

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
July 20, 2020

CALL TO ORDER

Chair Ed Ridpath called the regular meeting of the Fuquay-Varina Planning Board to order on July 20, 2020, at 6:00 p.m. This meeting was conducted using the Zoom media platform due to state mandates for social distancing in efforts to prevent the spread of the COVID-19 Novel Coronavirus.

Board Members Physically Present: Ed Ridpath (Chair)
Jay Adcock
Jim Chandler
Barbara Marchioni
Michelle Peele
Andy Petty
Tracy Watson

Board Members Absent: None

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

Others Remotely Present: Natalie McKinney
Allyssa Stafford
Assistant Town Manager Jim Seymour
Town Attorney James Adcock

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 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.

APPROVAL OF THE MINUTES

Motion - Approve the minutes from the June 15, 2020 meeting of the Planning Board as presented and recommended.

MOTION: Andy Petty
SECOND: Jay Adcock
MOTION RESULT: Minutes Approved Unanimously 7- 0

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.

ITEMS TABLED FROM PREVIOUS MEETING

PUBLIC HEARING

Agenda Item No. 4.A: Zoning Map Amendment & Land Use Plan Amendment - The Spaulding Group, PA - 917 SE Judd Parkway & 0 Award Street - PINs 0666030203 & 0666033459 - REZ-2020-09

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 6.62 acres, located at 917 SE Judd Parkway and 0 Award Street, from the Residential High Density Conditional Zoning District (RHD-CZD) and the Office & Institutional (O&I) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD), and the corresponding land use plan amendment from Multifamily Residential (MFR) 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 proposed zoning map amendment with the corresponding Land Use Plan amendment. It is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the following reasons: 1) Although the requested zoning map amendment is not consistent with the 2035 Community Vision Land Use Plan classification of Multifamily Residential, the Petitioner has opted to request a change of the Land Use Plan to Mixed-Density Residential, which is more appropriate to the proposed use and location. 2) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan's recommendations LU.4 - Encourage Infill Development & Redevelopment Inside Town Limits. 3) The requested zoning map amendment would better conform to the surrounding uses and provide for the ability to better develop the property for its intended use.

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.

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

Brian Duncan - The Spaulding Group stated that the petition intends to bring the two (2) subject properties more in line with surrounding development, which is RMD (Residential Medium Density), and also bring high-quality architectural design standards to the area. Based on the feedback received from the neighborhood meeting, they added conditions eight (8) and nine (9), which are a ten (10) foot landscape buffer along the perimeter of the single-family residences and a restriction on building height, which were concerns presented at the neighborhood meeting. The Petitioner closed his comments by offering to answer any questions.

The Public Hearing was closed with no speakers in opposition to the petition.

Motion - Recommend approval of REZ-2020-09, a zoning map amendment at 917 SE Judd Parkway and 0 Award Street, from the Residential High Density Conditional

Zoning District (RHD-CZD) and the Office & Institutional (O&I) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD), and the corresponding land use plan amendment from Multifamily Residential (MFR) 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: Michelle Peele
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously 7-0

Agenda Item No. 4.B: Zoning Map Amendment & Land Use Plan Amendment - Timmons Group - 10212 and 10204 Fayetteville Road, and 3916, 3918, 0 and 0 Hilltop Needmore Road - PINs 0688138207, 0688139036, 0688235515, 0688230732, 0688139546 and portion of 0688330428 - REZ-2020-10

Purpose - The purpose of this agenda item is to consider the zoning map amendment at 10212 and 10204 Fayetteville Road, and 3916, 3918, and 0 & 0 Hilltop Needmore Road, from the Corridor Commercial (CC) Zoning District, Residential Medium Density (RMD) Zoning District and the Corridor Commercial Conditional Zoning District (CC-CZD) to the Office & Institutional Conditional Zoning District (O&I-CZD), and the corresponding land use plan amendment from Civic & Institutional (CIV), Mixed-Use Neighborhood (MUN), Small-Scale Commercial Center (SSCC), and Small-Lot Residential (SLR) to Civic & Institutional (CIV).

Recusal: Jim Chandler
MOTION: Andy Petty
SECOND: Barbara Marchioni
MOTION RESULT: Jim Chandler Recused Unanimously 6-0

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 proposed zoning amendment and corresponding Land Use Plan amendment. Both are consistent with the 2035 Community Vision Land Use Plan and reasonable and in the best interest of the public for the following reasons: 1) Although the requested zoning map amendment is not consistent with the 2035 Community Vision Land Use Plan classification of Small-Scale Commercial Center, Small-Lot Residential, and Mixed-Use Neighborhood, the Petitioner has opted to request a change of the Land Use Plan to Civic and Institutional, which would be more conducive to the Petitioner's request of the O&I-CZD zoning district. 2) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan's recommendations CF.3 - Safeguard Our Access to Quality Education. 3) The requested zoning map amendment would better conform to the surrounding uses and provide a reasonable transition to the subject properties from the adjacent residential neighborhoods.

Vice-Chair Andy Petty asked if changing the boundaries of the use areas in the LUP will affect any other properties since they are all tied together, and the multiple properties surrounding these parcels.

Planning Director Pam Davison replied no, it would not and that it is inclusive of the zoning boundary.

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

Jason Pleasants – 3044 Cinder Bluff Dr, stated that he is a member of Hilltop Church for the past eleven years. He stated that during that time as a member, he has served as a Deacon and is currently a Sunday school teacher. Mr. Pleasants emphasized the Church’s objectives. Mr. Pleasants explained the need to expand the Church would help meet the need of adding more students. He asked the board to approve the request for zoning because without this zoning change the school would not be able to expand.

The public hearing was closed without speakers in opposition to the petition.

Board Member Michelle Peele asked if the Town would have access to the gates that will be installed on the property of the Church/School, allowing emergency vehicles to get through.

Planning Director Pam Davison replied yes, the fire department would have a Knox box, and there was a cross access solution approved by both sides.

Motion – Recommend approval of REZ-2020-10, a zoning map amendment at 10212 and 10204 Fayetteville Road, and 3916, 3918, 0 and 0 Hilltop Needmore Road, from the Corridor Commercial (CC) Zoning District, Residential Medium Density (RMD) Zoning District, and the Corridor Commercial Conditional Zoning District (CC-CZD) to the Office & Institutional Conditional Zoning District (O&I-CZD), and the corresponding land use plan amendment from Civic & Institutional (CIV), Mixed-Use Neighborhood (MUN), Small-Scale Commercial Center (SSCC), and Small-Lot Residential (SLR) to Civic & Institutional (CIV). 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: Michelle Peele
MOTION RESULTS: Motion Passed Unanimously 6-0

Agenda Item No. 4.C: Zoning Map Amendment & Land Use Plan Amendment - Bass, Nixon and Kennedy, Inc - 805 Coley Farm Road - Portion of PIN 0657117714 - REZ-2020-11

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 8.423 acres, located at 805 Coley Farm Road, from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD), and the corresponding land use plan amendment from Rural Residential (RR) to Small-Lot Residential (SLR). 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.

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 proposed zoning map amendment with the corresponding land use plan amendment. It is consistent with the 2035 Community Vision Land Use Plan and is reasonable and in the best interest of the public for the following reasons: 1) Although the requested zoning map amendment is not consistent with the 2035 Community Vision Land Use Plan classification of Rural Residential, the Petitioner has opted to request a change of the Land Use Plan to Small-Lot Residential, which is more appropriate to the surrounding uses and location. 2) The conditions proposed by the Petitioner effectively limit future development so that it is compatible with the surrounding areas. 3) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan’s Recommendation CF.1 - Invest in Existing Growth Areas.

Board Member Michelle Peele asked about the significant natural resources indicator in the legend of the staff map.

Chair Ridpath and Vice-Chair Andy Petty explained that green on the map signifies that the natural resources are separate from the green that represents the RA zoning district (Residential Agricultural).

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

Marty Bizzell – Bass, Nixon, and Kennedy – 6310 Chapel Hill Rd stated that he was representing the Petitioner and agreed with the staff report as presented. He stated it was a pleasure to work with staff and available to answer any questions.

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

Motion – Recommend approval of REZ-2020-11, a zoning map amendment at 805 Coley Farm Road, from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional Zoning District (RMD-CZD), and the corresponding land use plan amendment from Rural Residential (RR) to Small-Lot Residential (SLR). 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: Andy Petty
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously 7-0

ADMINISTRATIVE REPORTS

Agenda Item No. 6.A: Staff Report

Chair Ed Ridpath pointed out that the staff report reflects the Town Board of Commissioners approved all petitions as recommended by the Planning Board.

ADJOURN

A motion was made to adjourn the meeting at 6:38 p.m.

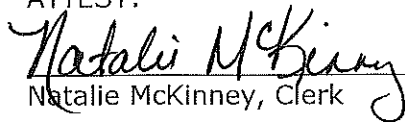
MOTION: Jay Adcock
SECOND: Andy Petty
MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA



Ed Ridpath, Chair

ATTEST:



Natalie McKinney, Clerk