



Planning Board Agenda Abstract

Monday, February 16, 2026

Location:

Agenda Item

Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 220 W Academy Street - PIN 0656879758 - REZ-2025-16

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.992 acres, located at 220 W Academy Street, from the Downtown Center-1 (DC-1) Zoning District to the Office & Institutional Conditional Zoning District (O&I-CZD).

Staff Comments

PROPERTY INFORMATION: The subject property totals 0.992 acres and is located within the Town's corporate limits. The property is mostly vacant and forested, with the front of the property currently being used as the parking and drive thru for the Fuquay Emergency Food Pantry's existing facility.

ZONING: The property is currently zoned Downtown Center-1 (DC-1) Zoning District. The zoning map amendment petition requests approval to the Office & Institutional Conditional Zoning District (O&I-CZD). This zoning district is intended to permit professional and general office and institutional uses with public utilities. This district permits development of office uses and institutional uses including but not limited to, public or private schools, hospital, assisted living facilities, nursing homes and the integration of complementary retail uses to serve the office and institutional uses and developments. Primary locations for office and institutional uses are located at intersections and along arterial thoroughfares (freeways, expressways, and boulevards) and major and minor thoroughfares. Public utilities are required.

The subject property was previously zoned Office & Institutional until 2007 when it was rezoned to Downtown Commercial.

The petitioner has requested that the following uses be prohibited at the subject property:

- 1) Cemetery/Memorial Park*
- 2) Bus Stop*
- 3) Parking Deck*
- 4) Recycling Collection Station*
- 5) Solar Energy Panels*
- 6) Water/Wastewater Treatment Facility*

- 7) Car Wash Temporary
- 8) Temporary Mobile Units
- 9) Vending Machines
- 10) Park & Ride

SURROUNDING USE: Surrounding properties are a mixture of commercial, office, and residential uses, making up the downtown area. More specifically, the railroad lies along the western property boundary with commercial and office uses to the north, east, and south. It is primarily residential west of the parcel across the railroad tracks.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Downtown (DT) classification at the subject property. Land classified as DT functions as a destination for residents and visitors to Fuquay-Varina. Compact development patterns, horizontal and vertical land use mixes, high-quality building architecture, plazas and public spaces, and civic destinations that promote social interaction celebrate the Fuquay-Varina community. Uses and buildings are located on small blocks with streets design for walking first and driving second. The transition areas also support a mix of land uses, architectural continuity, public spaces, and opportunities for social interaction.

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

Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits

Policy 2.5: Grow in Downtown

UTILITIES: Public water and sewer utilities are available to serve the subject property.

TRANSPORTATION: The subject property is located along and has access to W Academy Street (NC 42). W Academy Street (NC 42) is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a two (2)-lane median-divided roadway with sidewalks, with an 80-foot right-of-way and a future carrying capacity of 10,600 ADT. It is currently a two (2)-lane roadway with sidewalk on the northern side, with a carrying capacity of 10,300 ADT. 2023 NCDOT traffic counts taken 0.8 miles to the east of the subject property indicated a volume of 9,200 ADT.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on December 3, 2025, 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 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 Downtown (DT).*
- 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 2.5: Grow in Downtown.*
- 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-2025-16, a zoning map amendment for 220 W Academy Street, from the Downtown Center-1 (DC-1) Zoning District to the Office & Institutional Conditional Zoning District (O&I-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2025-16 Petition](#)

[REZ-2025-16 Survey](#)

[REZ-2025-16 Neighborhood Meeting Report](#)

[REZ-2025-16 Staff Map](#)

[REZ-2025-16 Permitted Uses](#)