

TOWN OF FUQUAY-VARINA
PLANNING BOARD REGULAR MEETING
September 19, 2022

CALL TO ORDER

Chair Andy Petty called the regular meeting of the Fuquay-Varina Planning Board to order on September 19, 2022, at 6:00 p.m. Attendees were participating in person and the meeting was made available to view online.

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

Alternate Planning Board Member: Alex Rickard (attendance not requested)

Others Physically Present: Planning Director Pam Davison
Town Attorney James Adcock
IT Director Scott Clark
Assistant Director Melissa Sigmund
Clerk Eva Mayfield
Senior Planner Allyssa Holman
Senior Planner Josh Jurius
Planner Toby Fidler
Planner Slater Knox
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 August 15, 2022, Planning Board Meeting.

Purpose - The purpose of this agenda item is to consider approval of the minutes from the Planning Board meeting on August 15, 2022.

Chair Andy Petty asked if everyone had a chance to review the minutes from the August 15, 2022, Planning Board meeting and if any corrections were requested.

There were no corrections requested.

Chair Andy Petty requested a motion to approve the August 15, 2022, Planning Board Meeting minutes.

Motion – Approve the minutes from the August 15, 2022, meeting of the Planning Board as presented and recommended.

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

MEETING INSTRUCTIONS

Chairman Andy Petty began the public hearing portion of 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. He stated that if anyone from the public wished to speak, they could come to the podium and sign in on the sign-in sheet provided. He requested that they state their name and address for the record before speaking regarding the request.

RECUSAL

Planning Board Member Jim Chandler requested a motion to recuse himself from Agenda Item 4.A. REZ-2021-06.

Motion – Motion was made to recuse *Planning Board Member Jim Chandler* from discussion and actions for REZ-2021-06.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed Unanimously 6-0

PUBLIC HEARINGS:

Agenda Item No. 4. A: Zoning Map Amendment - Lock7 Development, David Gorman - 614 Old Honeycutt Road - PIN 0666688927 - REZ-2021-06

Purpose - The purpose of this agenda item is to consider a requested zoning map amendment for a total of 17.50 acres, located at 614 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Commercial Mixed-Use (CMU) Zoning District.

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

Recommendation - Recommend approval of REZ-2021-06, a zoning map amendment at 614 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Commercial Mixed-Use (CMU) Zoning District. The proposed zoning map amendment is consistent with the 2040 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.

David Gorman, 3424 Williamsboro Court, a partner with Lock7 Development, spoke in favor of the petition. Mr. Gorman stated that they are excited to build the proposed development and that it is one of the first walkable projects in Fuquay-Varina. He noted that the proposed development would have almost 80,000 square feet of non-residential space, just under 230 apartments and one (1) acre community civic space that Staff previously mentioned. Mr. Gorman explained that the site is partially cleared, and there are no improvements currently on the site. He explained that the land's previous owners were the Maske family who had owned the land for over half a century. He stated that his firm was contacted because they have experience with mixed-use projects. Mr. Gorman explained that they originally proposed an all-town home plan prior to the Town's updated Land Development Ordinance and Land Use Plan, and they have since reimagined the project as a Community Activity Center. He closed by requesting that the Planning Board vote to support the positive addition to the Town.

There were no other speakers in favor of the request.

Chair Andy Petty asked if there was anyone that wished to speak in opposition.

Sierra Royster, 1329 E. Stone Arch Drive, stated that she lives behind the garages that are being planned for development. Ms. Royster noted that her mother lives at 1425 E. Stone Arch Drive, seven (7) houses from her residence. She explained that she grew up in this neighborhood, went to the local school and has lived in this area for a long time. Ms. Royster explained that her mother's house would be located at the proposed intersection where the parking lot and the greenway are shown on the map towards the front. She stated that when she attended Fuquay High School, she could go home for lunch, and it took her no time to get home, but now it can take her 20 minutes to pull out of the same neighborhood without any development being done or completed on Purfoy Road.

Ms. Royster stated that she understood that transportation was included in the plan. She said that she spoke to neighbors and felt that moving forward, something should be done to ensure that the project will work with the traffic that is already being developed and coming down Purfoy Road. She stated that she felt they were ahead of the game by putting something in that corner, considering that it is one of the major intersections with a lot of traffic, buildup, and backups.

Ms. Royster stated that she heard someone mention that East Academy St is going to be continued through her neighborhood, which she felt would lead to increased congestion in her neighborhood. She hoped the Board would consider halting this project request because they are currently having issues with traffic and exiting the neighborhood.

Ms. Royster said she had taken her oldest daughter bike riding since there are many town-friendly things around their neighborhood, however, she had to take her back home because they almost got hit by vehicles and the intersection was not safe. Ms. Royster stated that the more traffic that comes into that area, the more issues they will have. She explained that the number of people they are proposing could fit into the area, and drawing community events would also increase traffic issues. She stated that the burden of those traffic issues would mostly fall on the neighborhood adjacent to the proposed project when they are just trying to get out to their daily events.

Ms. Royster stated that her children also wanted her to mention that there is also wildlife in the area that may be pushed out by the development.

Ms. Royster stated that she wanted to mention that it was unclear what type of fencing or divider would be put up in between the neighborhood and the actual development. She stated that there was some talk of composite makeup and some talk of bushes. She asked that the Board watch for safety in that area because that is a small neighborhood with smaller homes for starter families and young children. She stated that it is also a neighborhood for retired members of our community and the senior community. She stated all of these people navigate that community a lot, and there is a safety risk when there is no barrier between that development and their homes.

The public hearing was closed with no more speakers in favor or opposition.

Board Discussion

Board Member Ed Ridpath stated that there were some questions regarding the barrier, and asked if Staff could respond.

Chair Andy Petty stated that there are some zoning conditions in the request that mention evergreens and some conditions that limit the size of the fence that could be beneficial to help clarify things for the public.

Planning Director Pam Davison stated there would be a 20-foot Type B buffer along the southern property line. She stated that the Developer also volunteered a privacy fence as a zoning condition, however, the material has not been finalized at this point.

Mr. Petty asked if the privacy fence material is fully opaque, meaning you can't see through it.

Mrs. Davison stated that was correct.

Mr. Petty stated that sometimes Staff and the Board mention Type B or Type A, however, the Public may not understand what that terminology means. He stated that he understands that a Type B buffer is the one level down from being unable to see through it. If a Type B buffer is then supplemented with a fence or barrier, it will be completely opaque. The fence material is the only thing that is in question.

Mrs. Davison responded by explaining that the way the buffer restrictions are set up, the landscape buffer will have to be on the residential side. While a fence is allowed to be within a buffer, 100% of the landscape screening needs to be on the outside to provide that screening to the neighbors.

Mr. Petty stated that the evergreen is the added condition, correct? He then stated that the Town typically does not require an all-evergreen screening. He then explained that would mean that the buffer would stay full all year round.

Mrs. Davison agreed.

Mr. Petty stated that comments on traffic are something that is warranted and always mentioned. He explained that it is common knowledge that this intersection is the back way to Chick-fil-A, and it seems that everyone in Fuquay-Varina goes that way. *Mr. Petty* stated that as he was reading through the master plan, he saw where it talked about a traffic impact analysis due at the next phase of the development process. He asked if there were any scoping meetings with NCDOT and stated that it might be necessary for the Town to be involved in the scoping meeting with NCDOT and not just allow NCDOT to control the meeting, especially considering how busy that intersection is. He added that the intersection was also just updated, which significantly improved it from what it was before the improvement. He stated that there was another agenda item that would extend Academy Street and tie it back into that intersection. He explained that the scoping meetings occur with NCDOT and need to make sure NCDOT is aware of all those elements.

Mr. Petty asked at what point does Staff require that process to go through for them.

Mrs. Davison stated that what is already shown on the master plan is that Old Honeycutt Road will be upgraded to an 80-foot three-lane median divided road with turn lanes and side pass and Purfoy Road will be a 110-foot four-lane median divided by side paths. Both will also provide right-turn deceleration lanes. She explained that both entrances would be right in and right out only due to their proximity to that major intersection. *Mrs. Davison* stated that it is required by the CTP.

Mr. Petty asked *Mrs. Davison* to confirm that what she just stated has nothing to do with NCDOT and traffic improvement.

Mrs. Davison stated that it is right off the bat, what is shown on the master plan is required by the CTP. She then stated that with the preliminary plan, they will be required to perform a traffic impact analysis. She then stated that those are conversations that the Town will have with NCDOT, as *Mr. Petty* asked earlier regarding the scoping meetings with NCDOT.

Mrs. Davison stated that the Staff is excited to say they now have a Transportation Engineer. And he has allowed Staff to dig deeper into the traffic impact analysis and Staff's relationship with NCDOT. However, Staff will definitely be having comprehensive discussions regarding this project and other projects in the area.

Mr. Ridpath stated that the East Academy St connection will provide the residents of this neighborhood with a way to get out of the neighborhood that is not a left-hand turn onto Purfoy Road, which is the direction to get to Judd Parkway or any of the businesses by the Southern Regional Center. He added that as the Town becomes more grid-like, there will be more opportunities for traffic to go in more than one direction.

Mrs. Davison stated that those improvements will diffuse the existing traffic pressure.

Mr. Ridpath agreed and stated that he could understand how making a left-hand turn onto Purfoy Road is difficult, and if they could make a right-hand turn out by the library, that would make things easier.

Mr. Ridpath, in referring to Ms. Royster's concerns about the local wildlife, stated they are proposing to save wetlands on the master plan. Unfortunately, giving up land is the price to pay for growth. He also mentioned that this project is building vertically, where people would be housed on top of each other in multiple stories rather than everyone taking up their quarter or third of an acre, which uses more land. He stated that when the residential piece of this proposed project is in place, it will be able to house more people than if it were to be laid out as just a single-family extension of the existing type of neighborhood.

Mr. Petty stated that it is always a balance.

Mr. Ridpath shared that there was a lot of farmlands when he first arrived in Fuquay-Varina. However, most of it has been developed because our area is growing.

Mr. Petty said he appreciates the plaza in the middle of the site. He said he was glad they did not put a big plaza at the intersection of Purfoy Road and Old Honeycutt Road that nobody would use. He stated that it is nice to see one integrated into the center of this site, and it reminded him of North Hills, where the center has an ice cream shop. He stated that it is a nicely laid out plan.

Planning Board Member Katherine Townsend agreed with *Mr. Petty* that it does remind her of North Hills. She stated after going to some of the events at North Hills and having to park across the street and then walk over to the event made her wonder if there was enough parking for this site. She asked if there would be enough parking if they had a live music event that all of Fuquay-Varina could attend. She also asked if that would mean that parking would spill into the neighborhood adjacent to this site.

Mr. Petty stated that would be some of the growing pains of the process where they will have to learn how to regulate some of the events, and unfortunately, you don't know how those

events will turn out until they happen. He stated that you plan the best you can in these cases, but you learn as the events happen. *Mr. Petty* stated that *Senior Planner Allyssa Holman* talked about the parking and some of the modifications they could make as this goes on.

Mrs. Davison stated that the Developer voluntarily supplied a parking study with the rezoning request. She stated that in the amendment that is coming next month, parking studies will be required with mixed-use projects. Developers will have to demonstrate to Staff they have enough parking for the various mixed uses. She stated that the Developer supplied a parking study and felt confident they could meet the needs. *Mrs. Davison* stated that special events are above and beyond everyday things.

Planning Board Member Michelle Peele asked Staff if, once they go through the traffic impact analysis, could the recommendations require changes in things like building locations or reduction of building area. Would this development be required to do any additional parking study from that?

Mrs. Davison stated that the TIA would address the intersection improvements, and the CTP would address the frontage improvements. She stated that the TIA looks at the impact on the intersections around it. She stated that she does not believe that it would cover reduction in the uses on the site.

Mr. Petty asked how committed the Developer is to the submitted master plan. He explained a scenario where the Developer could go back over the parking study and realize they do not have enough parking. He stated that the Developer could then potentially determine that they could instead make building eight (8) (for example) all parking. He asked Staff if that was something that the Developer would then need to resubmit as an amendment or can that be administratively approved by Staff.

Mrs. Davison stated that there are some variations on what would require an amendment to the master plan. She stated that they have to determine if it meets the intent and any reduction in uses would not come back to the Board, just like a reduction in lots, for example. *Mrs. Davison* stated that if it still meets the intent and the general theme of the master plan, then that could be approved administratively, which is determined on a case-by-case basis.

Mr. Petty asked if there were some steps for parking and traffic that may not have been presented or discussed that could help alleviate some of the issues that were being raised at this beginning stage of the development process.

Planning Board Member Barbara Marchioni asked if parking decks were ever considered?

Mrs. Davison stated that the Developer is always welcome to consider a parking deck, however, they are expensive, and one had not been proposed with this project.

Chair Andy Petty asked the Board for a motion.

Motion – Recommend approval of REZ-2021-06, a zoning map amendment at 614 Old Honeycutt Road, from the Residential Agricultural (RA) Zoning District to the Commercial Mixed-Use (CMU) Zoning District. The proposed zoning map amendment is consistent with the 2040 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: Jay Adcock
MOTION RESULTS: Motion Passed Unanimously, 6-0

OTHER BUSINESS

Agenda Item No. 5. A: Preliminary Subdivision Plat – Kensley Grove Subdivision - SUB-PR-2022-02.

Purpose – The purpose of this agenda item is to consider a preliminary subdivision plat submitted by Dan Ryan Builders for Kensley Grove located at 260 Bramblehill Drive and 0 Bevis Marks Drive.

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 Kensley Grove Subdivision preliminary subdivision plat SUB-PR-2022-02, as presented and recommended.

Mr. Petty asked the Board if they had any questions for Staff.

Mr. Petty stated that he had a question for Staff. He explained that we just saw a plan that had a greenway. He stated this one is new enough that most people will remember. He explained that when he looked at the Community Transportation Plan, it appeared that the greenway ran behind T.E. Connectivity. He then asked how it connects because it dead ends into the existing stormwater pond.

Mrs. Davison explained that Dan Ryan still owns that stormwater pond facility. She stated that Adalyn Place was approved before the approval of the current CTP. She stated that Staff is having talks with the Developer to see if there is an option to have at least the greenway right of way dedicated, if not constructed. Hopefully, if the Town asks, they will build it for the Town. *Mrs. Davison* explained that it is not shown on this property because it was technically constructed with Adalyn Place.

Mr. Petty stated that it was good that they are providing greenways but was having difficulty visualizing how they will connect all three (3) of those points.

Mrs. Davison stated that Staff is working on it.

There were no further questions for Staff.

Mr. Petty asked the Board for a motion.

Motion – Recommend approval of the Kensley Grove Subdivision preliminary subdivision plat SUB-PR-2022-02, as presented and recommended.

MOTION: Ed Ridpath
SECOND: Barbara Marchioni
MOTION RESULTS: Motion Passed 7-0

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 August 15, 2022, Planning Board meeting.

Recommendation – No Action Required – Receive as Information

ADJOURN

A motion was made to adjourn the meeting at 6:39 p.m.

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

FUQUAY-VARINA, NORTH CAROLINA



Jay Adcock, Vice-Chair

ATTEST:



Eva Mayfield, Clerk