

HARNETT COUNTY PLANNING BOARD

Monday July 7, 2025

6:00 p.m.

Harnett County Development Services
420 McKinney Parkway, Lillington, NC 27546

PUBLIC HEARING

1. Call to order and welcome – Chairman Kathy Wood
2. Invocation & Pledge of Allegiance
3. Approval of Minutes

New Business

4. **Proposed Zoning Change: Case #PLAN2506-0001**
Landowner / Applicant: Susan Gail Adams, Christy Gayle Sutton, Trent C Wilson / BS Land, LLC; 14.85 +/- acres (out of 68.3 acres); Pin #'s 0682-41-3638.000 & 0682-40-3923.000; From RA-40 to RA-30 Zoning District; Neill's Creek Township; SR # 1532 (Oak Grove Church Road).
5. **Proposed Text Amendment: Case #PLAN2506-0002**
Applicant: Harnett County Development Services; Harnett County Unified Development Ordinance; Article V, Sections: 8.3.4 "Storage, Self Mini-Warehouse Lighting" & 11.6.2.B.4. "Manufactured Home Park Lighting"
6. Other Business
7. Adjourn



REZONING STAFF REPORT

Case: PLAN2506-0001
Sarah Arbour, Planner II
sarbour@harnett.org
Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: July 7, 2025

County Commissioners: July 21, 2025

Requested Rezoning from the RA-40 to the RA-30 Zoning District

Applicant Information

Owner of Record:

Name: Susan Gail Adams, Bret Smith, & Christy Sutton
Address: 5323 Holland Church Rd.
City/State/Zip: Raleigh, NC 27603

Owner of Record:

Name: Trent Wilson
Address: 2807 Benson Rd.
City/State/Zip: Angier, NC 27501

Applicant:

Name: BS Land, LLC
Address: 466 Stancil Road
City/State/Zip: Angier, NC 27501

Property Description

PIN(s): 0682-41-3638.000 & 0682-40-3923.000

Acreage: +/- 14.85 of 68.3

Address/SR No.: Oak Grove Church Rd., Angier

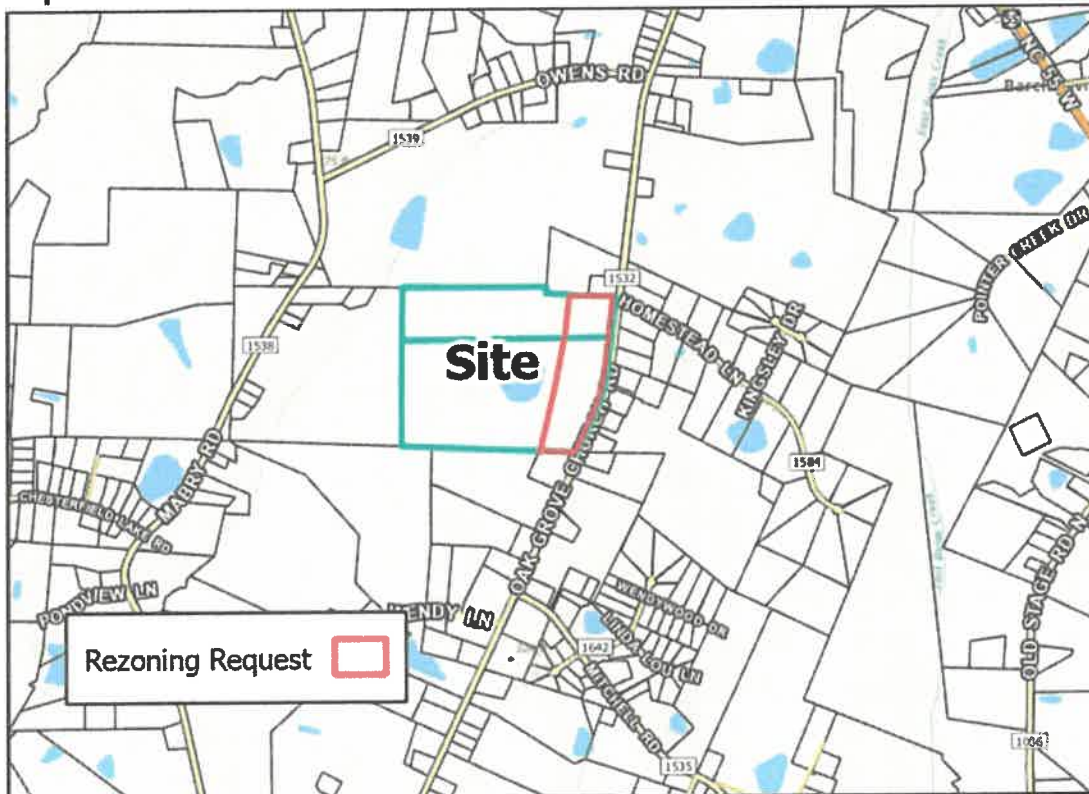
Township:

☐ Anderson Creek
☐ Avasboro
☐ Barbecue
☐ Black River

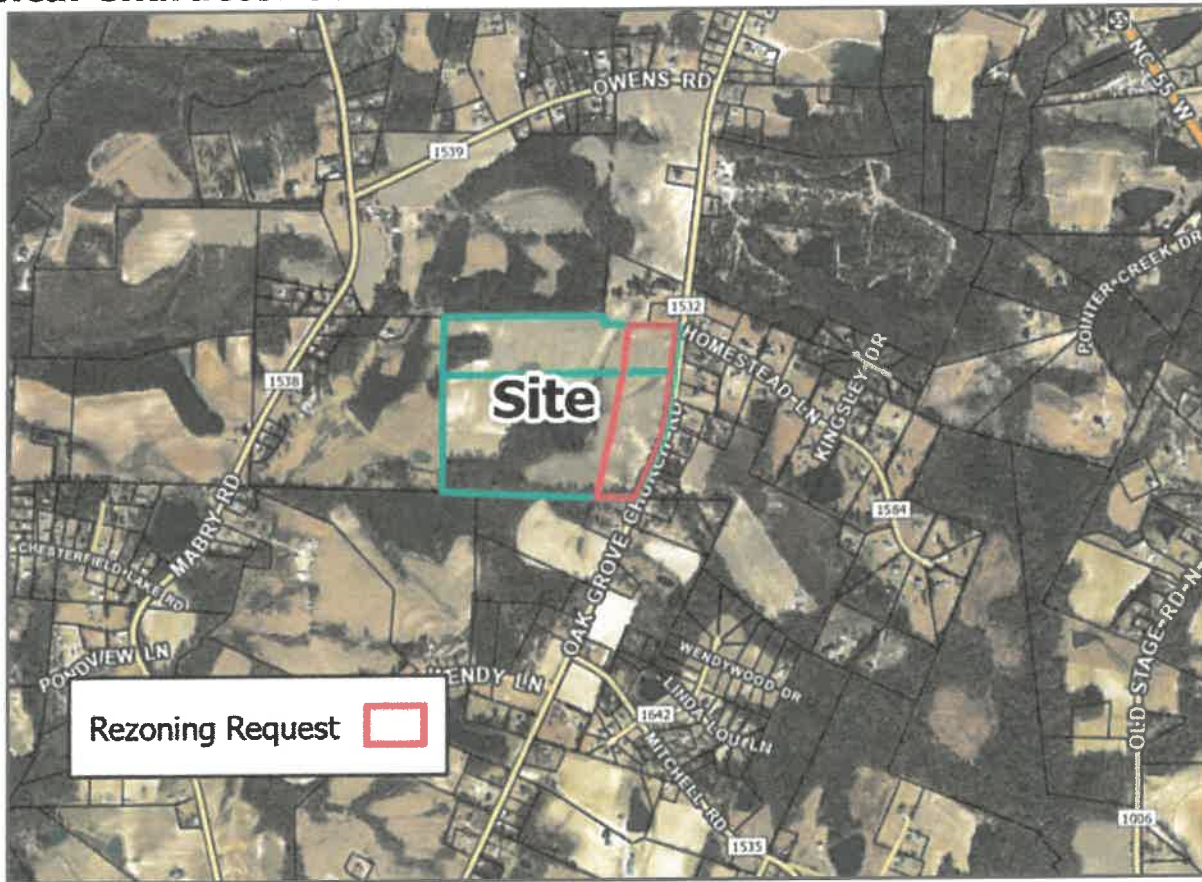
☐ Buckhorn
☐ Duke
☐ Grove
☐ Hectors Creek

☐ Johnsonville
☐ Lillington
☒ Neills Creek
☐ Stewart's Creek
☐ Upper Little River

Vicinity Map



Physical Characteristics



Site Description

The site is comprised of two large tracts of land currently used for agricultural purposes. There are wooded areas, a pond, and an unnamed stream located on the property. The property is currently split zoned with approximately 54 of the 68 acres zoned RA-30.

Background

A preliminary major subdivision plat has been submitted for the subject properties and has received the first review by the Development Review Board. Subsequent reviews by the Board will not take place until the rezoning decision is finalized.

Surrounding Land Uses

Surrounding land uses consist of single-family homes and agricultural activities.

Services Available

Water:

- ☒ Public (Harnett County)
☐ Private (Well)
☐ Other: Unverified

Sewer:

- ☐ Public (Harnett County)
☒ Private (Septic Tank)
☐ Other:

Transportation:

The annual Average Daily Traffic counts for this section of Oak Grove Church Rd. is 1,700.

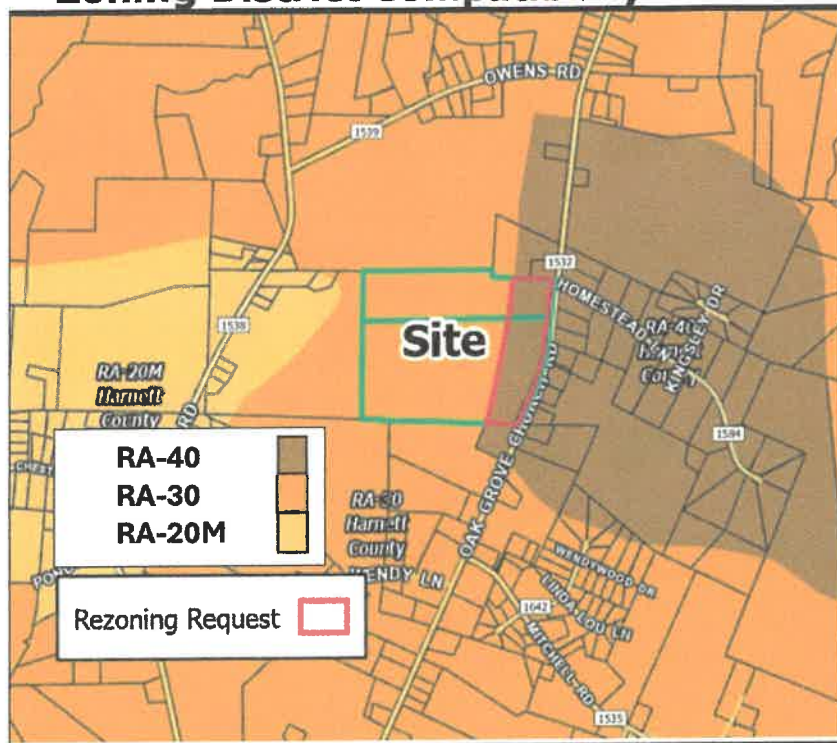
Site Distances:

Oak Grove Church Road

North: Good

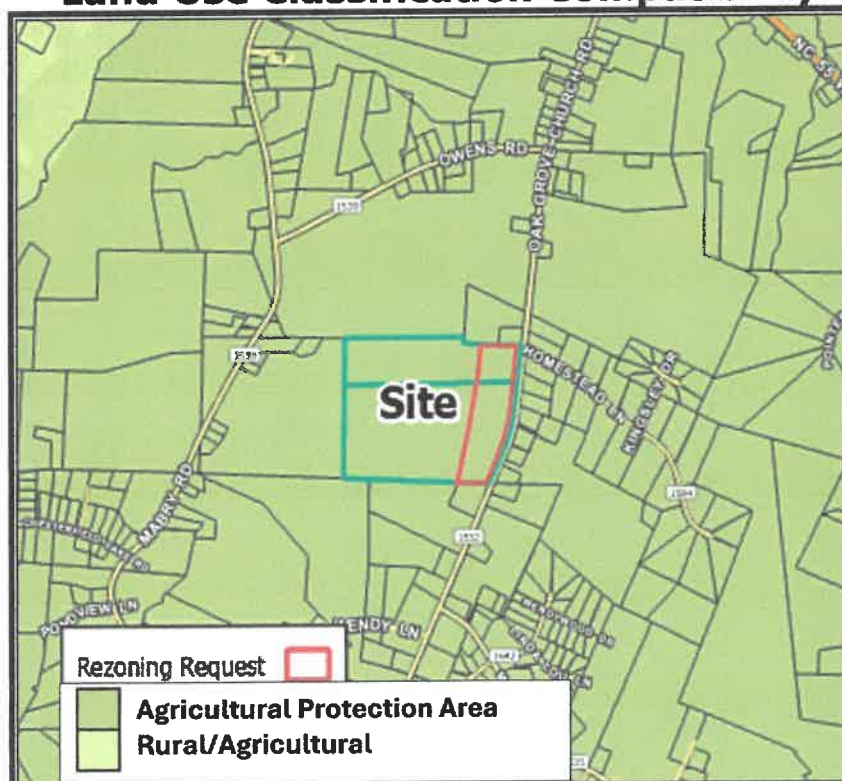
South: Good

Zoning District Compatibility



	<u>Current</u> RA-40	<u>Requested</u> RA-30
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, (with design criteria)		X SUP
Manufactured Homes		SUP
Multi-Family		SUP
Institutional	X SUP	X SUP
Commercial Services	SUP	SUP
Retail		
Wholesale		
Industrial		
Manufacturing		

Land Use Classification Compatibility



	<u>Requested</u> Zoning RA-30	<u>Future Land</u> <u>Use</u> Ag. Protection Area
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, (with design criteria)	X SUP	X SUP
Manufactured Homes	X SUP	X SUP
Multi-Family	SUP	
Institutional	X SUP	X SUP
Commercial Services	SUP	SUP
Retail		
Wholesale		
Industrial		
Manufacturing		

Site Photographs



Across Street



Road View

Oak Grove Church Rd. North View



Oak Grove Church Rd. South View



Evaluation

☒ Yes ☐ No

A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

The properties are currently split-zoned and located in two zoning districts: RA-30 and RA-40. A majority of the subject properties - approximately 53.8 acres - are located in the requested zoning district, RA-30. The proposed rezoning will place the remaining portions of these properties into the same zoning category as the adjacent parcels.

☒ Yes ☐ No **B. There is a convincing demonstration that all uses permitted under the proposed district classification would be in the interest of the general public and not merely the interest of the individual or small group.**

The uses permitted in the RA-30 zoning district would not merely be in the interest of the individual or a small group. The outright permitted uses in the requested zoning district are compatible with the surrounding land uses.

☒ Yes ☐ No **C. There is a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)**

There is a convincing demonstration that all uses permitted under the proposed zoning district classification would be appropriate in the area included in the proposed change. The outright permitted uses in the RA-30 zoning district are compatible with the surrounding land uses, while any less compatible uses would require a Special Use Permit from the Harnett County Board of Adjustment.

☒ Yes ☐ No **D. There is a convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.**

There is a convincing demonstration that the character of the neighborhood will not be materially and adversely affected by the uses permitted in the requested zoning district. The outright permitted uses in the requested zoning district are compatible with the uses in the adjacent zoning districts, RA-30 and RA-40.

☒ Yes ☐ No **E. The proposed change is in accordance with the comprehensive plan and sound planning practices.**

The requested rezoning is compatible with the comprehensive plan and sound planning practices. The requested zoning district, RA-30, will allow for low density, context sensitive development patterns compatible with the Agricultural Protection Area land use classification.

Suggested Statement-of-Consistency (Staff concludes that...)

As stated in the evaluation, the requested rezoning to **RA-30** would not have an unreasonable impact on the community, given the compatibility of the permitted uses in the requested zoning district with the surrounding land uses. It is recommended that this rezoning request be **APPROVED**.

Standards of Review and Worksheet

TYPICAL REVIEW STANDARDS

The Planning Board shall consider and make recommendations to the County Board of Commissioners concerning each proposed zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendations unless:

☐ Yes ☐ No **A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.**

- ☐ Yes ☐ No B. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- ☐ Yes ☐ No C. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
- ☐ Yes ☐ No D. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ Yes ☐ No E. The proposed change is in accordance with the comprehensive plan and sound planning practices.

☐ GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable based on **All** of the above findings of fact A-E being found in the affirmative and that the rezoning advances the public interest.

☐ DENYING THE REZONING REQUEST

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- ☐ The proposal will not place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
 - ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
 - ☐ There is not convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
 - ☐ The proposed change is not in accordance with the comprehensive plan and sound planning practices.
- ☐ The proposed change was not found to be reasonable for a small-scale rezoning



APPLICATION FOR ZONING CHANGE

Planning Department
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$ 2000.00
Receipt:
Permit: Plan 2506-001
Hearing Date: July 7, 2025

Applicant Information

Owner of Record:

Name: Susan Gail Adams
Address: 5323 Holland Church Road
City/State/Zip: Raleigh, NC 27603
E-mail: loveasutton@gmail.com
Phone:
Fax:

Applicant:

Name: BS Land, LLC
Address: 466 Stencil Road
City/State/Zip: Angier, NC 27501
E-mail: bradley@bradleybuiltnc.com
Phone: 919-538-5845
Fax:

Property Description

PIN(s): 0682-41-3638.000/0682-40-3923.000 Acreage: 14.85 acres out of 20
68.3 Acres

Address/SR No.: SR 1532

Directions from Lillington: Head east on US Hwy 421, turn left on Leslie Campbell Ave,
Exit roundabout on Main Street, cross Sherrif Johnson Road, parcel on left (2 mi.)

Deed Book:
2946/3189
Plat Book:
2024/2014

Page:
862/821
Page:
257/7

Utilities Available:

Water:
☒ Public (Harnett County)
☐ Private (Well)
☐ Other (Unverified)

Sewer:

☐ Public (Harnett County)
☒ Private (Well)
☐ Other (Unverified)

Existing Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☒ RA-30
☒ RA-40
☐ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

Requested Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☒ RA-30
☐ RA-40
☐ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

Township:

- ☐ (01) Anderson Creek
☐ (02) Averbosboro
☐ (03) Barbecue
☐ (04) Black River
☐ (05) Buckhorn
☐ (06) Duke
☐ (07) Grove
☐ (08) Hectors Creek
☐ (09) Johnsonville
☐ (10) Lillington
☒ (11) Neill's Creek
☐ (12) Stewart's Creek
☐ (13) Upper Little River

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

DocuSigned by:

Bret Smith

5/28/2025 | 10:59 AM EDT

997F06B918FA43D...
Property Owner Signature

Date

Authorized Agent Signature

Date

Signed by:

Susan Gail Adams

5/28/2025 | 08:13 AM PDT

CD7A13E5E944F5
Property Owner Signature

Date

Property Owner Signature

Date

Requirements for Consideration

The Planning Board shall consider and make recommendations to the County Board of Commissioners concerning each proposed zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2.2 There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- 2.3 There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
- 2.4 There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.



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Total Fee: _____
Receipt: _____
Permit: _____
Hearing Date: _____

Applicant Information

Owner of Record:

Name: Trent Wilson
Address: 2807 Bensen Rd
City/State/Zip: Angier, NC 27501
E-mail: trentcwilson@embergmail.com
Phone: 919-422-7064
Fax: _____

Applicant:

Name: BS Land, LLC
Address: 466 Stancil Road
City/State/Zip: Angier, NC 27501
E-mail: bradley@bradleybuiltnc.com
Phone: 919-538-5845
Fax: _____

Property Description

PIN(s): 0682-41-3638.000/0682-40-3923.000

Acreage: 68.3 Acres

Address/SR No.: SR 1532

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 Property Owner Signature Date

Authorized Agent Signature _____ Date 5-27-25

Property Owner Signature _____ Date _____

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- 2.4 There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
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Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Signed by:

Bret Smith

5/28/2025 | 10:59 AM EDT

Property Owner Signature

Date

Authorized Agent Signature

Date

Signed by:

Susan Gail Adams

5/28/2025 | 08:13 AM PDT

Property Owner Signature

Date

Signed by:

Christy Gayle Sutton

5/29/2025 | 08:27 AM PDT

Property Owner Signature

Date

Grant Wilson

5-29-25

Requirements for Consideration

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- 2.4 There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.



June 2, 2025

Harnett County Planning Board
Attn: Kathy Wood
420 McKinney Parkway
Lillington, NC 27546

RE: Application for Zoning Change, 0682-41-3638.000/0682-40-3923.000, Oak Grove Church Road, Harnett County, North Carolina

Kathy;

Requirements for Consideration:

2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

- This property is located in an area characterized by residential land uses. Both parcels are currently partially zoned RA-30/RA-40 with the majority of parcels in the area zoned RA-30 and a small section RA-40.

2.2 There is a convincing demonstration that all uses permitted under the proposed district classification would be in the interest of the general public and not merely the interest of the individual or small group.

- The requested zoning district is compatible with the underlying land use, residential use. The requested change in zoning is just for the purpose of creating a continuous zoning across the entire two parcels. The request will allow for the construction of single family homes to fill the continuing need for this area and eliminate the need to align new subdivided lots along varying zoning lines.

2.3 There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change.

- The requested zoning district is for residential use only. The rezoning request would be to allow single family development similar to all adjacent properties.

2.4 There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

- The two existing zonings of the parcels are both for residential use only so therefore, an adjustment to only one zoning district on the parcels will not impact the surrounding properties which are all similarly zoned. As so, the character of the neighborhood would not be affected by the requested change.

2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.

- The proposed request is in harmony with the surrounding neighborhood and is not spot zoning. A majority of both parcels are already in the requested zoning district and this request is intended to allow for the entire tracts to be harmonious in their zoning district. Approval of the zoning change request will eliminate the need to align new subdivided parcels meant for single family homes along the zoning district line. The elimination of that request will allow for a more traditional layout of a subdivision with the hindrance mentioned above.

We look forward to working with you on this project and if you have any questions or concerns, please contact us as needed.

Thanks,
Marsh Engineering Services, PLLC
William Marsh, PE
willmarsh@mes-pllc.com
(910)-229-5814



Harnett
COUNTY
NORTH CAROLINA

TEXT AMENDMENT REQUEST FORM (Internal)

Development Services
420 McKinney Pkwy.
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793
Case: PLAN2506-0002

Planning Board: July 7, 2025

County Commissioners: July 21, 2025

Applicant Information

Applicant:

Name: Harnett County Development Services
Address: 420 McKinney Pkwy.
City/State/Zip: Lillington, NC 27546
Phone: 910-893-7525, x2

Type of Change

☐ New Addition ☒ Revision

Ordinance: Unified Development Ordinance

Article: V. Sections: 8.3.4.C & 11.6.2.B.4

Current Text:

ARTICLE V.

SECTION 8.0 INDUSTRIAL USES

8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- C. Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

SECTION 11.0 OTHER USES

11.6 Manufactured Home Park

11.6.2 Standards for New & Altered Manufactured Home Parks

B. Improvement Standards

4. Lighting

Adequate lighting shall be provided to illuminate streets, common driveways, walkways, and dead-end streets for the safe movement of vehicles and pedestrians at night. The minimum size street light shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

Proposed Text:

ARTICLE V.

SECTION 8.0 INDUSTRIAL USES

8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- C. Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 ~~50-watt LED~~ Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

SECTION 11.0 OTHER USES

11.6 Manufactured Home Park

11.6.2 Standards for New & Altered Manufactured Home Parks

B. Improvement Standards

4. Lighting

Adequate lighting shall be provided to illuminate streets, common driveways, walkways, and dead-end streets for the safe movement of vehicles and pedestrians at night. The minimum size street light shall be a 175 ~~50-watt LED~~ Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

Reason for Requested Change:

To amend the Harnett County Unified Development Ordinance Article V. USE REGULATIONS, Sections 8.3.4.C & 11.6.2.B.4 to update the minimum streetlight standards.

This text amendment was requested by Mr. Walter Massey, a current Board of Adjustment member and retired employee from Duke Energy. Mr. Massey has requested that staff revise the current streetlight standard because this type of lighting is no longer utilized in the industry. Staff coordinated with a representative from Duke Energy for the proposed revision of the streetlight regulations in the ordinance to ensure compatibility with industry lighting standards.

Suggested Statement-of-Consistency: (Staff concludes that...)

The requested text amendment refines the Unified Development Ordinance by replacing an outdated streetlight requirement with the relevant industry standard. Therefore, staff is recommending **APPROVAL** of the proposed text amendment.