



Planning Board Agenda Abstract

Monday, April 20, 2026

Location:

Agenda Item

Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 501 North Street & 904 Ransdell Road - PINs 0667113352 & 0667114359 - REZ-2026-03

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.643 acres, located at 501 North Street & 904 Ransdell Road, from the Residential Low Density (RLD) Zoning District to the Town Center Residential (TCR) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject properties total 0.643 acres and are located within the Town's corporate limits. Each property contains an existing single-family home.

ZONING: The properties are currently zoned Residential Low Density (RLD) 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 a total of three (3) lots, two (2) existing and one (1) proposed to be placed between the two existing lots, and as such, a plot plan has been submitted. As the plot plan illustrates, the proposal is to develop one (1) single family home on a newly created lot.

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

- 1) Future modifications and additions to the plot plan are permissible as long as they meet the applicable Town Center Residential development standards.*
- 2) Front facing garages shall have decorative details such as carriage-style adornments, windows, and/or barn style doors.*
- 3) Vinyl siding is prohibited, except for windows, decorative elements, and trim.*
- 4) A street tree will be provided in the front yard of each lot.*
- 5) All homes shall have a front door with a minimum of 35% glazing, transom, and/or sidelights.*
- 6) Lots to be only used for residential purposes.*

7) Conditions 2-5 applicable to proposed structures only.

SURROUNDING USE: The surrounding properties consists of a variety of residential densities, making up the neighborhoods that transition into downtown.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Town Center Residential (TCR) classification at the subject properties. 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 existing subject properties and will be able to serve the proposed property.

TRANSPORTATION: The subject properties are located along and have access to Ransdell Road and North Street. Ransdell Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a two (2)-lane roadway with sidewalks, with a 60-foot right-of-way and a future carrying capacity of 9,900 ADT. It is currently a two (2)-lane roadway with sidewalks currently being constructed, with a 60-foot right-of-way and a carrying capacity of 9,200 ADT. The street is a Town maintained road and therefore NCDOT traffic counts are not available. North Street is classified as a local street in the CTP. The street is a Town maintained road and therefore NCDOT traffic counts are not available.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on February 18, 2026, at 139 N Main Street, Fuquay-Varina. The meeting report is attached, and the 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-2026-03, a zoning map amendment for 501 North Street & 904 Ransdell Road, from the Residential Low Density (RLD) 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-2026-03 Petition](#)

[REZ-2026-03 Survey](#)

[REZ-2026-03 Plot Plan](#)

[REZ-2026-03 Neighborhood Meeting Report](#)

[REZ-2026-03 Staff Map](#)