this time. *[Editor's Note: grant funding for a bicycle plan or pedestrian and bicycle plan has been sought in the past, but awards have only been made for a pedestrian plan]* She stated that it is something that Staff and the Town would be interested in, and the CTP update will look at multimodal integration.

Mr. Ridpath stated that he agreed with integrating a bike plan into the CTP and to him it made sense that it be put with the pedestrian plan or the CTP as appropriate to ensure the Town has a robust bike plan.

Mr. Petty asked for a motion as there was no further discussion by the Board or staff.

Motion – Recommend approval of CTA-2022-06, an amendment to the 2013 Community Pedestrian Master Plan, (renamed Fuquay-Varina Pedestrian Plan) as presented by Town staff, as it improves upon the current pedestrian infrastructure 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 6-0

OTHER BUSINESS

Agenda Item No. 5. A: Preliminary Subdivision Plat – Springvale Townhomes Subdivision - SUB-PR-2021-08.

Purpose – The purpose of this agenda item is to consider a preliminary subdivision plat submitted by Piedmont Land Design for Springvale Townhomes located at 7110 Kennebec Road and 0 NC 42 HWY.

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 Springvale Townhomes preliminary subdivision plat SUB-PR-2021-08, as presented and recommended.

Mr. Petty stated that this is an example of where the fee-in-lieu for the pedestrian improvements would be reasonable. This project is building 50 feet of sidepath up against a sliver of property that the chances of someone ever developing are slim, and the Town would fill that gap in later.

Mr. Petty asked the Board if they had any questions for staff and, if not, would entertain a motion.

There were no questions for staff.

Mr. Petty asked the Board for a motion.

Motion – Recommend approval of the Springvale Townhomes preliminary subdivision plat SUB-PR-2021-08, as presented and recommended.

MOTION: Ed Ridpath
SECOND: Jay Adcock
MOTION RESULTS: Motion Passed 6-0

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 June 20, 2022, Planning Board meeting.

Recommendation – No Action Required – Receive as Information

ADJOURN

A motion was made to adjourn the meeting at 6:25 p.m.

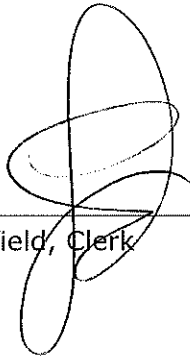
MOTION: Barbara Marchioni
SECOND: Jay Adcock
MOTION RESULTS: Motion Passed Unanimously 6-0

FUQUAY-VARINA, NORTH CAROLINA



Andy Petty, Chair

ATTEST:



Eva Mayfield, Clerk