



Planning Board Agenda Abstract

Monday, April 20, 2026

Location:

Agenda Item

Town Code Amendment - Town of Fuquay-Varina - 2040 Community Vision Land Use Plan Amendment #2 - CTA-2026-01

Item Explanation

The purpose of this agenda item is to consider a proposed text amendment to the 2040 Community Vision Land Use Plan, Amendment #2 that addresses several areas of improvement.

Staff Comments

Since its adoption in July 2022, Town staff and the development community have gained significant experience using the 2040 Community Vision Land Use Plan (LUP) and a better understanding of its intent and proper function. Periodically, Staff and Management bring amendments to the Board after consolidating an ongoing list of proposed modifications that accomplish a number of goals including keeping the Land Use Plan relevant to development trends, encouraging a balanced and vibrant development pattern, and addressing confusing or conflicting language. This amendment seeks to harness that experience by clarifying a section of language with the LUP document and several areas of clean-up within the associated map.

The proposed changes to the LUP document are as follows:

- 1. Character Area Typology Crosswalk, Page 92 - The Open Space footnote has been updated to allow for amendments to be made to areas designated as Open Space as long as they are not dedicated open space, civic space, or common green for an existing subdivision and it has been demonstrated that removing the open space designation will not affect environmentally sensitive areas.*
- 2. The proposed changes to the LUP map are as follows and as depicted on the attached staff maps and herein:*
 - PIN 0667545940 - from Open Space to Mixed-Residential Neighborhood based on a wetlands delineation. Extent Map 1*
 - a portion of PIN 0689627257 - from Open Space to Neighborhood Commercial. Only the Open Space portion of this property is proposed for edit. There are no environmental features on this property; staff believes this designation to be in error. Extent Map 2*

RECOMMENDATION: Staff recommend approval of the proposed Town Code Amendment. It is reasonable and in the public's best interest as it improves upon the 2040 Community Vision Land Use Plan's intent to provide a comprehensive future vision for development in the Town of Fuquay-Varina.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Recommend approval of CTA-2026-01 Amendment #2, an amendment to the 2040 Community Vision Land Use Plan, as presented and recommended by staff. The text amendment improves upon the Land Use Plan and is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[CTA-2026-01 Amended Land Use Plan](#)

[CTA-2026-01 Extent Map 1](#)

[CTA-2026-01 Extent Map 2](#)