



Planning Board Agenda Abstract

Monday, September 21, 2026

Location:

Agenda Item

Zoning Map Amendment & Land Use Plan Amendment - WakeMed Health & Hospital, Inc. - 6126 Dwight Rowland Road - PIN 0677761424 - REZ-2026-08

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 4.77 acres, located at 6126 Dwight Rowland Road from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-CZD) and the corresponding Land Use Map amendment for a portion of the property from Suburban Office (SO) to Suburban Commercial (SC).

Staff Comments

PROPERTY INFORMATION: The subject property totals 4.77 acres and is located in the Town's Extraterritorial Jurisdiction (ETJ). The property is the subject of the proposed WakeMed Fuquay-Varina Standalone Emergency Department currently under review by the Planning Department. The North Carolina Department of Health and Human Services (NC DHHS) issued the certificate of need (CON) to WakeMed in July 2025 for expansion of the existing facility. An existing single-family home is located on the property.

ZONING: The property is currently zoned Residential Agricultural (RA) Zoning District. The zoning map amendment petition requests approval of the General Commercial Conditional Zoning District (GC-CZD), which is intended to permit a mix of high intensity nonresidential development of convenience services, retail, office, institutional, regional retail shopping, employment centers, and service uses. This district is generally located at intersections of and along arterial roads (freeways, expressways, parkways, and boulevards) and major thoroughfares serving two (2) miles or greater in area. Public utilities are required.

The petitioner has requested the following permitted use conditions be made applicable to the subject property:

The following uses shall be prohibited:

- 1) Live / Work Unit*
- 2) Place of Worship*
- 3) Place of Worship, Temporary*
- 4) Vehicle / Charter Services*
- 5) Recycling Collection Station*

- 6) Recycling Transfer Center
- 7) Adult Uses (all listed under Â§9-1254)
- 8) Broadcasting Station/Radio, Television, or Filming Studio
- 9) Game Room/Arcade
- 10) Golf Course
- 11) Accessory Buildings, Sale
- 12) Brew Pub/Bar
- 13) Dry Cleaning / Laundromat
- 14) Gas Station
- 15) Pawnshop
- 16) Shopping Center
- 17) Specialized Repair Service
- 18) Small Engine Repair
- 19) Vehicle Parts and Accessories, Retail
- 20) Vehicle, Boat, Equipment Sales &/or Rental
- 21) Manufactured Home Sales & Service
- 22) General/Special Trade Contractor & Storage
- 23) Brewery & Distillery
- 24) Storage Facility
- 25) Vertical Mixed-Use
- 26) Yard Sale
- 27) Greenhouse / Nursery
- 28) Kennel, Commercial Boarding
- 29) Pet Service

SURROUNDING USE: Surrounding properties are a mix of cleared agricultural land, single-family residential, commercial, institutional, and medical uses. Residential properties are located to the southwest and east of the property. Two (2) churches are located east and southwest of the property respectively. The existing WakeMed facility is located directly west of the property.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) designates the subject property as the Suburban Commercial (SC) and Suburban Office (SO) classifications. The petitioner has included a Land Use Plan amendment as part of this zoning map petition in order to bring the property under a single designation that coordinates with the classification of the existing WakeMed facility. The amendment will be described later in this report.

UTILITIES: Public water and sewer will be extended as part of the development of the subject property.

TRANSPORTATION: The subject property has access to Dwight Rowland Road and the Fuquay-Varina Parkway. The 2040 Comprehensive Transportation Plan (CTP) classifies Dwight Rowland Road as a 70-foot right-of-way and is identified as being a two (2)-lane road with sidewalks, with a carrying capacity of 14,500 ADT. It is currently a two (2)-lane road with no pedestrian facilities and a carrying capacity of 13,600 ADT. NCDOT traffic counts are unavailable at this time for Dwight Rowland Road.

The CTP classifies the Fuquay-Varina Parkway as a 120-foot right-of-way and is identified as being a four (4)-lane, median divided road with side paths, with a carrying capacity of 36,600 ADT. It is currently a two (2)-lane median-divided road with side paths built to the interim

parkway cross section with a carrying capacity of 18,300 ADT. NCDOT traffic counts are unavailable at this time for the Fuquay-Varina Parkway. Existing dedicated right-of-way for the parkway is located at the northeast corner of the subject property and proposed right-of-way for the parkway is intended to bisect the eastern portion of the property. Future development of the site will require dedication of the proposed right-of-way along the frontage.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on August 25, 2026, at 4525 Hilltop Needmore Road Fuquay-Varina, NC 27526. The meeting report is attached and staff takes no position as to its content.

LAND USE PLAN AMENDMENT: The 2040 Community Vision Land Use Plan (LUP) calls for the Suburban Commercial (SC) and Suburban Office (SO) classifications at the subject property. The petitioner has proposed a Land Use Plan amendment for the portion of the property designated as Suburban Office going from the SO classification to the Suburban Commercial (SC) classification as it is compatible with the proposed zoning district and brings the property under a single designation that coordinates with the classification of the existing WakeMed facility. Land classified as SC serves the daily needs of surrounding residential neighborhoods. Suburban Commercial areas are typically located near high-volume roads and key intersections and are designed to be accessible primarily by automobile.

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

Policy 2.6: Encourage Commercial Development.

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 2-NR: Infill Investment Area, Non-Residential.

As such, the requested change is consistent with the 2040 LUP's vision.

RECOMMENDATION: Staff recommends approval of the proposed zoning map amendment with the corresponding land use plan amendment. It is consistent with the 2040 Community Vision Land Use Plan and is reasonable and in the public's best interest for the following reasons:

- 1) While the requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan classification of Suburban Commercial (SC) and Suburban Office (SO), the petitioner has opted to request a change of the Land Use Plan for the portion of the property designated as Suburban Office to Suburban Commercial (SC) in order to bring the property under a single designation that coordinates with the classification of the existing WakeMed facility.*
- 2) The requested zoning district supports the LUP's Policy 2.6: Encourage Commercial Development.*
- 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-2026-08, a zoning map amendment at 6126 Dwight Rowland Road, from the Residential Agricultural (RA) Zoning District to the General Commercial Conditional Zoning District (GC-CZD), and the corresponding Land Use Map amendment for a portion of the property from Suburban Office (SO) to Suburban Commercial (SC), as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2026-08 Petition](#)

[REZ-2026-08 Permitted Uses](#)

[REZ-2026-08 Survey](#)

[REZ-2026-08 Neighborhood Meeting Report](#)

[REZ-2026-08 Staff Map](#)