Planning Board
Agenda Abstract

Monday, October 19, 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 September 21, 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. Prior to the September 22, 2026, Town Board meeting, the petitioner submitted a request to table consideration of the item to the October 5, 2026, Town Board meeting. At the October 5, 2026, regular meeting, the Town Board voted unanimously to approve the request with modifications to the Condition pertaining to the preservation of the historic home. Added conditions include a commitment to preserve the James E Ballentine House, heritage tree protections for an oak tree on the historic home lot, permission for members of the Fuquay-Varina Museum to collect historical artifacts, installation of a historical marker, at least one street name will reflect the history of the Dairy, and monumentation will reflect a dairy theme. The layout was revised to set aside a 0.43 acre parcel for the historic home and restrictions were placed on a civic green parcel to the south of the lot to preserve the historic view shed.

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. Prior to 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. At the October 5, 2026, regular

meeting, the Town Board voted unanimously to table consideration to the November 2, 2026 meeting in order to give the developer time to explore an opportunity to connect the proposed development to E Cardinal Drive through a residential lot at the end of E Cardinal Drive.

REZ-2026-08 - WakeMed Health & Hospital, Inc. - A zoning map amendment for a total of 44.77 acres, located at 6126 Dwight Rowland Road from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-CZD) and the corresponding Land Use Map amendment for a portion of the property from Suburban Office (SO) to Suburban Commercial (SC). At the October 5, 2026, regular meeting, the Town Board voted unanimously to approve the request.

REZ-2026-09 - Gemstone Homes, LLC - A zoning map amendment for a total of 0.99 acres, located at 602 & 606 S Main Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District. Prior to the October 5, 2026, regular meeting, the petitioner submitted a request to table consideration of the item to the November 2, 2026, Town Board meeting.

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 and asked staff to research how other similarly sized towns regulate infill development in the transitional areas just outside their downtowns. Before the October 5, 2026, meeting, the petitioner met with some of the neighbors and submitted a revised plot plan that increased the setbacks on the western lot facing an existing home and established the front of the homes would be at least 30' from the road. The petitioner also submitted new elevations and additional conditions concerning the allowable building colors and proposed perimeter fencing and landscaping in response to neighbor concerns. Staff research determined that the Town's TCR standards are in line with other similarly sized Towns' standards. At the October 5, 2026, regular meeting, the Town Board voted unanimously to approve the request.

Fiscal Note

No

Recommendation

No Action Required - Receive as Information.

ATTACHMENTS