



# Board Meeting Agenda Abstract

**Tuesday, February 17, 2026**

Location:

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## **Agenda Item**

*Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 220 W Academy Street - PIN 0656879758 - REZ-2025-16 - (FIRST READING) - (Davison) - Item 11.F*

## **Item Explanation**

*The purpose of this agenda item is to receive information related to a requested zoning map amendment for a total of 0.992 acres, located at 220 W Academy Street, from the Downtown Center-1 (DC-1) Zoning District to the Office & Institutional Conditional Zoning District (O&I-CZD).*

## **Staff Comments**

*PROPERTY INFORMATION: The subject property totals 0.992 acres and is located within the Town's corporate limits. The property is mostly vacant and forested, with the front of the property currently being used as the parking and drive thru for the Fuquay Emergency Food Pantry's existing facility.*

*ZONING: The property is currently zoned Downtown Center-1 (DC-1) Zoning District. The zoning map amendment petition requests approval to the Office & Institutional Conditional Zoning District (O&I-CZD). This zoning district is intended to permit professional and general office and institutional uses with public utilities. This district permits development of office uses and institutional uses including but not limited to, public or private schools, hospital, assisted living facilities, nursing homes and the integration of complementary retail uses to serve the office and institutional uses and developments. Primary locations for office and institutional uses are located at intersections and along arterial thoroughfares (freeways, expressways, and boulevards) and major and minor thoroughfares. Public utilities are required.*

*The subject property was previously zoned Office & Institutional until 2007 when it was rezoned to Downtown Commercial.*

*The petitioner has requested that the following uses be prohibited at the subject property:*

- 1) Cemetery/Memorial Park*
- 2) Bus Stop*
- 3) Parking Deck*
- 4) Recycling Collection Station*
- 5) Solar Energy Panels*

- 6) Water/Wastewater Treatment Facility
- 7) Car Wash Temporary
- 8) Temporary Mobile Units
- 9) Vending Machines
- 10) Park & Ride

*SURROUNDING USE: Surrounding properties are a mixture of commercial, office, and residential uses, making up the downtown area. More specifically, the railroad lies along the western property boundary with commercial and office uses to the north, east, and south. It is primarily residential west of the parcel across the railroad tracks.*

*LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Downtown (DT) classification at the subject property. Land classified as DT functions as a destination for residents and visitors to Fuquay-Varina. Compact development patterns, horizontal and vertical land use mixes, high-quality building architecture, plazas and public spaces, and civic destinations that promote social interaction celebrate the Fuquay-Varina community. Uses and buildings are located on small blocks with streets design for walking first and driving second. The transition areas also support a mix of land uses, architectural continuity, public spaces, and opportunities for social interaction.*

*The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan and supports the following LUP policies:*

*Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits*

*Policy 2.5: Grow in Downtown*

*UTILITIES: Public water and sewer utilities are available to serve the subject property.*

*TRANSPORTATION: The subject property is located along and has access to W Academy Street (NC 42). W Academy Street (NC 42) is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a two (2)-lane median-divided roadway with sidewalks, with an 80-foot right-of-way and a future carrying capacity of 10,600 ADT. It is currently a two (2)-lane roadway with sidewalk on the northern side, with a carrying capacity of 10,300 ADT. 2023 NCDOT traffic counts taken 0.8 miles to the east of the subject property indicated a volume of 9,200 ADT.*

*NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on December 3, 2025, at 139 N Main Street, Fuquay-Varina. The meeting report is attached, and the staff takes no position regarding its content.*

*ADDITIONAL INFORMATION: This zoning map amendment was considered by the Planning Board at the February 16, 2026, regular meeting and will be presented at a future Town Board meeting.*

### **Fiscal Note**

No

### **Recommendation**

*No Action Required - First Reading Only*

**ATTACHMENTS**

[REZ-2025-16 Petition](#)

[REZ-2025-16 Survey](#)

[REZ-2025-16 Neighborhood Meeting Report](#)

[REZ-2025-16 Staff Map](#)