



Planning Board Agenda Abstract

Tuesday, January 13, 2026

Location:

Agenda Item

Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 2228 N Main Street - PIN 0677556603 - REZ-2025-15

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 1.442 acres, located at 2228 N Main Street, from the Office & Institutional (O&I) Zoning District to the General Commercial Conditional Zoning District (GC-CZD).

Staff Comments

PROPERTY INFORMATION: The subject property totals 1.442 acres and is located within the Town's extraterritorial jurisdiction. The property contains an existing building that prior to sale was most recently the home of the North Carolina Cattleman's Association.

ZONING: The property is currently zoned Office & Institutional (O&I) Zoning District and falls within the Highway Corridor Overlay (HCO) Zoning District. The zoning map amendment petition requests approval to the General Commercial Conditional Zoning District (GC-CZD). This zoning district 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. The Highway Corridor Overlay (HCO) Zoning District is intended to encourage and enhance vibrant commercial corridors immediately adjacent to significant highways throughout town while protecting the transportation capacity of these roadways through controlled access points.

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

- 1) All uses under Adult Uses*
- 2) Daycare, Accessory*
- 3) Daycare, Commercial*
- 4) All uses under Passenger & Service Uses*
- 5) All uses under Utilities*
- 6) Place of Worship, Temporary*
- 7) Brew Pub/Bar*
- 8) Small Engine Repair*

- 9) Vehicle Parts & Accessories
- 10) Brewery & Distillery
- 11) All uses under Vehicle Equipment
- 12) Manufactured Home Sales & Service

SURROUNDING USE: The surrounding properties are various commercial business, civic uses, and residential of varying densities. Commercial businesses are located to the southwest, including the Quality Equipment John Deer and Revels Turf & Tractor. The Evangel Pentecostal Holiness Church is located to the northeast. Residential uses are located to the east.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Suburban Commercial (SC) classification at the subject property. 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.

UTILITIES: Public water is available to serve the subject property subject to annexation. As an existing commercial property, no annexation is proposed at this time.

TRANSPORTATION: The subject property is located along and has access to N Main Street (US 401) and Meadow Drive. N Main Street (US 401) is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a six (6)-lane median-divided roadway with side paths, with a 200-foot right-of-way and a future carrying capacity of 64,900 ADT. It is currently a four (4)-lane median-divided roadway, with a carrying capacity of 42,300 ADT. 2023 NCDOT traffic counts taken 0.79 miles to the southwest of the subject property indicated a volume of 29,500 ADT. Meadow Drive is classified as a local street in the CTP and as it is a town-maintained road, NCDOT traffic counts are unavailable.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on November 25, 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 Suburban Commercial (SC).
- 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-2025-15, a zoning map amendment for 2228 N Main Street, from the Office & Institutional (O&I) Zoning District to the General Commercial Conditional Zoning District (GC-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2025-15 Petition](#)

[REZ-2025-15 Survey](#)

[REZ-2025-15 Neighborhood Meeting Report](#)

[REZ-2025-15 Staff Map](#)

[REZ-2025-15 Permitted Uses](#)