



Planning Board Agenda Abstract

Monday, July 20, 2026

Location:

Agenda Item

Zoning Map Amendment - Wayne Mauldin, Mauldin Watkins Surveying - 210 S West Street - PIN 0656867994 - REZ-2026-10

Item Explanation

The purpose of this agenda item is to consider a requested 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.

Staff Comments

PROPERTY INFORMATION: The subject property totals 0.321 acres and is located within the Town's corporate limits. An existing single-family home is located on the property.

ZONING: The property is currently zoned Residential Medium Density (RMD) Zoning District. The zoning map amendment petition requests approval of the Town Center Residential (TCR) Zoning District, which is intended to provide for residential development of varying types to support the downtown center districts and is generally applicable only within and just outside of the Judd Parkway loop. The TCR Zoning District requires submittal of a master plan; however, proposed developments totaling four (4) lots or fewer are permitted to submit a plot plan in lieu of the required master plan. This zoning map amendment requests three (3) lots, and as such, a plot plan has been submitted. As the plot plan illustrates, the proposal is to construct a triplex.

The petitioner has requested the following site-specific conditions be made applicable to the subject properties:

- 1) All units will have a covered front porch.*
- 2) Vinyl siding is prohibited, except for windows, decorative elements, and trim.*
- 2) All homes shall have a front door with a minimum of 35% glazing, transom, and/or sidelights.*
- 3) Project will meet the facade treatment standards of Â§9-1357 in the LDO to include 30% glazing and at least two facade materials on the front facade.*
- 4) All units shall be constructed with an exterior elevation and color palette that is different from the unit on either side.*
- 6) Roof line shall be broken up horizontally and vertically between units, such that no roof line is in a single mass.*

5) Future modifications and additions to the plot plan are permissible as long as they meet the applicable Town Center Residential development standards but remain subject to all conditions herein.

SURROUNDING USE: The surrounding properties consist of a variety of residential densities, making up the neighborhoods that transition into downtown. Downtown Fuquay is to the east.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Town Center Residential (TCR) classification at the subject property. Land classified as TCR supports a mix of low to moderate-density homes in close proximity to Downtown Fuquay or Downtown Varina. These neighborhoods offer different choices for residents wanting to live near and experience downtown. The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan.

This zoning map amendment supports the following LUP policies:

LUP Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits, incentivizes infill development and redevelopment projects inside Town limits as a way to reinvest in the existing downtowns and neighborhoods.

LUP Policy 4.1: Manage Future Growth and Development in Accordance with the Priority Infrastructure Investment Areas Map as the subject property falls within the Tier 1-JP: Priority Investment, Inside Judd Parkway.

UTILITIES: Public water and sewer utilities currently serve the subject property.

TRANSPORTATION: The subject property is located along and have access to S West Street. S West Street is classified as a local street in the Town's 2040 Comprehensive Transportation Plan (CTP). As S West Street is a Town maintained road, NCDOT traffic counts are not available. The Engineering Director has waived the requirement for a Trip Generation Letter due to the limited scale of the development and resulting negligible traffic impacts.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on June 4, 2026, at 139 N Main Street, Fuquay-Varina. The meeting report is attached, and staff takes no position regarding its content.

RECOMMENDATION: Staff recommends approval of the proposed zoning map amendment as it is reasonable and in the best interest of the public for the following reasons:

- 1) The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan classification of Town Center Residential (TCR).
- 2) The requested zoning district supports the LUP's Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits.
- 3) The requested zoning district supports the LUP's Policy 4.1: Manage Future Growth and Development in Accordance with the Priority Infrastructure Investment Areas Map.
- 4) The proposed conditions offered as part of the petition align with the goals of the 2040 Land Use Plan and effectively plan for the site's future development potential.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Recommend approval of REZ-2026-10, a zoning map amendment for 210 S West Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2026-10 Petition](#)

[REZ-2026-10 Survey](#)

[REZ-2026-10 Neighborhood Meeting Report](#)

[REZ-2026-10 Plot Plan](#)

[REZ-2026-10 Staff Map](#)