



Board of Adjustment Agenda Abstract

Monday, June 8, 2026

Location:

Agenda Item

Special Use Permit Petition - 1212 Holland Road - Duke Energy Progress, LLC - PIN 0666725652 - BOA-SUP-2026-02

Item Explanation

The purpose of this agenda item is to consider a Special Use Permit, BOA-SUP-2026-02, at 1212 Holland Road by petitioner Duke Energy Progress, LLC.

Staff Comments

PROPERTY INFORMATION: The subject property is located at 1212 Holland Road, on 4.56 acres within the Town's Extraterritorial Jurisdiction (ETJ). The principal use of the property is an electrical substation. The petitioner is requesting a Special Use Permit to expand and rebuild the existing electrical substation. Â§9-1254 of the Town's Land Development Ordinance (LDO) requires a Special Use Permit for the use "Substation, Electrical" in the HI zoning district.

ZONING: The zoning of the subject property is Heavy Industrial (HI).

SURROUNDING USE: The subject property is surrounded by lots zoned Residential Agricultural (RA).

SPECIAL USE PERMIT REQUEST: The petitioner is requesting a special use permit to permit the operation and expansion of a Substation, Electrical within the Heavy Industrial (HI) Zoning District as required by Section 9-1254 of the Land Development Ordinance. The attached site plan demonstrates general compliance with Town Standards.

The petitioner has submitted a Variance request to be reviewed in conjunction with the Special Use Permit request.

FINDINGS OF FACT:

Finding 1. The proposed use or development (will / will not) materially endanger the public health or safety if located where proposed and developed according to the plan as submitted because_____.

Finding 2. The proposed use (meets / does not meet) all required conditions and specifications because_____.

Finding 3. The proposed use (will / will not) substantially injure the value of adjoining property

or the use is a public necessity _____.

Finding 4. The location and character of the proposed use, if developed according to the plan submitted, (will / will not) be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Town of Fuquay-Varina and its ordinances because _____.

The petitioner has been advised that the burden of proof and evidence upon submitting such application is the responsibility of the petitioner. Such proof and evidence presented must demonstrate that the required findings of fact have been met.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Approve BOA-SUP-2026-02 as presented, subject to the terms and conditions identified in the applicant's application, testimony, and site layout exhibit, and preserving all conditions of the Special Use Permit BOA-SUP-2026-02 not inconsistent therewith.

OR

Deny BOA-SUP-2026-02 as presented.

ATTACHMENTS

Special Use Permit Findings of Fact Worksheet

BOA-SUP-2026-02 - Application

BOA-SUP-2026-02 - Neighborhood Meeting Notices and Notes

BOA-SUP-2026-02 - Colored Renderings

BOA-SUP-2026-02 - Special Use Permit Site Plan

BOA-SUP-2026-02 - Staff Map