



Planning Board Agenda Abstract

Monday, July 20, 2026

Location:

Agenda Item

Zoning Map Amendment - Mauldin-Watkins Surveying, PA - 417 & 419 Raleigh Street - PIN 0666173158 & 0666174128 - REZ-2026-11

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 0.414 acres, located at 417 & 419 Raleigh Street, from the Residential Low Density (RLD) Zoning District to the Town Center Residential (TCR) Zoning District.

Staff Comments

PROPERTY INFORMATION: The subject properties total 0.414 acres and are located within the Town's corporate limits. Two attached (2) townhome units are currently located on the properties.

ZONING: The properties are currently zoned Residential Low Density (RLD) Zoning District. The zoning map amendment petition requests approval of the Town Center Residential (TCR) Zoning District, which is intended to provide for residential development of varying types to support the downtown center districts and is generally applicable only within and just outside of the Judd Parkway loop. The TCR Zoning District requires submittal of a master plan; however, proposed developments totaling four (4) lots or fewer are permitted to submit a plot plan in lieu of the required master plan. This zoning map amendment requests three (3) lots, and as such, a plot plan has been submitted. As the plot plan illustrates, the proposal is to subdivide the lots into three (3) properties and place a row house on each. All three (3) properties will be served by a rear alley with access off of S. Ennis Street.

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

- 1) Vinyl siding is prohibited, except for windows, decorative elements, and trim.*
- 2) All homes shall have a front door with a minimum of 35% glazing, transom, and/or sidelights.*
- 3) Lots to be only used for residential purposes.*
- 4) A street tree will be provided in the front yard of each lot.*
- 5) Future modifications and additions to the plot plan are permissible as long as they meet the applicable Town Center Residential development standards but remain subject to all conditions herein.*
- 6) Anti-Monotony: No unit shall be constructed with an exterior elevation or color palette that is*

identical to the unit on either side of it.

7) Cladding materials shall consist of high-quality, durable materials such as fiber cement siding, natural or cultured stone, brick, wood, or engineered composite materials.

8) Conceptual elevations provided are representative of the style and feel of the community. Proposed housing will be substantially similar to these images.

In response to a request at the neighborhood meeting and shown on the accompanying plot plan, the petitioner added a wood privacy fence along the northern property line.

SURROUNDING USE: The surrounding properties consist of a variety of residential densities, making up the neighborhoods that transition into downtown. The former Fuquay-Varina Middle School is to the north and Falcon Park is to the northeast.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Town Center Residential (TCR) classification at the subject properties. 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 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.

UTILITIES: Public water and sewer utilities currently serve the subject properties.

TRANSPORTATION: The subject properties are located along Raleigh Street and have access to S Ennis Street. Raleigh Street is classified as a local street in the Town's 2040 Comprehensive Transportation Plan (CTP). S Ennis Street is classified by the Town's CTP as a two (2)-lane roadway with sidewalks, with a 60-foot right-of-way and a future carrying capacity of 9,700 ADT. It is currently built to CTP standards. Both streets are town-maintained roads, and therefore NCDOT traffic counts are not available.

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

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on June 8, 2026, at 139 N. Main Street, Fuquay-Varina. The meeting report is attached, and 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 Town Center Residential (TCR).

- 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 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-2026-11, a zoning map amendment for 417 & 419 Raleigh Street, from the Residential Low Density (RLD) 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 staff.

ATTACHMENTS

[REZ-2026-11 Petition](#)

[REZ-2026-11 Survey](#)

[REZ-2026-11 Neighborhood Meeting Report](#)

[REZ-2026-11 Plot Plan](#)

[REZ-2026-11 Staff Map](#)