



REZONING STAFF REPORT

Case: PLAN2606-0003

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Planning Board: August 3, 2026

County Commissioners: August 17, 2026

Rezoning Request: From the RA-20M, Residential and Agricultural Zoning District to the Industrial Zoning District, and a Land Use Classification amendment to the Employment Growth Area land use classification

Applicant Information

Owner of Record:

Name: EC 635 LLC

Address: 6312 Lauraca Lane

City/State/Zip: Fuquay-Varina, NC 27526

Applicant:

Name: Mauldin-Watkins Surveying, PA

Address: P.O. Box 444

City/State/Zip: Fuquay-Varina, NC 27526

Property Description

PIN(s): 0636-80-6643.000; 0636-80-6408.000

Acreage: 1.75

Address/SR No.: 6940 & 6970 Cokesbury Rd., Fuquay-Varina

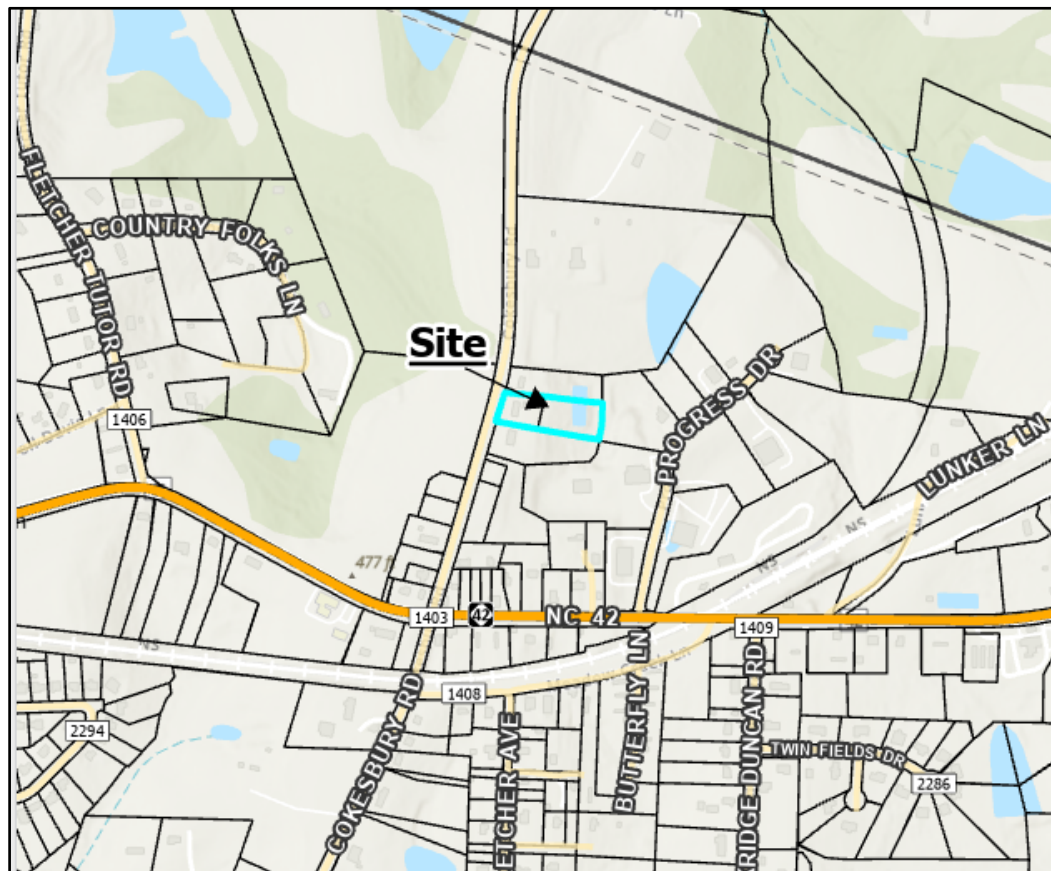
Township:

- ☐ Anderson Creek
- ☐ Averagesboro
- ☐ Barbecue
- ☐ Black River

- ☒ Buckhorn
- ☐ Duke
- ☐ Grove
- ☐ Hectors Creek

- ☐ Johnsonville
- ☐ Lillington
- ☐ Neill's Creek
- ☐ Stewart's Creek
- ☐ Upper Little River

Vicinity Map



Physical Characteristics



Site Description

The rezoning request consists of two adjacent parcels of land, 6970 and 6940 Cokesbury Rd. The properties are adjacent to Duncan Industrial Park.

6970 Cokesbury Rd.

6970 Cokesbury Rd. is currently used for residential purposes, and a manufactured home is located on the property.



6940 Cokesbury Rd.

The property is currently used as a commercial storage facility. The property is split-zoned, RA-20M and Industrial. If approved, the rezoning will place the property under a single, unified Zoning District.



Surrounding Land Uses

Surrounding land uses consist of industrial, residential, and agricultural land uses.

Duncan Industrial Park





Services Available

Water:

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

Sewer:

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

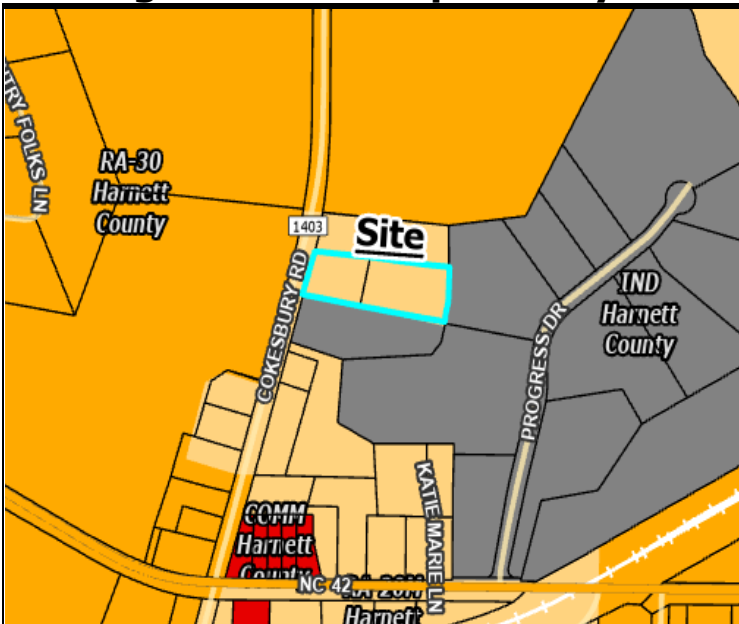
Transportation

Annual Average Daily Traffic counts:

Cokesbury Rd. : 2,397 (AADT, 2025)

Site Distances: Good

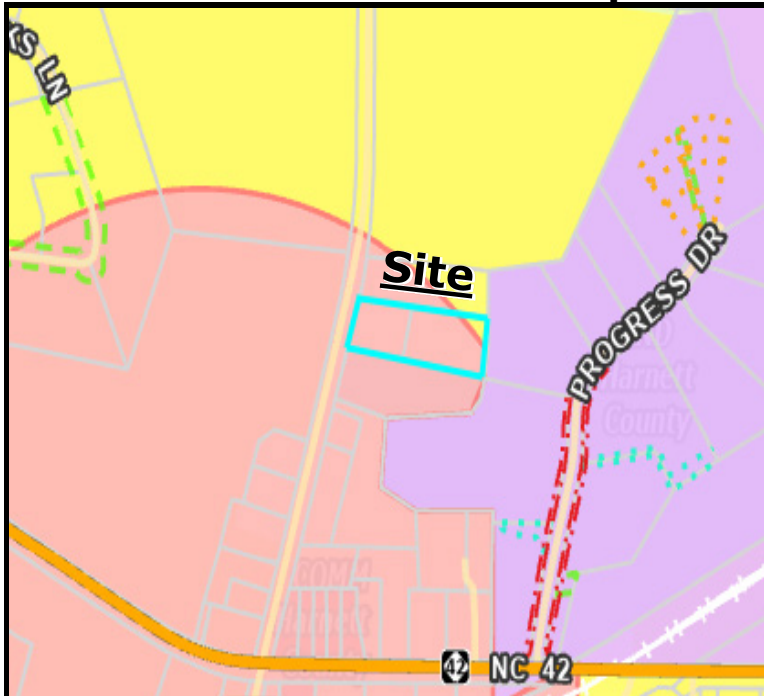
Zoning District Compatibility



	Current RA-20M	Requested IND
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	
Manufactured Homes, (with design criteria)	X	
Manufactured Homes	X	
Multi-Family	X & SUP	
Institutional	X	X
Commercial Services	SUP	X
Retail		X
Wholesale		X
Industrial		X
Manufacturing		X

The following is a summary list of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses.

Land Use Classification Compatibility



	<u>ZONING</u> Industrial	<u>LAND USE</u> Rural Center
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, Design Regulated		X
Manufactured Homes		X
Multi-Family		X
Institutional	X	X
Commercial Service	X	X
Retail	X	X
Wholesale	X	
Industrial	X	
Manufacturing	X	

The above is a summary list of potential uses. For all applicable uses for each Zoning district, please refer to the UDO's Table of Uses.

Future Land Use Classification Compatibility: Employment Growth Area

These areas are located along major thoroughfares and include prime locations for economic development opportunities. Uses encouraged in the Employment Growth Areas include but are not limited to industrial, warehouse, office, research and development, "tech flex", medical, energy, and distribution. Residential development is appropriate only when not in conflict with existing or future industry or commercial uses or focal development areas.

Site Photographs

Site



Street View

South



North



Across Road



Evaluation

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

Both properties are adjacent to properties located within the Industrial Zoning District. Additionally, one property is partially located within the Industrial zoning district. Reclassification of the site to the Industrial Zoning District would place the site under a single, unified zoning district.

- ☒ 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 under the Industrial Zoning District would be in the interest of the general public due to compatibility 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.)**

The uses in the area would be compatible with the adjacent industrial land uses.

- ☒ 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 uses permitted in the Industrial zoning district are compatible with the nearby non-residential land uses.

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

The requested zoning district is not fully compatible with the land use classification, Rural Center.

If the request to rezone the properties to the Industrial zoning district is approved, the land use classification must be amended to "Employment Growth Area". This land use classification encourages industrial land uses to support economic development efforts.

Procedure for Amending the Future Land Use Classification When in Conflict with the Requested Zoning District

Pursuant to G.S. 160D-605(a):

Land Use Plan Amendments

Made in Conjunction with Zoning Map/Change Amendments

Where a proposed zoning change petition conflicts with the Land Use Plan, the Planning Staff may also request a Land Use Plan amendment, to be considered simultaneously with the zoning district change request, as outlined herein.

A. In such a case, the Planning Board and County Board of Commissioners shall consider the plan amendment proposal and the zoning change petition separately and shall vote separately on the two (2) items (though the votes may occur simultaneously).

B. The Planning Board shall submit its report and recommendation regarding the Land Use Plan amendment to Board of Commissioners at the same time it submits its report and recommendation regarding the zoning change petition.

C. For the purposes of this Section, Land Use Plan amendments will automatically be advertised in conjunction with the zoning district change request.

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

As stated in the evaluation, the requested rezoning to **Industrial** is reasonable. The requested rezoning would not negatively impact the surrounding community based on compatibility the surrounding land uses. Therefore, staff recommends that the proposed change of zoning to the Industrial zoning district is **APPROVED**, and that the future land use classification be **AMENDED** to the Employment Growth Area future land use classification.

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 recommendation 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