

REZONING STAFF REPORT

Case: PLAN2506-0001
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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

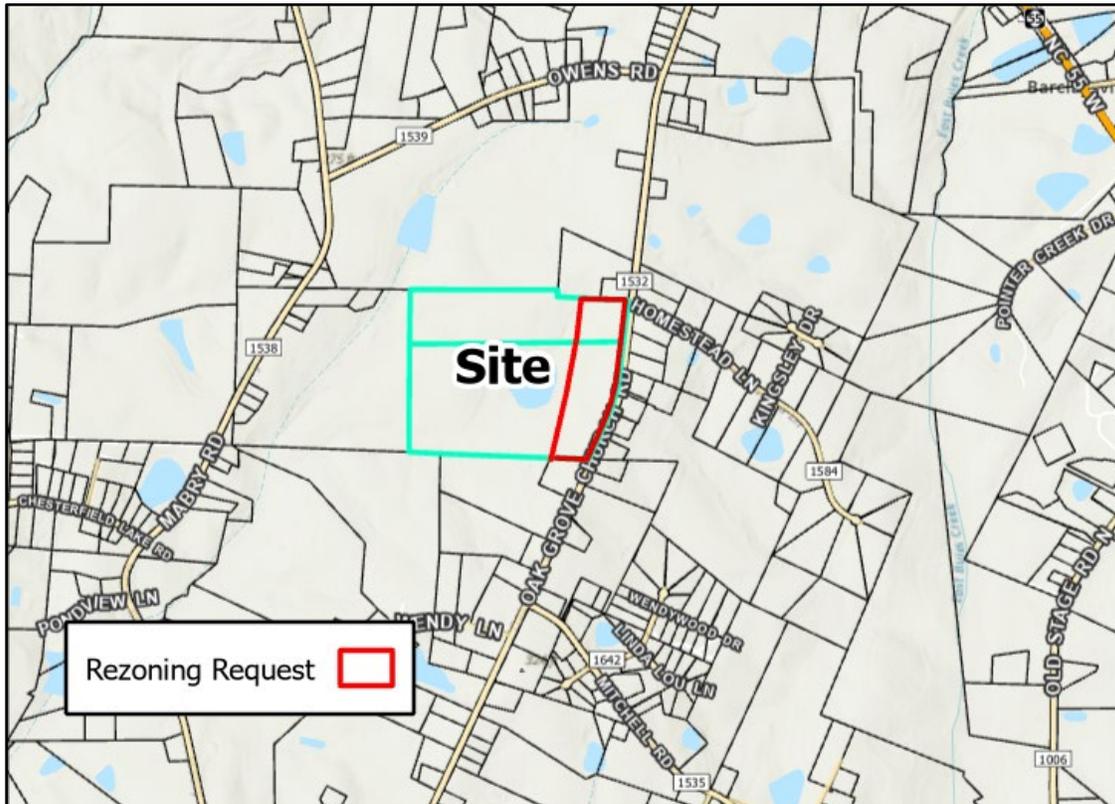
Property Description

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> Anderson Creek | <input type="checkbox"/> Buckhorn | <input type="checkbox"/> Johnsonville |
| <input type="checkbox"/> Averbosboro | <input type="checkbox"/> Duke | <input type="checkbox"/> Lillington |
| <input type="checkbox"/> Barbecue | <input type="checkbox"/> Grove | <input checked="" type="checkbox"/> Neills Creek |
| <input type="checkbox"/> Black River | <input type="checkbox"/> Hectors Creek | <input type="checkbox"/> Stewart's Creek |
| | | <input type="checkbox"/> 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.

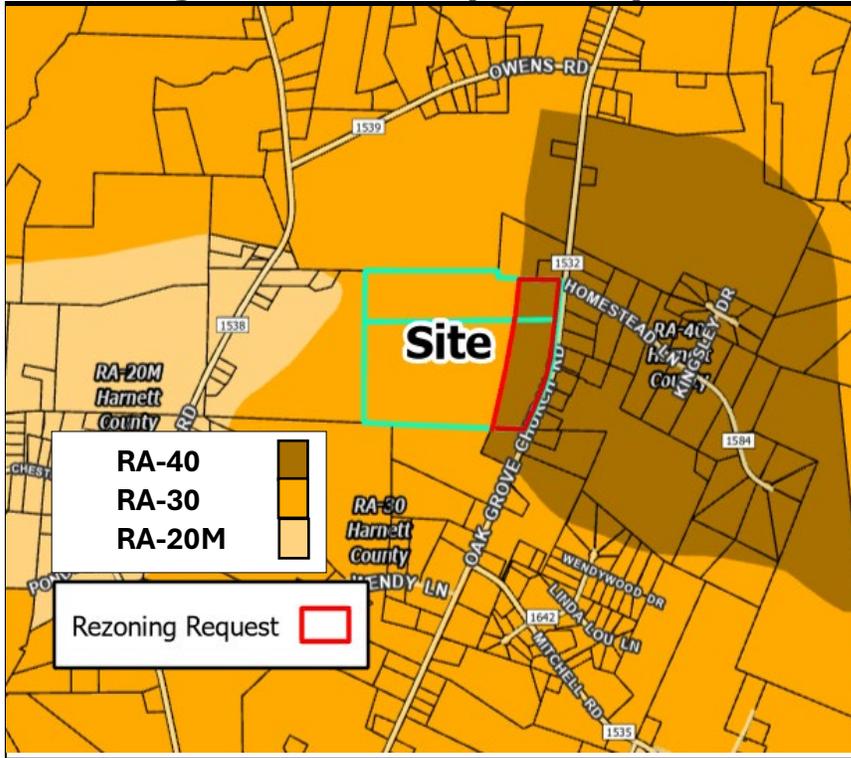
Site Distances:

Oak Grove Church Road

North: Good

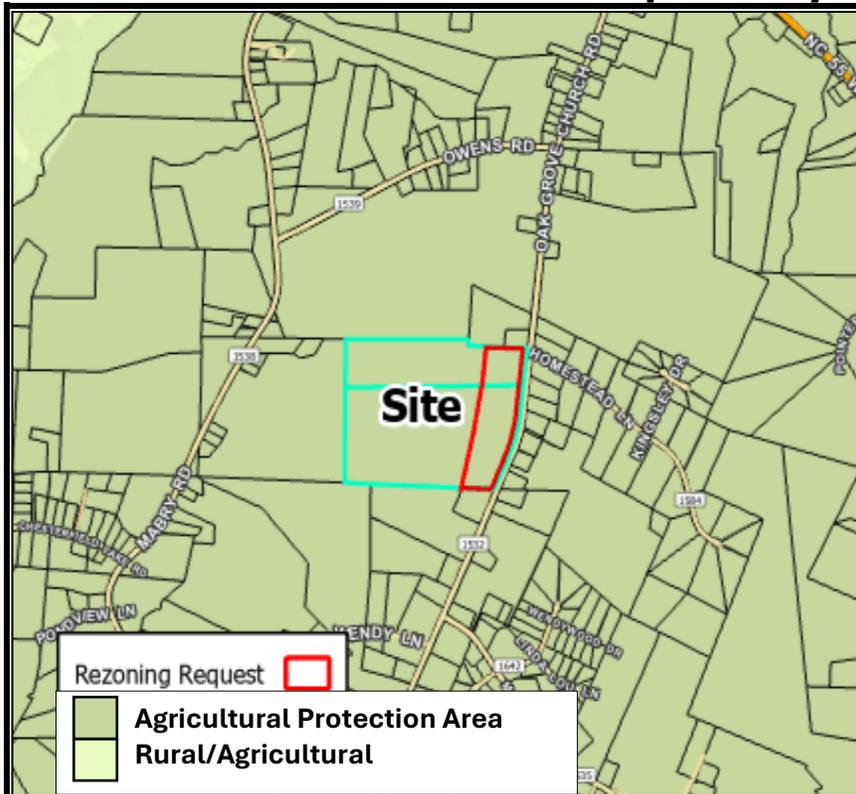
South: Good

Zoning District Compatibility



	Current RA-40	Requested 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



	Requested Zoning RA-30	Future Land Use 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