



Planning Board Agenda Abstract

Monday, April 20, 2026

Location:

Agenda Item

Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 708 S Fuquay Avenue - PIN 0656948640 - REZ-2026-02

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.403 acres, located at 708 S Fuquay Avenue, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject property totals 0.403 acres and is located within the Town's corporate limits. The property is vacant and partially forested.

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 develop one (1) quadplex comprised of four (4) units.

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

- 1) All units will have a covered front porch.*
- 2) Vinyl siding is prohibited, except for windows, decorative elements, and trim.*
- 3) All homes shall have a front door with a minimum of 35% glazing, transom, and/or sidelights.*
- 4) Project will meet the facade treatment standards of Â§9-1357 in the LDO to include 30% glazing and at least two (2) facade materials on the front facade.*
- 5) Future modifications and additions to the plot plan are permissible as long as they meet the applicable Town Center Residential development standards.*

SURROUNDING USE: The surrounding properties consists of a variety of residential

densities, making up the neighborhoods that transition into downtown. There are several existing duplex lots in close proximity to the subject property.

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 are available to serve the subject property.

TRANSPORTATION: The subject property is located along and has access to S Fuquay Avenue. S Fuquay Avenue is classified as a local street in the Town's Community Transportation Plan (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 January 27, 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 with suggested added conditions that relate to the building appearance and massing 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.*

ADDITIONAL INFORMATION: Staff communicated concerns over the massing of the building, but the petitioner was not available to commit to additional conditions before the Planning Board meeting. Staff is requesting the Planning Board support the rezoning with the understanding that additional conditions will be provided before the Town Board public hearing.

Fiscal Note

No

Recommendation***PUBLIC HEARING***

MOTION TO: Recommend approval of REZ-2026-02, a zoning map amendment for 708 S Fuquay Avenue, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District with additional conditions relating to architectural elements and facade modulation to break up the mass of the structure and fit the character of the surrounding properties.

ATTACHMENTS

[REZ-2026-02 Petition](#)

[REZ-2026-02 Survey](#)

[REZ-2026-02 Plot Plan](#)

[REZ-2026-02 Neighborhood Meeting Report](#)

[REZ-2026-02 Staff Map](#)