

TOWN OF FUQUAY-VARINA  
PLANNING BOARD REGULAR MEETING  
August 17, 2020

CALL TO ORDER

Chair Ed Ridpath called the regular meeting of the Fuquay-Varina Planning Board to order on August 17, 2020 at 6:00 p.m. This meeting was conducted using the Zoom media platform due to state mandates for social distancing in an effort to prevent the spread of the COVID-19 Novel Coronavirus.

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

Board Members Absent: Michelle Peele

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

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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.

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APPROVAL OF THE MINUTES

Motion - Approve the minutes from the July 20, 2020 meeting of the Planning Board as presented and recommended.

MOTION: Jay Adcock  
SECOND: Barbara Marchioni  
MOTION RESULT: Minutes Approved Unanimously 7- 0

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*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.

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ITEMS TABLED FROM PREVIOUS MEETING

PUBLIC HEARING

**Agenda Item No. 4.A:** Zoning Map Amendment - Mauldin-Watkins Surveying, PA  
- 6717 Old Mills Road - PIN 0678119862 - REZ-2020-13

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 14.767 acres, located at 6717 Old Mills Road, from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional (RMD-CZD) Zoning District.

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. 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) The requested zoning map amendment is consistent with the 2035 Community Vision Land Use Plan designation of Large-Lot Residential.
- 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.

*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.

*Wayne Massengill* - 6600 Brookshire Dr. stated that he developed Bentwinds Bluffs across the street and this subdivision will be a continuation of Bentwinds Bluffs. It will have the same style homes with similar lots being a minimum of 10,000 square feet. All homes will be single family with brick on each home. There will be approximately 30 homes with an average starting price of about \$500,000. He closed by offering to answer any questions.

The Public Hearing was opened for speakers in opposition of the petition.

*Peter Watson* - 5044 Allanbrook Ln stated that he was not necessarily opposed to the subdivision, however he had concerns for density because there is only one other area with the same zoning in the vicinity. He also had concerns regarding the possibility of increased flooding due to the amount of concrete and asphalt, the green belt, and the homes being built right up to the property line. He complimented the Town on its 2035 Community Transportation Plan.

*MaryAnne Abely* - 5732 Mizuno Dr. stated that she is not in opposition, however she encourages the board to require a traffic impact analysis due to the concern of traffic

and safety on Old Mills Rd. She added that Old Mills Rd does not have sidewalks. She stated that currently cars drive well above the speed limit and there are often near accidents on Old Mills Rd. She feels traffic and safety will only worsen with this subdivision addition, and that Old Mills Rd needs added safety features such as sidewalks, safety lane, stop lights and speed bumps.

*Doug Patterson* – 5700 Wisteria Dr. stated that he is not so much in opposition however, he had concerns on how Bentwinds Bluffs tied back to how the sewer lines were installed poorly. When the sewer line was run, the grade was never restored to the way it was prior to the construction.

He further stated that the Massengills came back and rebuilt the grade however it is still not fully corrected and now very difficult to mow. He added that the lake at the Bentwinds golf course and Johnson Pond Lake both became the retention pond for a lot of the silt after a few major storms. He feels that stormwater management and erosion control was not properly addressed.

He agreed that the traffic is an issue however does not agree that the speed limit should be reduced but be enforced and sidewalks added. He was most concerned that the road is simple pavement and not meant to carry a lot of traffic, especially large construction equipment. He felt that the integrity of the road should be addressed prior to the board approving. He was supportive of the development but believes that the execution of previous developments in the area does not reflect what the Town should have required.

*Doug and Julie Sutter* - 3425 Bentwinds Bluffs Ln. stated his biggest concern was the 45 MPH speed limit on Old Mills Rd. He explained the situations of near accidents occurring. He would like to see the speed limit reduced to 35 mph. He feels it is only a matter of time before an accident happens. He mentioned that golf carts cut across Old Mills Rd to the golf course and feels the speed limit being 45 mph with cars actually going 55-60 mph is not going to end well.

*Rick Blunt* - 5732 Mizuno Dr stated the speed limit needs to be reduced to 35 mph, that there is a need for speed bumps, sidewalks and turning lanes to be added to the new development. He explained the tailgating and near accidents from drivers and the danger to pedestrians.

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

*Chair Ed Ridpath* suggested that the police be called in effort to enforce the concerns of speeding in the area, he asked for clarification of the traffic impact analysis (TIA) concerns.

*Planning Director Pam Davison* addressed the existing subdivision of Bentwinds Bluffs first, stating that Bentwinds Bluffs was approved in 2016 which was prior to the adoption of the current Community Transportation Plan (CTP) and Land Development Ordinance (LDO). That is why no sidewalks or curb and gutter were required to be installed along Old Mills Rd since it was not a requirement at the time. Currently, the CTP will require both curb and gutter and sidewalks to be installed with this proposed development. Old Mills Rd is designated as a local road on our CTP so no additional road widening is required.

She stated that a TIA is triggered at preliminary subdivision plan with 100 peak hour trips or 1000 daily average trips (ballpark around 100 lots). This development, which is slated to be around 30-40 lots, will probably not trigger a TIA. She added while there may be issues on the road currently, the TIA focuses on the impact that this development may have. The Town requires a trip generation letter, required to be submitted with the preliminary subdivision plan, which will document the number of cars that the proposed subdivision will add to the road.

*Chair Ed Ridpath* added that a traffic impact analysis normally addresses congestion and if there is a speeding problem then this would indicate there is not a congestion issue.

*Vice-Chair Andy Petty* asked the Planning Director to address the speed limit problem since it seems to be a hot button issue. He did not feel that this was something the developer or the Town could control.

*Planning Director Pam Davison* replied that this is a NCDOT road. The developer can influence speed limit on the roads inside the development, but this is an existing road and concerns would need to be taken up with NCDOT.

*Vice Chair Andy Petty* asked if this were something they could petition or would they have to reach out to NCDOT directly.

*Planning Director Pam Davison* replied that she would assume they would have to reach out directly since it is an existing road and all issues would have to go to NCDOT.

*Vice Chair Andy Petty* stated that speed bumps can be good, however, the police and fire trucks are often not in favor because they pose a safety issue.

*Planning Director Pam Davison* agreed and re-emphasized that this is a NCDOT road and not a Town road and speed bumps are not preferred because of emergencies.

*Vice Chair Andy Petty* questioned if this was the same case for sidewalks and if this was an issue for NCDOT.

*Planning Director Pam Davison* stated that this is a NCDOT Road and Bentwinds Bluffs was not required to make road improvements at the time it was built. This developer will not be required to retroactively make improvements to that subdivision.

*Board Member Jim Chandler* added to the discussion that Erosion and Stormwater Control is now delegated to the Town, therefore the Town will have more control over the rules being followed than when it was with Wake County.

*Planning Director Pam Davison* agreed with Mr. Chandler adding that the Town took over stormwater control in the fall of 2018 and explained that Bentwinds Bluffs came in before that time.

*Board Member Tracy Watson* asked that the concern about trees be addressed.

*Planning Director Pam Davison* replied that a heritage tree survey will be required and gave the specifics of heritage trees. She added that it is in the best interest of

the developer to save any heritages trees in the project perimeter. If the proposed lots are under 10,000 square feet a 10-foot Type B perimeter buffer will be required She closed by explaining the process of saving existing trees.

Motion - Recommend approval of REZ-2020-13, a zoning map amendment at 6717 Old Mills Road, from the Residential Agricultural (RA) Zoning District to the Residential Medium Density Conditional (RMD-CZD) Zoning District. The proposed amendment is consistent with the 2035 Community Vision Land Use Plan and reasonable and in the best interest of the public for the reasons identified by staff.

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

**Agenda Item No. 4.B:** Community Transportation Plan Amendment - Town of Fuquay-Varina - Fuquay-Varina Parkway Right-of-Way Expansion - CTA-2020-05

Purpose - The purpose of this agenda item is to consider a proposed amendment to the Community Transportation Plan, that addresses an area for improvement.

Recusal: Alex Rickard  
MOTION: Andy Petty  
SECOND: Jim Chandler  
MOTION RESULTS: Motion Passed 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 CTA-2020-05, a proposed amendment to the 2035 Community Transportation Plan. It is reasonable and in the best interest of the public, as it improves upon the 2035 Community Transportation Plan's intent to plan for the future of transportation and growth in the Town.

*Chair Ed Ridpath* asked if Fuquay-Varina Parkway would remain 120 all the way around.

*Planning Director Pam Davison* explained and displayed a map that Fuquay-Varina Parkway is currently proposed to be entirely 120 feet in width, and that the route is not changing but expanding in this one particular section to 150 feet.

*Board Member Jim Chandler* asked if there will be additional right-of-way reservation or is this amendment just changing the section that they (developers) must construct?

*Planning Director Pam Davison* replied that is something that will be determined with US-401 By-pass study.

*Chair Ed Ridpath* asked if the Town currently only requires right-of-way construction?

*Planning Director Pam Davison* replied that the Town currently requires that developers must build two (2) of the four (4) lanes and sidepaths.

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

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

Motion – Recommend approval of CTA-2020-05, an amendment to the Community Transportation Plan, as presented and recommended by Town staff. The amendment improves upon the Community Transportation Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

MOTION: Tracy Watson  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 6-0

**Agenda Item No. 5.A:** Preliminary Subdivision Plat - Midtown - SUB-PR-2019-11

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by the Timmons Group, called Midtown Subdivision, located at 313 Railroad Street.

Recusal: Jim Chandler  
MOTION: Andy Petty  
SECOND: Jay Adcock  
MOTION RESULTS: Motion Passed 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 – The proposed preliminary subdivision plat meets all Town requirements, as such staff recommend approval.

Motion – Recommend approval of the Midtown preliminary subdivision plat SUB-PR-2019-11, as presented, and recommended.

MOTION: Andy Petty  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 6-0

**Agenda Item No. 5.B:** Preliminary Subdivision Plat - Rowland's Grant - SUB-PR-2020-03

Purpose - The purpose of this agenda item is to consider a preliminary subdivision plat submitted by the firm, The Nau Company, called Rowland's Grant Subdivision, located at 5840 Hilltop 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, and stated that the petitioner requested consideration be tabled to the next Planning Board hearing in an effort to give the petitioner and staff more time to address issues.

Recommendation – No Action Required

Motion – Table to the next scheduled Planning Board scheduled for September 21, 2020 per the request of the petitioner.

MOTION: Jim Chandler

SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 7-0

**Agenda Item No. 5.C:** 2020 Census Update

Purpose - The purpose of this agenda item is to receive information about the ongoing 2020 Census, its importance, and the Town's role in the Census outreach efforts.

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

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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.

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ADJOURN

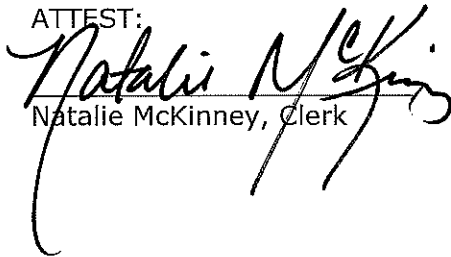
A motion was made to adjourn the meeting at 6:50 p.m.

MOTION: Jay Adcock  
SECOND: Barbara Marchioni  
MOTION RESULTS: Motion Passed Unanimously 7-0

FUQUAY-VARINA, NORTH CAROLINA

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Ed Ridpath, Chair

ATTEST:

  
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Natalie McKinney, Clerk