



Planning Board Agenda Abstract

Monday, December 15, 2025

Location:

Agenda Item

Zoning Map Amendment - The Curry Engineering Group, PLLC - 1212 Rogers Rd - PIN 0665355634 - REZ-2025-08

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 11.57 acres, located at 1212 Rogers Road, from the Residential Agricultural (RA) Zoning District to the Research Light Industrial Conditional Zoning District (RLI-CZD) and the Corridor Commercial Conditional Zoning District (CC-CZD).

Staff Comments

PROPERTY INFORMATION: The subject property totals 11.57 acres and is located within the Town's extraterritorial jurisdiction (ETJ). The property is subject to annexation. The property is vacant with the eastern portion cleared for agricultural purposes and the western portion being natural.

ZONING: The property is currently zoned Residential Agricultural (RA) Zoning District. The zoning map amendment petition requests approval of both the Research Light Industrial Conditional Zoning District (RLI-CZD) (northern portion) and the Corridor Commercial Conditional Zoning District (CC-CZD) (southern portion).

The RLI zoning district is intended to permit new development of employment centers for research and development and business facilities including but not limited to the areas of advanced manufacturing, pharmaceutical, medical and biosciences, information technologies, defense services and technology, interactive gaming and web design, nanotechnologies, job training, professional and medical offices, and small-scale commercial and retail uses to serve the Research Light Industrial (RLI) Zoning District. This district is generally located at intersections designated as an urban center and along arterial roads (freeways, expressways, parkways, and boulevards) and major thoroughfares. Public water is required.

The CC zoning district is intended to accommodate medium-scale intensity nonresidential development of a mix of convenience services, retail, office and limited institutional uses. This district is generally located at intersections designated as an urban center with arterial roads (parkways, boulevards and major thoroughfares), and generally intended to be located within one (1) to one and one-half (1-1/2) miles from neighborhoods in the vicinity of this district. Public utilities are required.

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

RLI Zoning:

- 1) Day Care, Accessory*
- 2) School, Trade/Vocational (with the exception of heavy equipment/training truck operators)*
- 3) Medical Offices*
- 4) Parks/Facilities, Open & Civic Space*
- 5) Greenways*
- 6) Solar Energy Panels*
- 7) Solar Energy Systems*
- 8) Food Truck*
- 9) Commercial Kitchen*
- 10) Health Club/Gym*
- 11) General/Special Trade Contractor & Storage*
- 12) Brewery & Distillery*
- 13) Manufacturing*
- 14) Manufacturing, Artisan Products*
- 15) Woodworking/Cabinet Making*
- 16) Research & Development*
- 17) Warehouse & Distribution*
- 18) Storage Facility*
- 19) Wholesale Trades*
- 20) Building, Furniture, Appliances, & Electronic Supply*
- 21) Accessory Uses*
- 22) Business Incubator*
- 23) Flex Space*

CC Zoning:

- 1) Live/Work Unit*
- 2) Place of Worship*
- 3) Community Services*
- 4) Day Care, Accessory*
- 5) Day Care, Commercial*
- 6) School, Trade/Vocational (with the exception of heavy equipment/truck operators)*
- 7) Bank/Credit Union*
- 8) Medical Offices*
- 9) Parks/Facilities, Open & Civic Space*
- 10) Greenways*
- 11) Restaurants/Food Service & Sales*
- 12) Office, Business/Professional*
- 13) Indoor Recreation*
- 14) Retail Sales & Service*
- 15) Brew Pub/Bar*
- 16) Dry Cleaning/Laundromat*
- 17) Health Club/Gym*
- 18) Shopping Center*
- 19) Specialized Repair Service*
- 20) Manufacturing, Artisan Products*
- 21) Accessory Uses*

- 22) *Business Incubator*
- 24) *Animal Hospital/Veterinary*
- 25) *Greenhouse/Nursery*
- 26) *Pet Service*

The petitioner has additionally requested the following site-specific conditions:

- 1) *Proposed RLI zoning district with property boundaries abutting residentially zoned property to the north and east will consist of a 50' Type A+ buffer with evergreen plantings and a 6' solid wood fence. The property boundary abutting the west will consist of a 70' Type A+ buffer with evergreen plantings and a 6' solid wood fence.*
- 2) *24 hour production type operations are prohibited in all zoning districts.*
- 3) *No uses shall be permitted to be open to the public for 24 consecutive hours in all zoning districts.*
- 4) *In the proposed RLI zoning district, bay/loading dock doors shall not open toward the west any closer than 250' to the property line.*
- 5) *In the proposed CC zoning district, the landscape buffer along the western property line and adjacent residentially zoned parcels, shall be a type A+ buffer, subject to the LDO-prescribed widths.*

Locating the Corridor Commercial zoning on the southern portion of the parcel provides a transition between the Research Light Industrial use and the residential subdivision as well as the opportunity to introduce supporting nonresidential uses.

SURROUNDING USE: The surrounding properties are residential and agricultural in nature. Agricultural uses are to the north, south, and east while residential uses, more specifically, the Providence Oaks subdivision is located to the immediate west and southwest of the property.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Suburban Office (SO) classification at the subject property. Land classified as SO provides opportunities to concentrate employment in the Town on normal workdays. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

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.

Policy 6.4 Promote Manufacturing and Build a Competitive Advantage for Fuquay-Varina within the State and Region

Policy 7.2 Encourage Transitional Uses and Intensities in and Around project Boundaries

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

TRANSPORTATION: The subject property is located along and has access to Rogers Road,

Angier Road, and Beaminster Place. Rogers Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a future section of the Fuquay-Varina Parkway. It is classified as a four (4)-lane median-divided roadway with sidewalks, with a 150-foot right-of-way and a future carrying capacity of 36,600 ADT. It is currently a two (2)-lane roadway with a carrying capacity of 11,800 ADT. Rogers Road is an NCDOT maintained roadway, NCDOT traffic counts are unavailable at this time.

Angier Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a two (2)-lane roadway with sidewalks, with a 70-foot right-of-way and a future carrying capacity of 9,900 ADT. It is currently a two (2)-lane roadway with a carrying capacity of 9,000 ADT. Although Angier Road is an NCDOT maintained roadway, NCDOT traffic counts are unavailable at this time. Beaminster Place 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 two neighborhood meetings on August 12, 2025, and November 18, 2025. The first meeting was held at 205 S Fuquay Avenue, Fuquay-Varina, while the second meeting was held via the Microsoft Teams 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 classification of Suburban Office (SO).*
- 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 requested zoning district supports the LUP's Policy 6.4 Promote Manufacturing and Build a Competitive Advantage for Fuquay-Varina within the State and Region.*
- 5) The requested zoning district supports the LUP's Policy 7.2 Encourage Transitional Uses and Intensities in and Around project Boundaries.*
- 6) 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-2025-08, a zoning map amendment for 1212 Rogers Road, from the Residential Agricultural (RA) Zoning District to the Research Light Industrial Conditional Zoning District (RLI-CZD) and the Corridor Commercial Conditional Zoning District (CC-CZD) as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2025-08 Petition](#)

[REZ-2025-08 Survey](#)

[REZ-2025-08 Neighborhood Meeting Report](#)

[REZ-2025-08 Staff Map](#)