



REZONING STAFF REPORT

Case: PLAN2607-0001

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Planning Board: August 3, 2026

County Commissioners: August 17, 2026

Requested Rezoning from the Industrial Zoning District to the RA-30, Residential / Agricultural Zoning District, and a Land Use Classification Amendment to Low Density Residential land use classification

Applicant Information

Owner of Record:

Name: Rodney Stewart

Address: 1296 NC HWY 50 N.

City/State/Zip: Benson, NC 27504

Applicant:

Name: Rodney Stewart

Address: 1296 NC HWY 50 N.

City/State/Zip: Benson, NC 27504

Property Description

PIN(s): 1528-92-9072.000

Acreage: +/- .95 of +/- 4.43

Address/SR No.: Stewart Rd. & Jesse Stewart Ln., Dunn

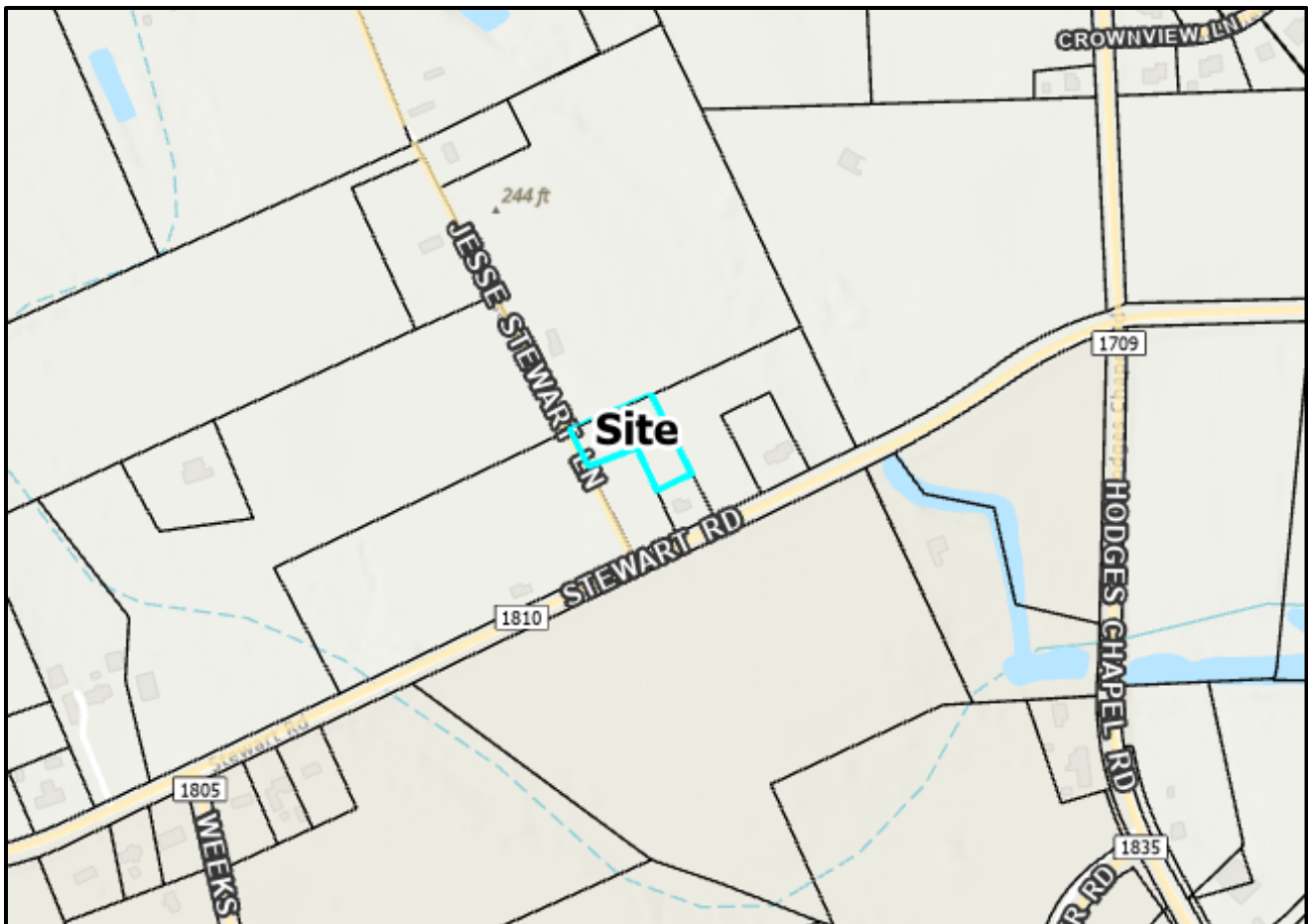
Township:

- ☐ 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

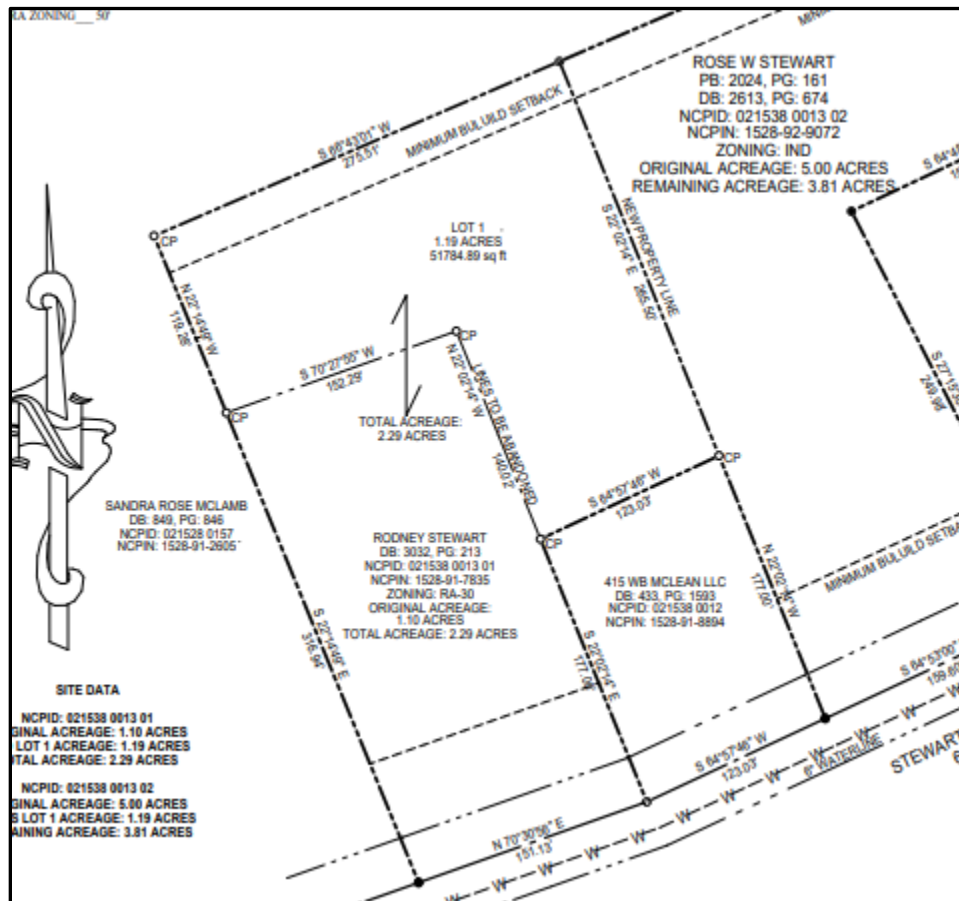
The rezoning request is to rezone approximately .95 acre of the +/-4.43 acre property located on Jesse Stewart Lane and Stewart Rd. The site is currently vacant. The property is currently split-zoned, RA-30 and Industrial.

Surrounding Land Uses

Surrounding land uses consist of agricultural activities and residential uses.

Background

- Zoning was adopted in the Averagesboro township in 1988. A search of the county records indicated that the property has likely been zoned Industrial since zoning was first adopted in this section of the county.
- A plat to recombine the section of the property to be rezoned with the 1-acre property located to the south has been submitted to the Planning Division for review.



Services Available

Water:

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

Sewer:

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

Transportation

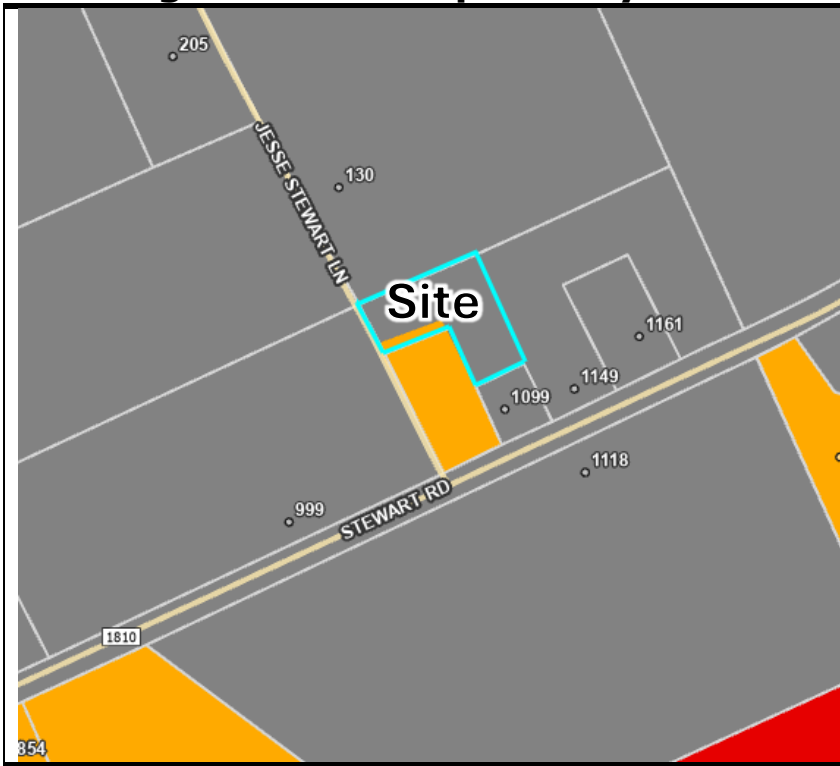
Annual Average Daily Trips (2025)

Stewart Rd. : 1,160

Site Distances

Good

Zoning District Compatibility



	Current Industrial	Requested RA-30
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, (with design criteria)		X SUP
Manufactured Homes		SUP
Multi-Family		SUP
Institutional	X	SUP
Commercial Services	X	SUP
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

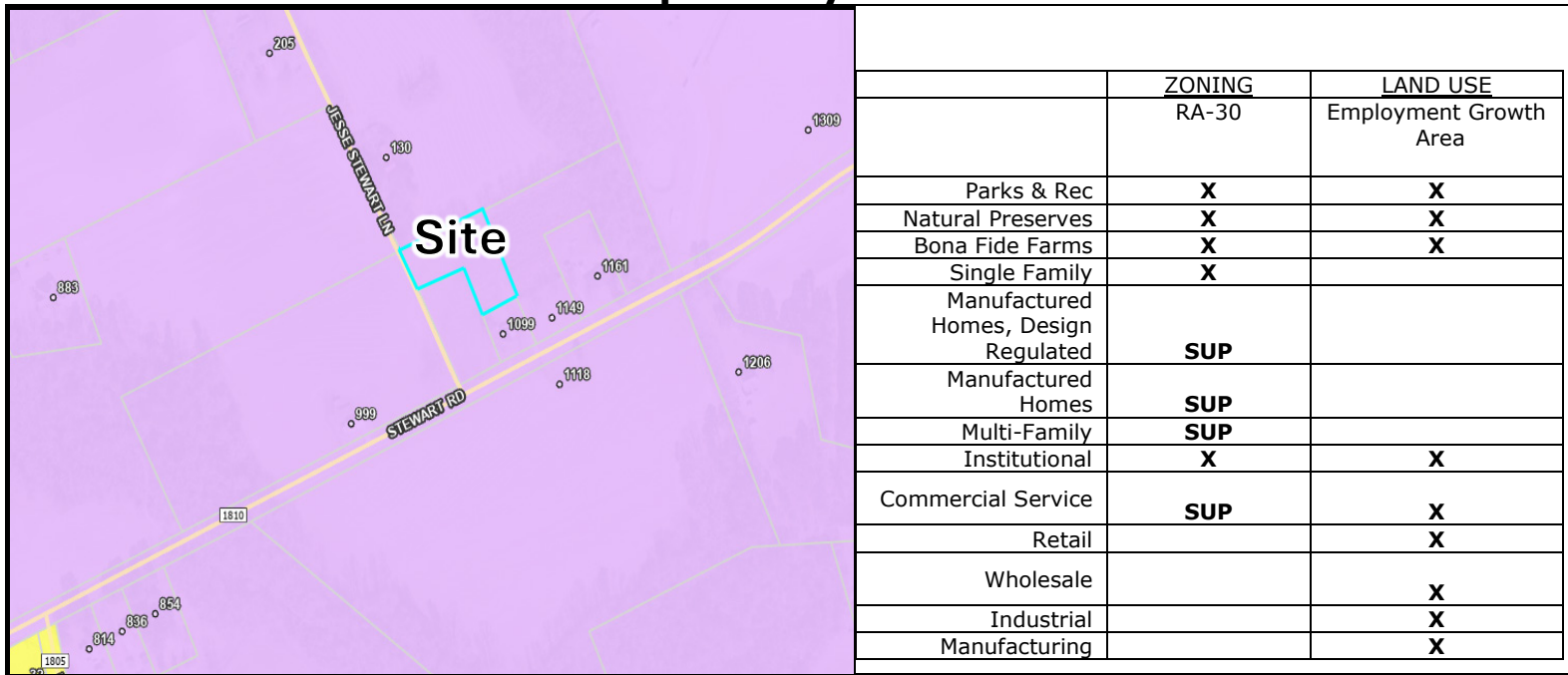
Zoning Compatibility:

INDUSTRIAL : The site is currently zoned Industrial, which is established to promote and protect both existing industrial activities and potential sites which are considered suitable for industrial use, and prohibit uses of land which would substantially interfere with the continuation of uses permitted in the district, and to promote the operation of well-planned and maintained Industrial facilities.

RA-30:

The RA-30 Residential/Agricultural District (RA-30) is established as primarily a single family residential and agricultural district but includes occasional two-family and multifamily structures.

Land Use Classification Compatibility



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.

Low Density Residential

Single family detached residential intended to remain predominately suburban in character and provide follow density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

Site Photographs

Site



Road 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 subject property is adjacent to RA-30-zoned parcels, and the adjacent uses are consistent with those permitted in the RA-30 zoning district. Surrounding land uses consist of single-family homes and agricultural activities, which are permitted uses in the RA-30 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 proposed zoning classification are in the interest of the general public because the permitted uses within the proposed zoning classification are more compatible with the adjacent and surrounding land uses than those permitted under the current zoning classification, Industrial.

☒ 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)

All uses permitted within the RA-30 zoning district are compatible with the surrounding residential and agricultural 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 RA-30 zoning district are more compatible with the adjacent land uses and zoning classification than the uses permitted in the Industrial zoning district. Uses permitted in the current zoning district have the potential to adversely affect the neighborhood.

☐ Yes ☒ No

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

Sound Planning Practices

The proposed change from the Industrial Zoning District to the RA-30 zoning district is in accordance with sound planning practices for the following reasons:

-The uses permitted in the current zoning classification, Industrial, are incompatible with the surrounding residential and agricultural land uses; however, all of the permitted uses in the RA-30 zoning district are compatible with the surrounding lands uses.

-The absence of available infrastructure does not support industrial use or development of the land. A zoning change to the RA-30 would preclude this type of development and instead support more appropriate residential uses.

Harnett County Future Land Use Map

The proposed rezoning to the RA-30 Zoning district is **not compatible** with the current land use classification, Employment Growth Area. Approval of the proposed rezoning to the RA-30 zoning district will automatically amend the future land use classification to the "Low Density Residential" Land Use Designation".

Low Density Residential

Single family detached residential intended to remain predominately suburban in character and provide follow density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

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 **RA-30** would not have an unreasonable impact on the surrounding community based on compatibility with the surrounding land uses and the adjacent parcels with a RA-30 zoning classification. Therefore, it is recommended that the proposed change of zoning to the RA-30 zoning district is **APPROVED**, and that the future land use classification be **AMENDED** to the Low Density Residential 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