Board Meeting
Agenda Abstract

Monday, November 2, 2026
Location:

Agenda Item

Zoning Map Amendment - Gemstone Homes, LLC - 602 & 606 S Main Street - PINs 0656952194 & 0656952085 - REZ-2026-09 - (Davison) - Item 6.B

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.99 acres, located at 602 & 606 S Main Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject properties total 0.99 acres and are located within the Town's corporate limits. 602 S Main Street is cleared, while 606 S Main Street contains one single-family home with several outbuildings.

ZONING: The zoning map amendment petition requests approval of the Town Center Residential (TCR) Zoning District. The TCR Zoning District is intended to provide for residential development of varying types to support the downtown center districts and generally applies only within the Judd Parkway loop. A residential density of 10 units per acre is permitted within the TCR Zoning District. The TCR Zoning District requires submittal of a master plan if the proposed development totals greater than four (4) lots. This zoning map amendment requests eight (8) lots; therefore, a master plan and associated narrative are included herein.

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

1) Townhouse
2) Row House

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

1) Vinyl siding is not permitted. Vinyl windows, decorative elements, and trim are permitted.
2) Anti-monotony: No unit shall be constructed with an exterior elevation or color palette that is identical to the unit on either side or directly across the street.
3) ROW Visibility: All front facades shall have decorative trim around windows or shutters.

4) The development shall be limited to eight (8) dwelling units.
5) Architectural shingles: All homes shall include architectural shingles in a color that complements the development's approved color palette.
6) Glazing: All homes shall have a front door with a minimum of 25% glazing, transom, and/or door sidelights.
7) Facade Treatment (a minimum of three (3) are included per dwelling unit and may apply to any facade; however, all three (3) are not permitted on a side or rear facade to meet the condition):
a) Changes in exterior materials such as brick, masonry, board and batten, horizontal, or shake siding.
b) Addition of front dormers, shed roofs, or gables.
c) Addition of decorative trim, shake, cornice, horizontal trim, brackets, or air vents/windows on gables.
d) Addition of shutters.
8) Garage Doors: Garage doors shall contain windows, decorative details such as barn-style doors, carriage-style adornments, and/or a trellis or shed roof over the garage door.
9) Porch: All homes shall include a covered porch with decorative posts, to include a minimum of 24" massing at the base constructed of masonry material.
10) Foundation: Along the front facade, all units shall have a crawl space or be raised a minimum of 20" from average grade to finished floor.
11) The side elevation of a row house that faces an existing or proposed public right-of-way (excluding alleys) shall be consistent with the front facade and shall include two (2) of the following elements:
a) Windows with shutters.
b) Addition of a gable, dormer, or shed roof.
c) Two (2) or more building materials.
d) Decorative trim, shake, cornice, horizontal trim, brackets, or air vents/windows on the gable.
e) Variation in siding material pattern for at least 20% of the wall area.
f) Entry door with a minimum of 25% glazing
g) Matching window grids
h) Non-white window frames
12) All units shall be rear-loaded with garages accessed off a private alley.
13) All units shall contain a concrete pad with screen wall/fence as shown on the master plan, sufficient to store one of each of the following:
a) Trash container - Town of Fuquay-Varina
b) Recycling container - Town of Fuquay-Varina

MASTER PLAN: The master plan comprises eight (8) alley-loaded row houses, four (4) fronting S Main Street and four (4) fronting Spring Avenue, with private alley access off of W Ransom Street. To comply with the zoning map amendment petition requirements, the required master plan (narrative and related maps) identifies permitted uses, the arrangement of uses, the thoroughfare network, utilities, the pedestrian network, architectural design and standards, building layout, and landscaping. The master plan also demonstrates adherence to Article Q and Appendix C of the Land Development Ordinance (LDO) standards. The proposed density for this site is 8.69 units per acre, below the maximum allowed density of 10 units per acre. This project will extend sidewalks along S Main Street, W Ransom Street, and Spring Avenue. All units will provide a two (2) car garage, accessed from the rear alley.

Alternative Design Solutions: LDO Â§9-4001(h) supports alternative design solutions to the required TCR development standards as long as they meet the spirit and intent of the

standards, are determined to be superior or equal to the requirements, and are approved by the Town Board with the master plan. The following alternative design solution has been proposed by the petitioner and has been determined by staff to meet or exceed the intent of the standard:

Landscaping/Buffers:

- As an alternative to providing a 30-foot Type A+ buffer along property shared with PIN: 0656942974, the project proposes to provide a modified 15-foot Type C buffer as a transition buffer. As part of the modification, the project will provide all evergreen trees and 70% evergreen shrubs, along with a privacy fence at least six (6) feet high.

- The following elements are to be included as part of the modified buffer:

1) Trees to have a maximum spacing of 20 feet at installation.
2) Shrubs to have a maximum spacing of six (6) feet at installation.
3) Large trees to be a minimum of 10 feet tall at the time of installation.
4) Shrubs to be a minimum of 24 inches tall at the time of installation.
5) Privacy fence shall be constructed of wood, vinyl, or composite material and shall be either white, brown, or gray tone.

- 15-foot Type C buffer along Main Street will be modified to a 10-foot streetscape buffer with proposed hardscape elements as shown. In addition, street trees will be provided every 40 feet. Trees along S Main Street & Spring Avenue shall be small deciduous trees under overhead power lines.

SURROUNDING USE: Surrounding properties are primarily residential, consisting of various densities, making up the neighborhoods that begin the transition to downtown.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Town Center Residential (TCR) classification at the subject property. Land classified as TCR supports a mix of low to moderate-density homes in close proximity to Downtown Fuquay or Downtown Varina. These neighborhoods offer different choices for residents wanting to live near and experience downtown. The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan.

This zoning map amendment supports the following LUP policies:

LUP Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits, which incentivizes infill development and redevelopment projects inside Town limits as a way to reinvest in the existing downtowns and neighborhoods.
LUP 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-JP: Priority Investment, Inside Judd Parkway.

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 properties.

TRANSPORTATION: The subject properties are located along and have access to S Main

Street, Spring Avenue, and W Ransom Street. S Main Street is classified as a 60-foot right-of-way by the Town's 2040 Comprehensive Transportation Plan (CTP). This street is identified as a two (2) lane road with sidewalks, with a carrying capacity of 10,600 average daily trips (ADT). It is currently a two (2)-lane road with a sidewalk on the eastern frontage, with approximately a 51-foot right-of-way and a carrying capacity of 10,600 ADT. 2024 NCDOT traffic counts 0.24 miles to the north of the properties indicate a volume of 7,700 ADT. More recent traffic counts are not available. Both Spring Avenue and W Ransom Street are classified as local streets in the Town's CTP. NCDOT traffic counts for Spring Avenue and W Ransom Street are not available at this time.

The Engineering Director has waived the Trip Generation Letter requirement due to the limited scale of the development and the resulting negligible traffic impacts.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on May 26, 2026, at 820 S Main Street, Fuquay-Varina, NC. The meeting report is attached, and staff takes no position regarding its content.

RECOMMENDATION: Management and staff recommend 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 the designation of Town Center Residential (TCR).
2) The requested zoning district supports infill development and reinvestment in downtown neighborhoods per the 2040 LUP's recommendation, Policy 2.1: Encourage Infill Development & Redevelopment Inside Town Limits.
3) The requested zoning district falls within the LUP's Tier 2-R Infill Investment Area per the 2040 LUP's recommendation, Policy 4.1: Manage Future Growth and Development in Accordance with the Priority Infrastructure Investment Areas Map.
4) The requested zoning district is complementary to the existing uses in the general vicinity of the subject properties, and the proposed uses and site-specific conditions effectively manage future development of the site.
5) The master plan and associated narrative demonstrate compliance with the zoning conditions being offered and the goals of the Town Center Residential classification as described in the 2040 Land Use Plan.

ADDITIONAL INFORMATION: At its regular meeting on September 21, 2026, the Planning Board unanimously recommended approval. Prior to the October 5, 2026, Town Board meeting, the petitioner submitted a request to table consideration of the item to the November 2, 2026, Town Board meeting.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Approve REZ-2026-09, a zoning map amendment for 602 & 606 S Main Street,

from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District as it is reasonable and in the best interest of the public for the reasons identified by management and staff.

ATTACHMENTS

REZ-2026-09 Petition
REZ-2026-09 Master Plan
REZ-2026-09 Proposed Modified Buffer Detail
REZ-2026-09 Master Plan Narrative
REZ-2026-09 Neighborhood Meeting Report
REZ-2026-09 Staff Map
REZ-2026-09 Rezoning Ordinance