



Planning Board Agenda Abstract

Monday, September 21, 2026

Location:

Agenda Item

Planning Staff Report

Item Explanation

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 17, 2026, Planning Board meeting.

Staff Comments

ZONING MAP AMENDMENTS:

REZ-2025-18 - M/I Homes of Raleigh, LLC - A zoning map amendment for a total of 27.63 acres, located at 0, 6921, & a portion of 6823 Sunset Lake Road, from the Residential Medium Density Conditional Zoning District (RMD-CZD) to the Planned Unit Development (PUD) Zoning District. At the August 18, 2026, regular meeting, the Town Board voted unanimously to table the request to the September 22, 2026, meeting, citing concerns about the historic nature of the property. The Town Board asked staff and the developer to coordinate with the Fuquay-Varina Museum and Capital Area Preservation to confirm the value of the historic elements on site and determine what should be preserved, given the property's designation as part of the Jones-Johnson-Ballentine Historic District.

REZ-2026-07 - Josh Swindell, Envision Homes - A zoning map amendment for a total of 48.81 acres located at 7151 Sunset Lake Road, from the Residential Agricultural (RA) Zoning District to the Planned Unit Development (PUD) Zoning District. Before the September 8, 2026, Town Board meeting, the petitioner requested that the presentation of the rezoning be postponed to the October 5, 2026, Town Board Meeting.

REZ-2026-10 - Wayne Mauldin, Mauldin Watkins Surveying, PA - A zoning map amendment for a total of 0.321 acres, located at 210 S West Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District. At the August 18, 2026, regular meeting, the Town Board voted unanimously to approve the request.

REZ-2026-11 - Wayne Mauldin, Mauldin Watkins Surveying, PA - A zoning map amendment for a total of 0.414 acres, located at 417 & 419 Raleigh Street, from the Residential Low Density (RLD) Zoning District to the Town Center Residential (TCR) Zoning District. At the August 18, 2026, regular meeting, the Town Board voted unanimously to table the request to

the September 22, 2026, meeting. The Town Board asked staff to research what other similarly sized towns are doing to address redevelopment pressures near their downtowns.

REZ-2026-12 - Sampson-Bladen Oil Company, Inc. - A zoning map amendment for a total of 4.591 acres, located at 2201, 2205 & a portion of 2221 Piney Grove Wilbon Road, from the Neighborhood Commercial (NC) & Residential Agricultural (RA) Zoning Districts to the General Commercial Conditional Zoning District (GC-CZD) and corresponding Land Use Plan amendment from the Neighborhood Commercial (NC) classification to the Suburban Commercial (SC) classification. At the August 18, 2026, regular meeting, the Town Board voted unanimously to approve the request.

Fiscal Note

No

Recommendation

No Action Required - Receive as Information.

ATTACHMENTS