



Planning Board Agenda Abstract

Monday, March 16, 2026

Location:

Agenda Item

Zoning Map Amendment - Brian Duncan - 304 E Broad Street - PIN 0667012564 - REZ-2024-21 (ITEM TO BE TABLED)

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 1.003 acres, located at 304 E Broad Street, from the Downtown Center-2 (DC-2) Zoning District to the Downtown Center-1 Conditional Zoning District (DC-1-CZD).

Staff Comments

PROPERTY INFORMATION: The subject property totals 1.003 acres and is within the Town's corporate limits. The parcel is cleared and vacant.

ZONING: The property is currently zoned Downtown Center-2 (DC-2) Zoning District. The zoning map amendment petition requests approval of the Downtown Center-1 Conditional Zoning District (DC-1-CZD). The Downtown Zoning Districts (DC-1 and DC-2) serve as the Town's primary retail district, striving to incorporate an economic mix of viable retail, commercial, office, and residential uses with accommodations for automobile but a greater emphasis on pedestrian needs, access, and a safe environment promoting a small-town atmosphere and an authentic downtown community. The districts support the preservation of historical assets, infill, and new development. Currently, 304 E Broad Street is between DC-2 zoning to the north and DC-1 zoning to the south. Future commercial development of the property will extend the Varina Downtown north and serve as an urban gateway into Downtown. Shifting the parcel from DC-2 to DC-1 eliminates the required commercial parking requirements as the property is near on-street parking and public parking facilities. To ensure a parking burden is not created with the parcel's development, the petitioner has committed to providing on-site parking matching the Town's general commercial standards.

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

- 1) Civic Club/Lodge
- 2) Night Club/Dance Club
- 3) Multi-family & Townhouse Development
- 4) Live/Work Unit
- 5) Day Care, Commercial
- 6) Day Care, Accessory

- 7) Transit Terminal Uses
- 8) Small Wireless Facility
- 9) Car Wash, Temporary
- 10) Home Occupation
- 11) Community Services
- 11) Temporary Mobile Units
- 12) Yard Sale
- 13) Bona Fide Farm
- 14) Utility Buildings/Use
- 15) Broadcasting Station/Radio, Television, or Filming Studio
- 16) Specialized Repair Service
- 17) Place of Worship
- 18) Place of Worship, Temporary

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

- 1) *Prohibited Exterior Materials: Vinyl Siding, Metal Siding, CMU Block*
- 2) *Parking: Parcel shall provide a minimum of one (1) parking space per 350 sf of gross floor area.*

SURROUNDING USE: Surrounding properties are a mixture of residential, commercial, and civic uses that make up the downtown Varina area. More specifically, residential lots are generally located northwest and southwest of the property. Commercial uses fall south, southeast, and east. Civic uses, including Fuquay-Varina High School and Wake Chapel Christian Church, are to the north and northwest, respectively.

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 on small blocks with streets designed for walking first and driving second. Buildings may stand two (2) to six (6) stories tall and include civic, retail, office, restaurant, residential, or entertainment uses. Condominiums, apartments, or offices may be found above storefronts. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

This zoning map amendment supports the following LUP policies:

Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits

Policy 2.5: Grow in Downtown

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-D: Priority Infill Investment Area, Downtown.

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

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

TRANSPORTATION: The subject property is located along and has access to E Broad Street (NC 55 Hwy) and Durham Street. E Broad Street is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a 60-foot right-of-way. It is identified as a two (2)-lane roadway with sidewalks and a future carrying capacity of 9,300 ADT. It is currently built to CTP standards apart from the required sidewalk. 2023 NCDOT traffic counts taken 0.05 miles north of the subject property indicated a volume of 8,600 ADT. The CTP classifies Durham Street as a collector street. As it is a town-maintained road, NCDOT traffic counts are unavailable.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on January 14, 2025, via the Zoom web application. 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 for Downtown (DT) designation.*
- 2) The requested zoning district complements the existing uses in the general vicinity of the subject property, and the proposed uses and site-specific conditions effectively manage the site's future development.*
- 3) The requested zoning district supports the LUP's Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits.*
- 4) The requested zoning district supports the LUP's Policy 2.5: Grow in Downtown.*
- 5) 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.*

ADDITIONAL INFORMATION: Prior to the March 17, 2025, Planning Board meeting, the petitioner requested that the rezoning be tabled to the April 21, 2025, Planning Board meeting. Prior to the April 21, 2025, Planning Board meeting, the petitioner requested that the rezoning be tabled to the May 19, 2025, Planning Board. Prior to the May 19, 2025, Planning Board meeting, the petitioner requested that the rezoning be tabled indefinitely in order to continue to work out a real estate matter between the petitioner and the property owner. The petitioner initially requested that their case be presented at the Planning Board meeting on March 16, 2026. However, they later asked to postpone the rezoning discussion until the meeting on April 20, 2026, to allow more time to investigate the project's financial feasibility.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Table consideration of REZ-2024-21, a zoning map amendment for 304 E Broad Street, from the Downtown Center-2 (DC-2) Zoning District to the Downtown Center-1 Conditional Zoning District (DC-1-CZD), to the April 20, 2026, Planning Board Meeting, per the request of the applicant.

ATTACHMENTS

[REZ-2024-21 Petition](#)

[REZ-2024-21 Survey Map](#)

[REZ-2024-21 Neighborhood Meeting Report](#)

[REZ-2024-21 Staff Map](#)

[REZ-2024-21 Permitted Uses](#)

[REZ-2024-21 Request to Table- 3-16-26 PB Meeting](#)