



CONDITIONAL REZONING STAFF REPORT

Case: PLAN2607-0005

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Planning Board: September 8, 2026

County Commissioners: September 21, 2026

Requested Rezoning from the RA-40, Residential/Agricultural District, to the CZ-RA-40, Conditional Zoning Residential/Agricultural District

Applicant Information

Owner of Record:

Name: Kent Jeffries, Janice Underwood, Robin Mansfield, Richard Mansfield

Address: 707 & 747 Purfoy Rd.

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

Applicant:

Name: Carson Calcutt, Marsh Engineering Services (MES)

Address: 5624 Toby Place Road

City/State/Zip: Stedman, NC 28391

Property Description

PIN(s): 0664-36-1603.000; 0664-46-1451.000; 0664-46-5391.000; 0664-46-5026.000

Acreage: 87.51 of 96.75 +/-

Address/SR No.: Purfoy Rd., Fuquay-Varina, NC

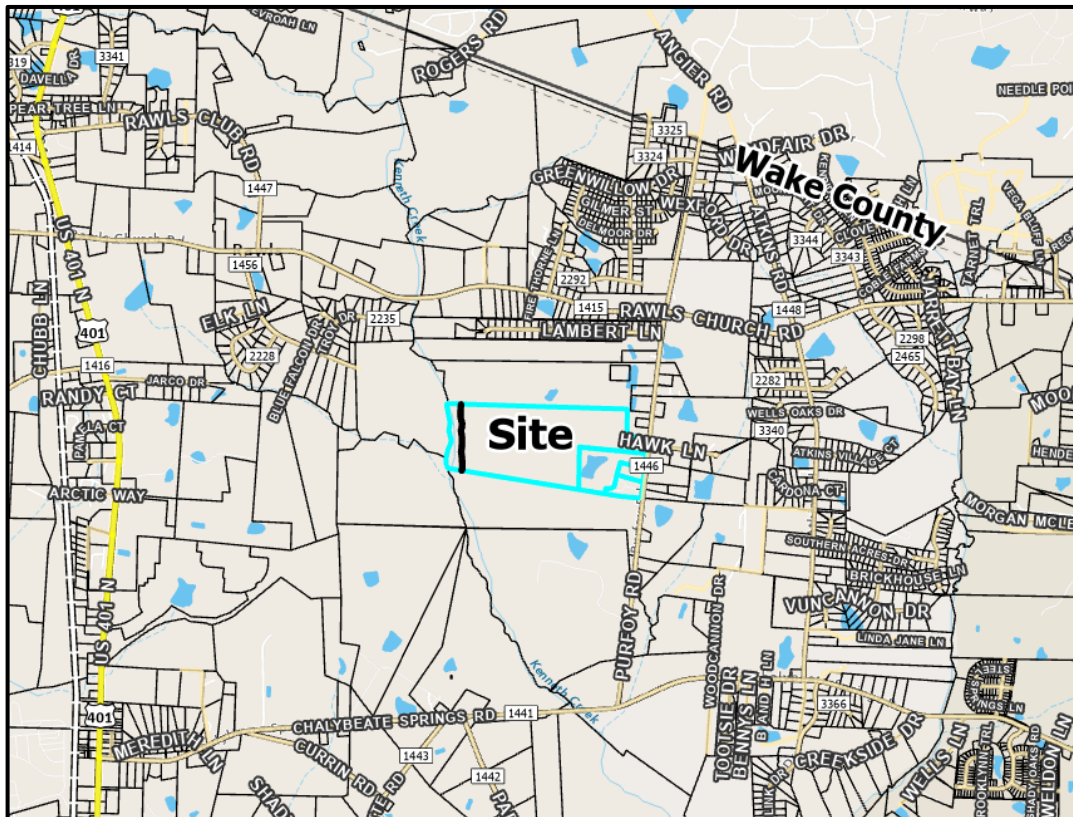
Township:

- ☐ Anderson Creek
- ☐ Averasboro
- ☐ Barbecue
- ☐ Black River

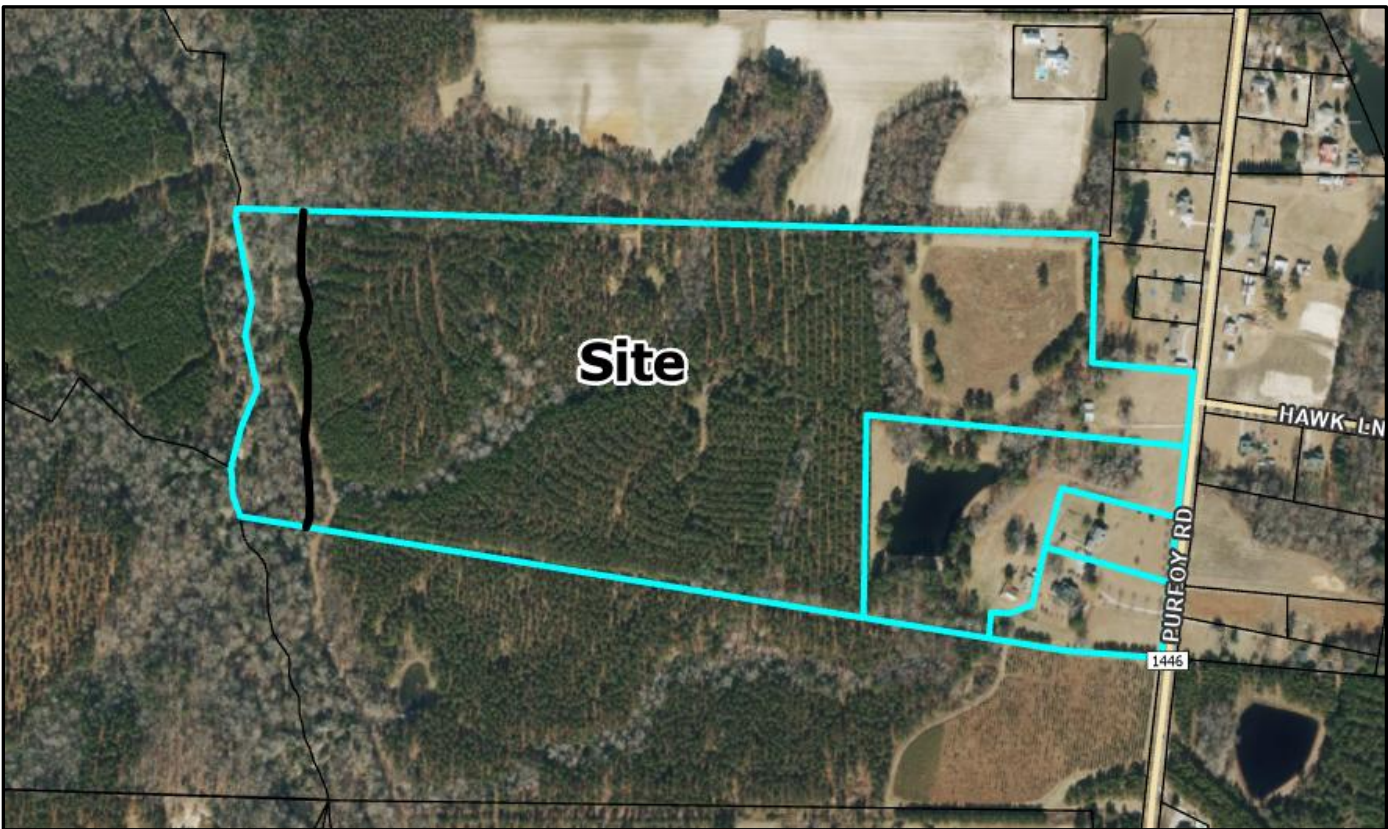
- ☐ Buckhorn
- ☐ Duke
- ☐ Grove
- ☒ Hectors Creek

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

Vicinity Map



Physical Characteristics



Site Description & Physical Characteristics

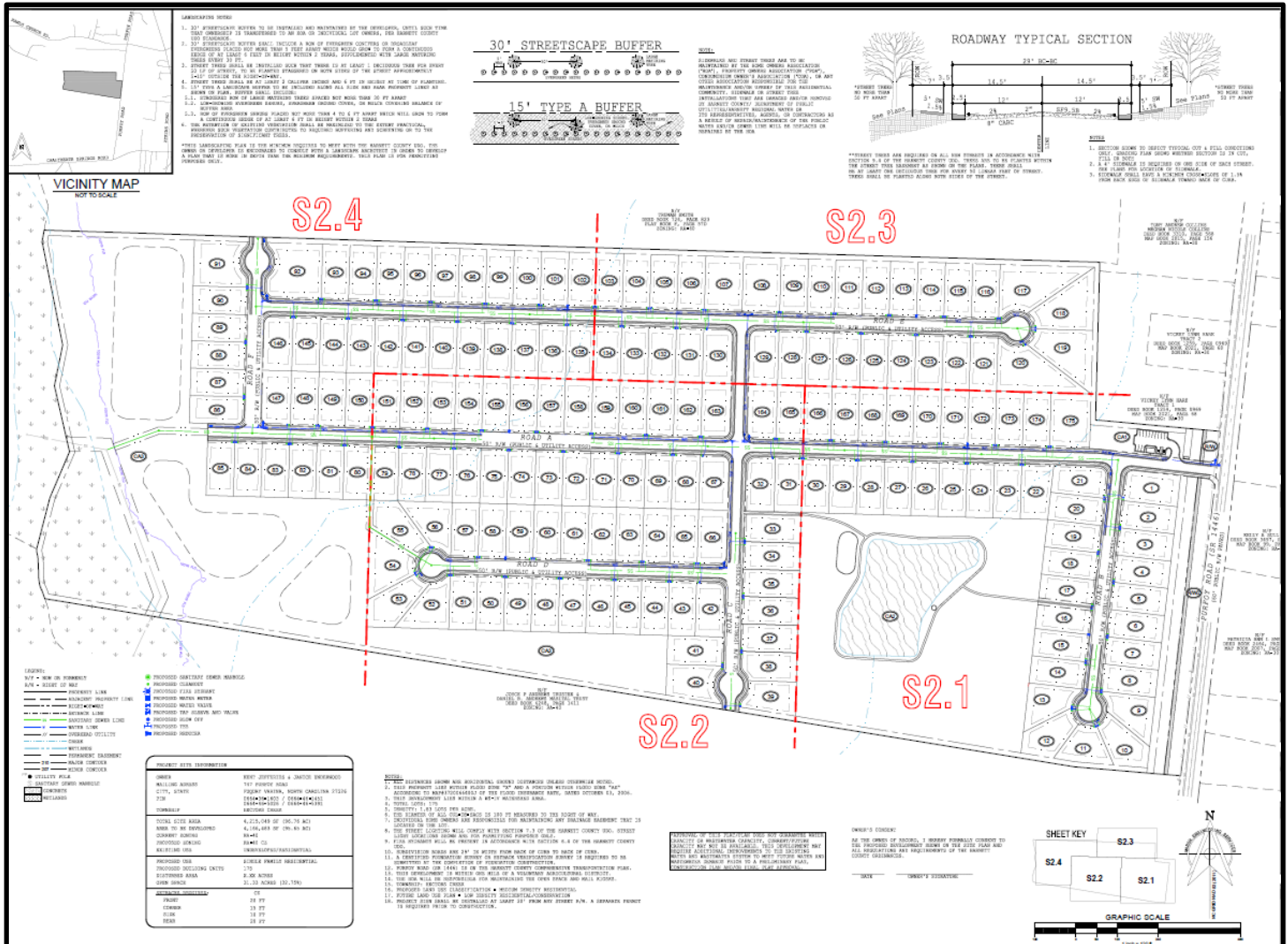
The site consists of four properties totaling 96.75 +/- acres and is located off Purfoy Road, approximately 1 mile south of the Wake County line. The site is currently used for single-family residential and agricultural purposes.

There is a pond located in the northeast corner of the site approximately 2 acres size. The site slopes downward to the west towards Kenneth Creek, which borders the rear property line. In the areas surrounding the creek, the site is split zoned, with the environmentally sensitive portions of the site located within the Conservation Zoning District. Approximately 8 acres of the site is designated as Conservation Zoning, and this area is not included in the conditional rezoning request. The area located in the Conservation Zoning District is non-buildable, and no permanent structures are permitted within this area.

Surrounding Land Uses

Surrounding land uses consist of agricultural activities and residential uses.

Proposed Project – Jeffries Property



- 175 single-family lots proposed
- Sidewalks and street trees
- 25% open space, 5% active open space including gazebo, picnic, and grill areas
- Covered mail kiosk and bus stop with parking area
- Architectural standards for residences and amenity structures

Services Available

Water:

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

Sewer:

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

Transportation

Annual Average Daily Trips (2025)

Purfoy Rd.: 2,640

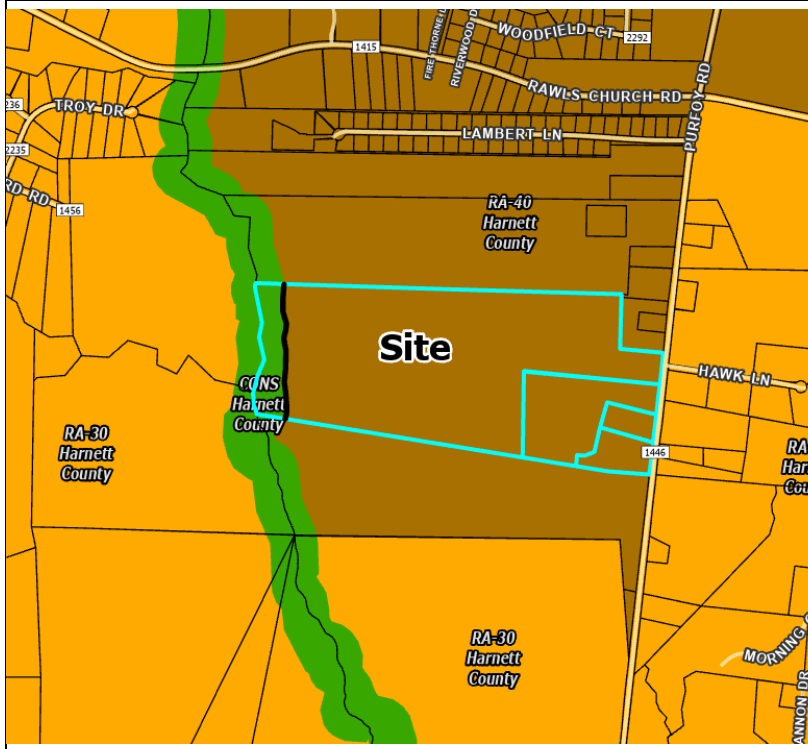
Site Distances

Good

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STAFF REPORT

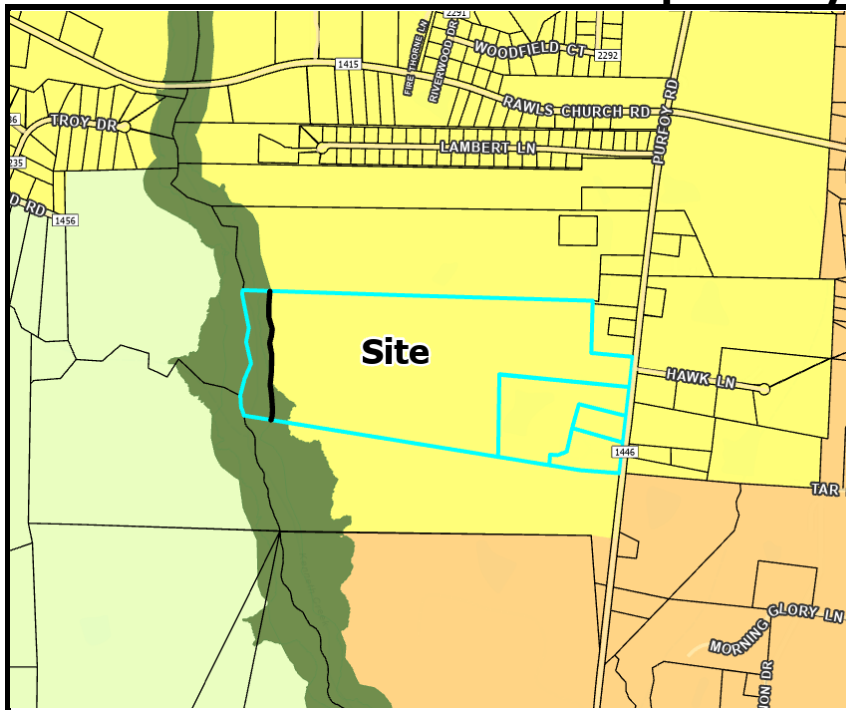
Zoning District Compatibility



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

Land Use Classification Compatibility



	ZONING	LAND USE
	CZ-RA-40	Low Density Residential
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, Design Regulated		
Manufactured Homes		
Multi-Family		
Institutional	X/SUP	X/SUP
Commercial Service	SUP	SUP
Retail		
Wholesale		
Industrial		
Manufacturing		

Future Land Use Classification:

Low Density Residential

Single family detached residential intended to remain predominately suburban in character and provide low 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.

Compatibility

The conditional rezoning request is compatible with the Low Density Residential Future Land Use Classification. The request would allow low-density residential development with a minimum lot size of 12,500 square feet and a maximum density of 1.83 units per acre. Although the proposed minimum lot size is smaller than the minimum lot size permitted under the current zoning, the reduced lot size is appropriate within the Low Density Residential classification due to the availability of sewer service and the provision of 25% open space as part of the proposed development.

Site Photographs

Site



Across Road



Road View



Deviations From the Unified Development Ordinance

- I. Permitted Uses
 - a. Single-Family Detached Houses with amenities for the subdivision
- II. Development Standards
 - a. Minimum 12,500 square foot lots
 - b. Minimum lot width 70'
 - c. Setbacks
 - i. Front - 20'
 - ii. Rear - 20'
 - iii. Side - 10'
 - iv. Corner - 15'
 - d. 5' Sidewalks on both sides of the neighborhood streets
 - e. Streets will be constructed with curb & gutter
 - f. 10' asphalt path along Purifoy Road
 - g. Architectural elevations for the houses and amenity areas
 - i. Primary material - Fiber Cement or Upgraded Vinyl
 - ii. Secondary material - stone or brick
 - iii. All front building elevations will have a primary and secondary material
 - iv. Windows will be installed on all 4 sides of the houses
 - v. All houses will have a 2-car garage
 - h. 25% of the subdivision will be open space
 - i. Gazebo, picnic area, & grill areas in the amenity area
 - ii. 5' walking trails
 - iii. Covered bus stop
 - iv. The mail kiosk, covered bus stop, and other structural amenities in the open space areas will be consistent with the renderings included in the Conditional Rezoning Package (Dated August 24,2026)
- III. Landscaping and Buffers
 - a. 15' in width Type A perimeter buffer
 - b. 50' Prime View / Open Vista with a 30' streetscape buffer along Purifoy Road
 - c. Street trees along the neighborhood streets planted no farther than 50' apart

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 the RA-30 zoning district and the corresponding conventional zoning district, RA-40. The proposal to rezone the property to the CZ-RA-40 zoning district will place the properties in an appropriate complementary zoning category. The allowable uses in the proposed CZ-RA-40 zoning district are identical to those in the corresponding conventional zoning district and are more restrictive than the uses permitted within 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 allowable uses under the proposed CZ-RA-40 zoning district are in the interest of the general public and not merely the interest of the individual or small group. The uses permitted in the newly proposed zoning district are to the allowable uses under the existing zoning.

☒ 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 permitted uses will not change under the proposed district classification and will therefore be appropriate in the area included in the proposed change.

☒ 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 requested conditional zoning district, CZ-RA-40, and the existing zoning destination, RA-40, are identical. The proposed CZ-RA-40 district will permit single family development, which could occur by-right under the existing zoning designation.

☒ Yes ☐ No

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

The proposed change is in accordance with the comprehensive land use plan and sound planning practices. The proposed change advances the following goals and strategies outlined in the **Harnett Horizons 2040 Comprehensive Land Use Plan**

Land Use

Goal 1: Manage growth in order to protect natural resources, agricultural areas and rural character.

Strategy 1F: Encourage growth where infrastructure and services exist.

F.2: Encourage growth in areas of the county where adequate water and sewer service exists or is planned.

Goal 2: Maintain and increase standards for new development.

Strategy 2A: Improve open space standards for new development in residential zoning districts.

Base residential zoning districts do not have minimum open space requirements currently. Consider adding an open space requirement (e.g. 10-15%) for RA-20 and RA-30 zoning districts.

Strategy 2C: Encourage reserved open space as an organizing element in new development.

C.2: Encourage a mix of passive and active open space based on context.

- Encourage more natural areas in rural areas and areas with sensitive environmental resources.

- Utilize pocket parks, common greens and plazas as gathering spaces in new neighborhoods.
- Create standards for mail kiosk areas. Kiosk areas should be located on open space lots, covered, lighted and ADA accessible.
- Update standards to include incentives for entry features, additional landscaping and tree preservation
-

Strategy 2D: Enhance transportation requirements for large commercial and residential development.

D.1: Maintain and enhance connectivity and cross access requirements.

D.3: Require sidewalks, curb and gutter and street trees for most developments with lots under 20,000 square feet.

Transportation

Goal 3: Improve multi-modal transportation options in growing areas of the County.

Strategy 3A: Continue to support the incorporation of pedestrian facilities in roadway improvement projects.

Strategy 3B: Encourage or require the incorporation of sidewalks and/or greenways in new residential and commercial development.

Suggested Statement-of-Consistency for Approval

The requested rezoning to **CZ-RA-40 Conditional Zoning District** is consistent with the **Harnett Horizons 2040 Comprehensive Plan** and is reasonable for the following reasons:

- The request advances policies in the land use plan that increase residential development standards relating to enhanced open space and amenity requirements, pedestrian facilities, and improved connectivity. Additionally, the proposed zoning change is compatible with the underlying land use, Low Density Residential future land use designation.
- The requested rezoning is reasonable because the uses permitted under the proposed CZ-RA-40 classification remain identical to the uses permitted under the property's current zoning classification. Additionally, the request is supported by the availability of public water and sewer utilities.

Suggested Statement-of-Consistency for Denial

The requested rezoning to **CZ-RA-40 Conditional Zoning District** is unreasonable for the following reason:

- The requested rezoning is unreasonable due to the proposed development density of 1.81 units per acre, which is incompatible with surrounding agricultural and very low-density residential development that defines the neighborhood character.

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

Conditional Rezoning Conditions

- I. Permitted Uses
 - a. Single-Family Detached Houses with amenities for the subdivision
- II. Development Standards
 - a. Maximum lot count - 175
 - b. Minimum 12,500 square foot lots
 - c. Minimum lot width 70'
 - d. Setbacks
 - i. Front - 20'
 - ii. Rear - 20'
 - iii. Side - 10'
 - iv. Corner - 15'
 - e. 5' Sidewalks on both sides of the neighborhood streets
 - f. Streets will be constructed with curb & gutter
 - g. 10' asphalt path along Purifoy Road
 - h. Architectural elevations for the houses and amenity areas
 - i. Primary materials - Fiber Cement or Upgraded Vinyl
 - ii. Secondary materials - stone or brick
 - iii. All front building elevations will have primary and secondary materials
 - iv. Windows will be installed on all 4 sides of the houses
 - v. All houses will have a 2-car garage
 - i. 25% of the subdivision will be open space
 - i. Gazebo, picnic area, & grill areas in the amenity area
 - ii. 5' walking trails
 - iii. Covered bus stop
 - iv. The mail kiosk, covered bus stop, and other structural amenities in the open space areas will be consistent with the renderings included in the Conditional Rezoning Package (Dated August 24,2026)
- III. Landscaping and Buffers
 - a. 15' in width Type A perimeter buffer
 - b. 50' Prime View / Open Vista with a 30' streetscape buffer along Purifoy Road
 - c. Street trees along the neighborhood streets planted no farther than 50' apart
- IV. All non-specified standards or specifications shall follow the Harnett County Unified Development Ordinance
- V. Any conflicts with the submitted site plan and these conditions, the conditions above will override the site plan
- VI. The final recorded plat shall accurately depict and incorporate all agreed upon conditions.