



Board Meeting Agenda Abstract

Monday, June 1, 2026

Location:

Agenda Item

Zoning Map Amendment - Herbert Proctor, Stewart & Proctor PLLC - 313 Raleigh Street - PIN 0666078196 - REZ-2026-06 - (Davison) - Item 7.A - ITEM TO BE TABLED

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.24 acres, located at 313 Raleigh 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 0.24 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 one (1) lot, and as such, a plot plan has been submitted. As the plot plan illustrates, the proposal is to add an addition onto the existing single-family home. A rezoning to TCR will bring the front setback into compliance and significantly reduce the encroachment of the existing structure into the rear setback, eliminating all but one pre-existing legal non-conformity.

The petitioner has requested that only the following uses be permitted at the subject property:

Single Family Home

SURROUNDING USE: The surrounding properties consist 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 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 has access to Raleigh Street and S Woodrow Street. Both Raleigh Street and S Woodrow Street are classified as local streets in the Town's Community Transportation Plan (CTP). The streets are Town maintained roads and therefore NCDOT traffic counts are not available.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on April 23, 2026, at 820 S Main Street, Fuquay-Varina. The meeting report is attached, and staff takes no position regarding its content.

RECOMMENDATION: Management and staff recommend 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 requested zoning district brings the front setback into compliance and significantly reduces the encroachment of the existing structure into the rear setback, eliminating all but one pre-existing legal non-conformity.*

ADDITIONAL INFORMATION: At its regular meeting on May 18, 2026, the Planning Board unanimously recommended approval. Prior to the June 1, 2026, Town Board meeting, the petitioner requested a tabling to the June 16 Town Board meeting as they would not be able to attend the June 1 Town Board meeting.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Open the public hearing and table consideration for REZ-2026-06, a zoning map amendment for 313 Raleigh Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District to the June 16, 2026 Town Board meeting, per the request of the petitioner.

ATTACHMENTS

[REZ-2026-06 Petition](#)

[REZ-2026-06 Survey](#)

[REZ-2026-06 Plot Plan](#)

[REZ-2026-06 Neighborhood Meeting Report](#)

[REZ-2026-06 Staff Map](#)

[REZ-2026-06 Final Rezoning Ordinance](#)

[REZ-2026-06 Request to Table](#)