



REZONING STAFF REPORT

Case: PLAN2510-0001
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Planning Board: November 3, 2025 County Commissioners: November 17, 2025
Requested rezoning from the RA-20M, Residential/Agricultural Zoning District to the Commercial Zoning District

Applicant Information

Owner of Record:

Name: Kelley Inez Marsh F/K/A Kelly Bullock Hasapis,
Darius Marsh, & Angelo K. Hasapis

Address: 1970 Lemuel Black Rd.

City/State/Zip: Bunnlevel, NC 27323

Applicant:

Name: 4C Development, LLC (Wesley Campbell)

Address: 418 Peanut Plant Rd.

City/State/Zip: Elizabethtown, NC 28337

Property Description

PIN(s): 0504-92-7415.000

Acreage: 5.32 +/-

Address/SR No.: Located at the intersection of Ray Rd. and McKay Dr. in Spring Lake

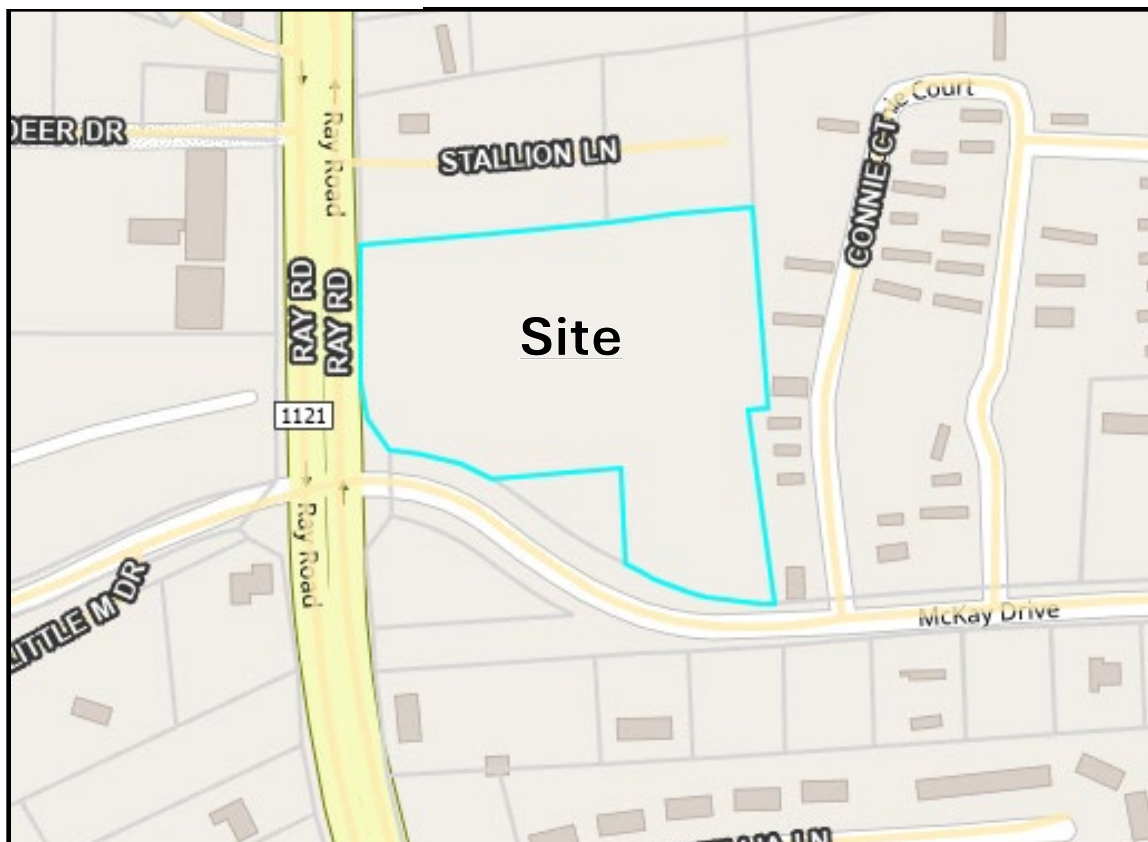
Township:

- ☒ 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 site is a vacant and wooded parcel approximately 5.32 +/- acres in area located at the intersection of McKay Dr. and Ray Rd. in Spring Lake.

Surrounding Land Uses: Surrounding land uses consists of single-family residential homes, a manufactured home park, and various commercial uses.

Background:

The site, which previously consisted of 6 parcels varying in size, was recombined to meet the minimum lot size requirements of the Commercial Zoning District. The recombination was recorded September 12, 2025.

Services Available

Water:

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

Sewer:

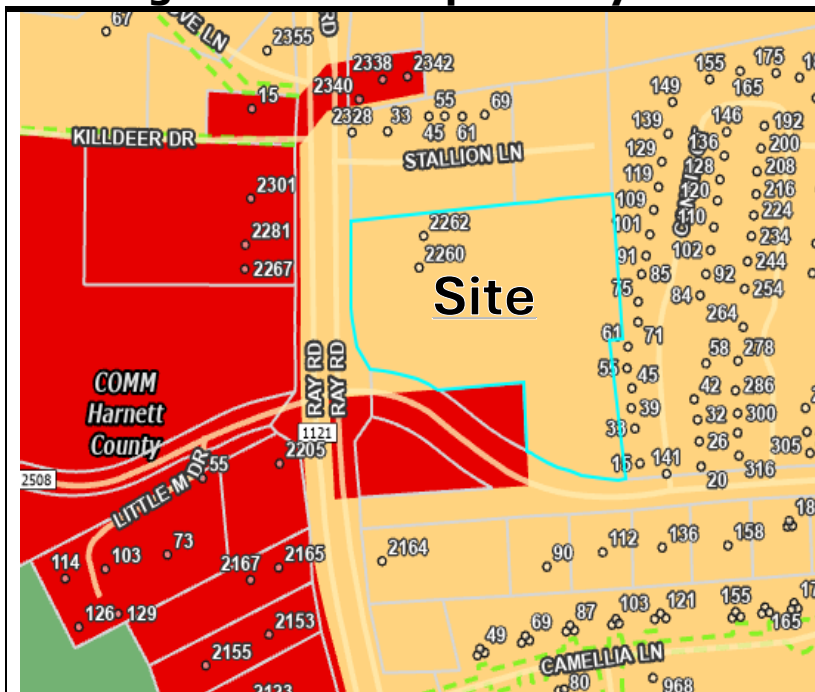
- ☒ Public (Harnett County)
☐ Private (Septic Tank)
☐ Other:

Transportation:

The Annual Average Daily Traffic counts for this section of Ray Road are **14,000**, and **900** for McKay Drive.

Site Distances: Ray Rd, North & South: Good
McKay Dr. East & West: Good

Zoning District Compatibility



	Current RA-20M	Requested Comm
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	
Institutional	X or SUP	
Commercial Services	SUP	X
Retail		X
Wholesale		SUP
Industrial		
Manufacturing		

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.

- RA-20M
- RA-20R
- Commercial

Zoning Districts

Current RA-20M

The RA-20M Residential/Agricultural District (RA-20M) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single-family dwellings, multifamily dwellings, duplexes, and manufactured home parks.

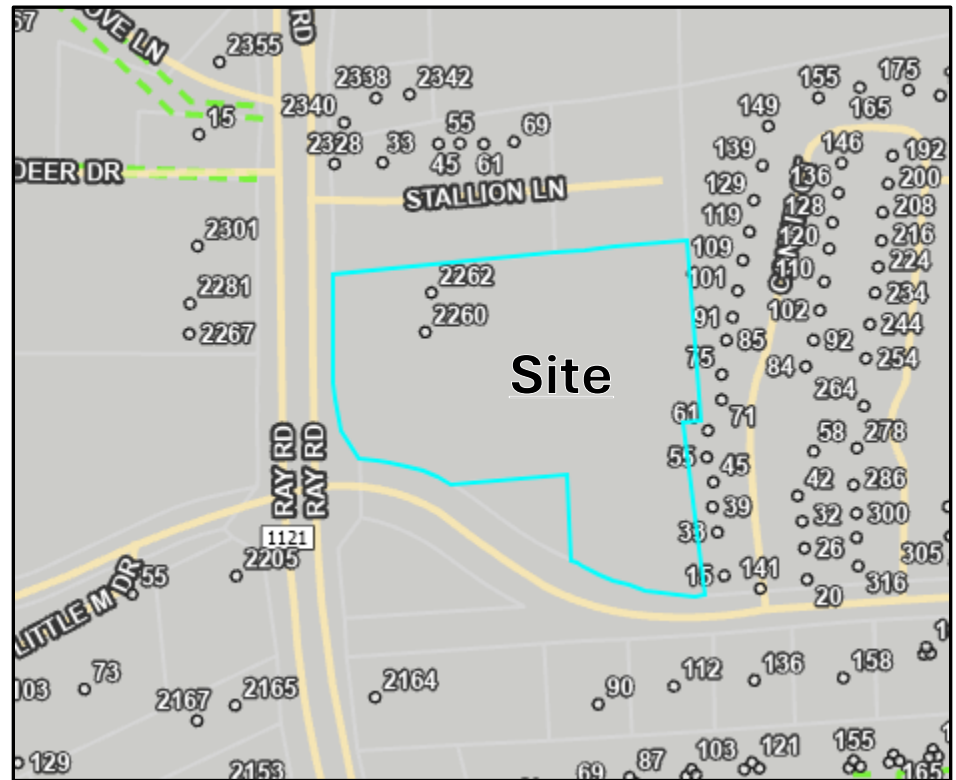
Requested Commercial

It is the purpose of the Commercial/Business District (COMM) to accommodate the widest variety of commercial, wholesale, and retail businesses in areas that are best located and suited for such uses.

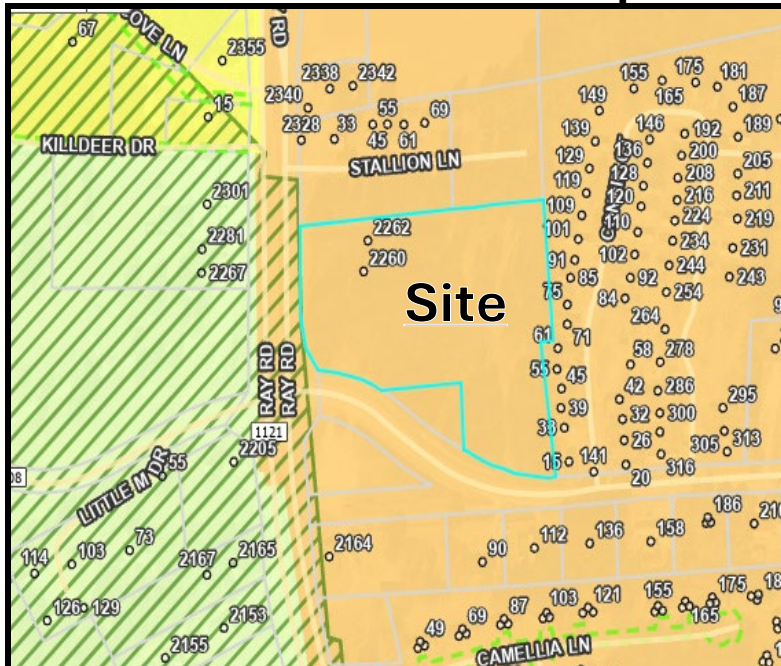
Military Corridor Overlay District

Purpose

The main purpose of this district is to ensure the compatibility between air and exercise operations associated with local military installations occurring at varying hours and land uses on properties nearby, in terms of potential interference with safe aircraft operations, potential threats from falling aircraft, potential impacts of noise, and potential adverse impacts of other military operations and practices, such as small arms and artillery training and exercises, and prescribed or controlled burning of forested land. Compatibility of land uses is encouraged within the five (5) mile area surrounding the local military installation to further the purpose of the installation, as well as to preserve the quality of life of surrounding property owners.



Land Use Classification Compatibility



	ZONING	LAND USES
	Commercial	Medium Density Residential
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 or SUP
Commercial Service	X	SUP
Retail	X	
Wholesale	SUP	
Industrial		
Manufacturing		

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.

- Low Density Residential
- Low Density Residential & Military Overlay Buffer
- Medium Density Residential
- Rural/Agricultural & Military Overlay Buffer

Land Use Compatibility

Harnett Horizons 2040 Comprehensive Land Use Plan



MEDIUM DENSITY RESIDENTIAL

Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

Site Photographs



Road View

Ray Rd. – South View



Ray Rd. – North View



McKay Rd. – East View



McKay Rd./Highgrove Dr. – West View



Across Street



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 property is located in a mixed-use area with existing commercial and non-residential uses. Properties with a Commercial zoning designation are adjacent to the property and across the intersection of McKay Dr. and Ray Rd.

- ☒ 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.**

All uses permitted in the Commercial Zoning district would be in the interest of the general public and not merely in the interest of the private property owner. There is infrastructure to support the permitted uses in the commercial zoning district available to the property, including a 4-lane road located at a signalized intersection and county water and sewer services. Commercial use of the property may also increase investment potential and bring employment opportunities to the community.

- ☒ 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 uses permitted in the Commercial zoning district are compatible with the surrounding and nearby commercial 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 Commercial zoning district are compatible with the nearby non-residential land uses. Further, the neighborhood may experience benefits from future commercial development such as an increase in employment opportunities and local investment.

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

Harnett County Future Land Use Map

The proposed rezoning to Commercial is not compatible with the current land use classification, Medium Density Residential. Approval of the proposed rezoning to Commercial will automatically amend the future land use classification to "Commercial Mixed Use".

- **Commercial Mixed Use:** These areas are located along major roads and include a mix of commercial land uses and some residential uses. This character area is home to medium-to-large-scale retail, services, restaurants, offices and other businesses. Residential uses may include single-family homes, townhomes, missing middle housing types and occasionally apartments.

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.

Harnett Horizons 2040 Comprehensive Land Use Plan

The proposed change is zoning is in accordance with the following strategy from the Harnett Horizons 2040 Comprehensive Land Use Plan:

Strategy 4C: Encourage investment on potential commercial corridors that will serve as gateways into the County. Major gateways include I-95, US 401, US 421, NC 87, NC 210, NC 55. Other potential gateways could be key entries to proposed village districts.

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

As stated in the evaluation, the requested rezoning to **Commercial** would not have an unreasonable impact on the surrounding community due to the compatibility with the surrounding land uses and the availability of infrastructure.

Therefore, it is recommended that the requested rezoning is **APPROVED** and the future land use map **reclassified as Commercial Mixed Use**.

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