



Board Meeting Agenda Abstract

Monday, October 5, 2026

Location:

Agenda Item

Zoning Map Amendment - Wayne Mauldin, Mauldin-Watkins Surveying, PA - 417 & 419 Raleigh Street - PINs 0666173158 & 0666174128 - REZ-2026-11 - (Davison) - Item 6.B

Item Explanation

The purpose of this agenda item is to consider a requested 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.

Staff Comments

PROPERTY INFORMATION: The subject properties total 0.414 acres and are located within the Town's corporate limits. Two attached (2) townhome units are currently located on the properties.

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, intended to provide for residential development of varying types to support the downtown center districts and generally applicable only within and just outside 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 three (3) lots; therefore, a plot plan has been submitted. As the plot plan illustrates, the proposal is to subdivide the lots into three (3) properties and place a row house on each. All three (3) properties will be served by a rear alley with access off of S. Ennis Street. The row house standards require the properties to be rear-accessed by a shared driveway.

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

- 1.) Exterior Siding. Vinyl siding is prohibited, except for windows, decorative elements, and trim.*
- 2.) Front Doors. All homes shall have a front door incorporating a minimum of 35% glazing, transom, sidelights, or a combination thereof.*
- 3.) Residential Use. Lots shall be used for residential purposes.*
- 4.) Street Trees. A minimum of one street tree shall be provided within the front yard area of each lot at the time of initial development.*

5.) *Future Modifications.* Future modifications or additions to the plot plan shall be permissible provided they comply with the applicable Town Center Residential development standards and remain subject to the conditions herein.

6.) *Anti-Monotony.* No residential unit shall be initially constructed with an exterior elevation or predominant exterior color palette identical to the residential unit immediately adjacent to it on either side.

7.) *Exterior Cladding.* Primary exterior cladding materials shall consist of durable residential materials such as fiber cement siding, natural or cultured stone, brick, wood, engineered composite materials, or substantially similar materials.

8.) *Conceptual Elevations.* Conceptual elevations submitted with the rezoning petition are intended to represent the general architectural style, character, and design intent of the proposed development. Homes constructed on the property shall be substantially similar in overall architectural character to the conceptual elevations; provided, however, reasonable modifications to architectural details, materials, floor plans, dimensions, roof configurations, and other design elements shall be permitted during final design and construction.

9.) *Exterior Color Palette.* The predominant exterior body color of each home, at the time of initial construction, shall not be white. White and off-white colors may be utilized for trim, windows, doors, architectural details, and other accent elements. Initial exterior color palettes shall generally consist of traditional residential colors selected by the project designer, architect, and/or builder. Consistent with the anti-monotony provision herein, reasonable consideration shall be given to the predominant exterior colors of the proposed homes and immediately adjacent existing residences to avoid substantial duplication. This condition shall apply only to the initial exterior color selection and shall not restrict subsequent repainting or exterior color selections made by future property owners.

10.) *Buffer Fencing.* Where wood fencing is initially installed by the developer as part of the initial development for a landscape or privacy buffer, such fencing shall be shadow-box style or a substantially similar alternating-board wood fence design. All buffer fencing installed by the developer shall receive landscaping including but not limited to shrubbery and/or fruit trees.

In response to a request at the neighborhood meeting and shown on the accompanying plot plan, the petitioner added a wood privacy fence along the northern property line.

SURROUNDING USE: The surrounding properties include a variety of residential densities, forming neighborhoods that transition into downtown. The former Fuquay-Varina Middle School is to the north, and Falcon Park is to the northeast.

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 options for residents who want 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 within Town limits to reinvest in 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 properties.

TRANSPORTATION: The subject properties are located along Raleigh Street and have access to S Ennis Street. Raleigh Street is classified as a local street in the Town's 2040 Comprehensive Transportation Plan (CTP). The Town's CTP classifies S Ennis Street as a two (2)-lane roadway with sidewalks, with a 60-foot right-of-way and a future carrying capacity of 9,700 ADT. It is currently built to CTP standards. Both streets are town-maintained roads; therefore, NCDOT traffic counts are not available.

The Engineering Director waived the Trip Generation Letter requirement because of the development's limited scale and the resulting negligible traffic impacts.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on June 8, 2026, at 139 N. 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 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: At its regular meeting on July 20, 2026, the Planning Board unanimously recommended approval. At the August 18, 2026, regular meeting, the Town Board voted unanimously to table the request to the September 22, 2026, meeting. The Town Board asked staff to research what other similarly sized towns are doing to deal with redevelopment and infill pressures near their downtowns. Prior to the September 22, 2026, Town Board meeting, the petitioner made the request to table consideration of the item to the October 5, 2026, Town Board meeting.

Since the August 18, 2026, Town Board meeting, staff has extensively researched official missing middle standards as well as similarly sized towns with historic neighborhoods adjacent to their downtowns, including but not limited to Apex, NC; Cary, NC; Chapel Hill, NC; Hickory, NC; Pinehurst, NC; Raleigh, NC; Salisbury, NC; Southern Pines, NC; and Wake Forest, NC. Following this research, staff has determined that the Town Center Residential (TCR) standards are in line with, or more stringent than, existing standards in similarly sized communities.

Since the last Town Board meeting, the petitioner hosted a meeting with some of the neighbors at his office on September 15th (2nd Neighborhood meeting summary attached).

Petitioner reports discussing efforts they've taken to plan the development appropriately and reviewing the density, neighborhood character, and design provisions with the goal of creating homes that are marketable to potential homeowners and fit appropriately within the existing neighborhood. As a result of that meeting, he submitted a revised plot plan and elevations that soften the roof heights and clarify potential design details. Petitioner has adjusted the side setback on the west side of Lot 1 to shift the structure further from the adjacent property and shifted all three front setbacks back to provide approximately 30' from the edge of existing pavement to the homes to better align with the surrounding setbacks. The petitioner met again with some of the neighbors at the site on October 1, 2026 (3rd Neighborhood Meeting summary attached) and subsequently submitted additional zoning conditions #9 and #10 related to the exterior color palette, along with additional clarification concerning a proposed fence and associated landscaping.

Additionally, there are a few other aspects related to any future modifications of the TCR standards to take into consideration:

- 1. GS 160D-601(d) adopted in 2024 legally bars local governments from initiating, enacting, or enforcing any downzoning without the unanimous consent of all affected property owners. Downzoning is defined as a regulatory change that reduces permitted uses or decreases development density on a parcel. Modifications to the TCR Zoning Standards or application of an Overlay District that could be interpreted as downzoning are not permitted.*
- 2. GS 160D-702 states that local governments cannot regulate building design elements for homes regulated under the NC Residential Building Code, including type, style, and material of exterior cladding (requiring brick or prohibiting vinyl); exterior building color; style or materials of roofs or porches; exterior architectural ornamentation (that is non-structural); and location, style, or number of windows and doors, including the garage door.*
- 3. Many of the lots in the vicinity are currently non-conforming lots of record or contain structures with non-conforming setbacks because they were lawfully established before the Land Development Ordinance became effective (December 30, 2016), or before the Town was authorized jurisdiction over the property. These lots are granted specific protections and allowances like reduced setbacks under the Land Development Ordinance, so that property owners may develop one single-family home on each parcel.*

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Approve REZ-2026-11, a zoning map amendment for 417 & 419 Raleigh Street, 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 management and staff.

ATTACHMENTS

[**REZ-2026-11 Petition**](#)

REZ-2026-11 Survey
REZ-2026-11 - Updated Plot Plan
REZ-2026-11 Neighborhood Meeting Report
REZ-2026-11 Updated Conceptual Elevations
REZ-2026-11 Second Neighborhood Meeting Report
REZ-2026-11 Third Neighborhood Meeting Summary
REZ-2026-11 Staff Map
REZ-2026-11 Rezoning Ordinance