



REZONING STAFF REPORT

Case: PLAN2609-0001
Sarah Arbour, Long Range Planner
sarbour@harnett.org
Phone: (910) 814-6414

Planning Board: October 5, 2026

County Commissioners: October 19, 2026

Requested Rezoning from the RA-20R Zoning District to the RA-20M Zoning District

Applicant Information

Owner of Record:

Name: Anchor Properties of Raleigh, LLC
Address: 503 Wrennstone Ct.
City/State/Zip: Apex, NC 27539

Applicant:

Name: Haidar Shbeeb
Address: 106 Alta Crest Lane
City/State/Zip: Garner, NC 27504

Property Description

PIN(s): 0557-61-9190.000 Acreage: 17.32
Address/SR No.: Sanderfer Rd. Bunnlevel, NC

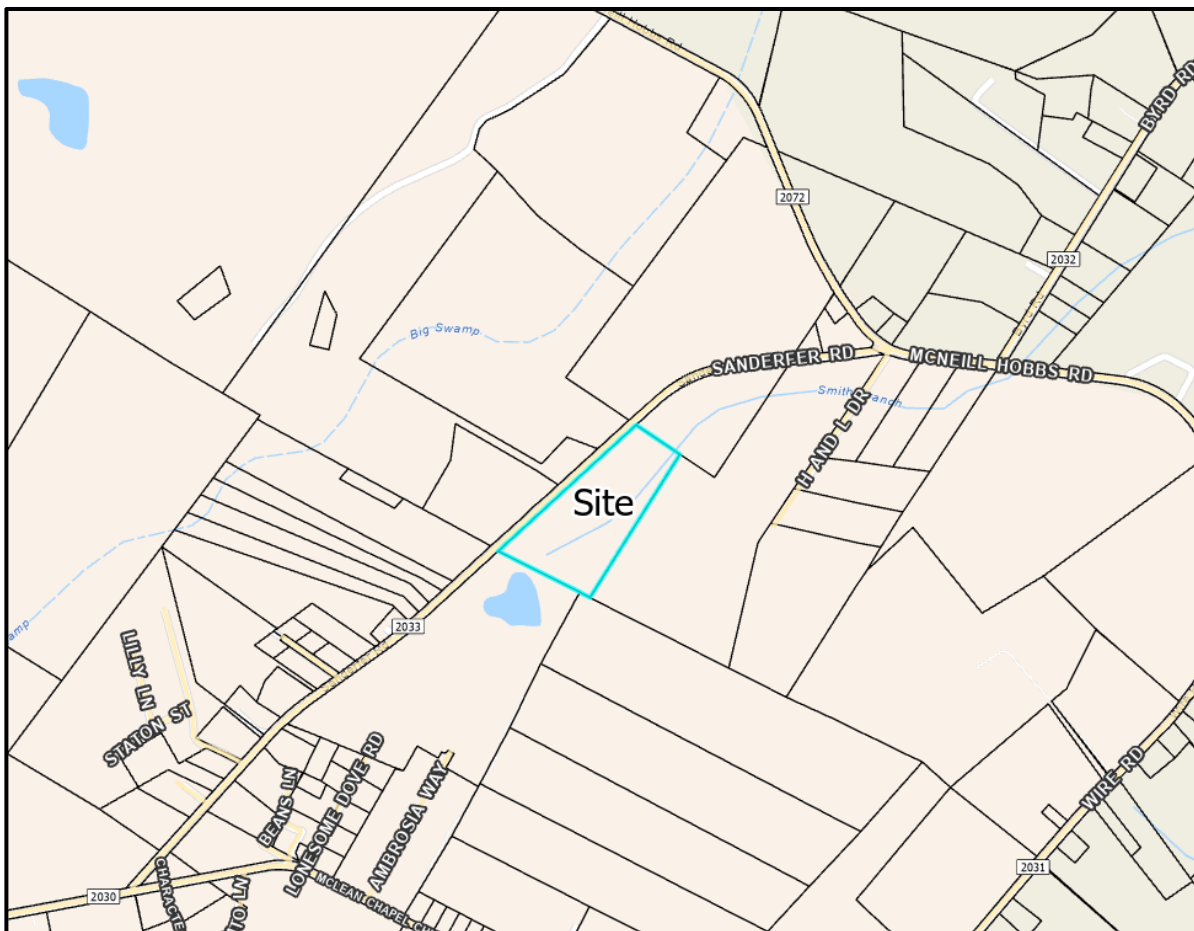
Township:

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

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

- ☐ Johnsonville
- ☐ Lillington
- ☐ Neill's Creek
- ☒ Stewarts Creek
- ☐ Upper Little River

Vicinity Map



Physical Characteristics



Site Description

The site is an unimproved and wooded property. Overhead power lines transverse the site along the west property line, and a stream, Smith Branch, is present along the east.

Surrounding Land Uses

Surrounding land uses consist of agricultural activities, residential uses, and the Bunnlevel Convenience Center.

Services Available

Water:

- ☐ Public (Harnett County)
☐ Private (Well)
☒ **Other:** Waterline extension required

Sewer:

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

Transportation

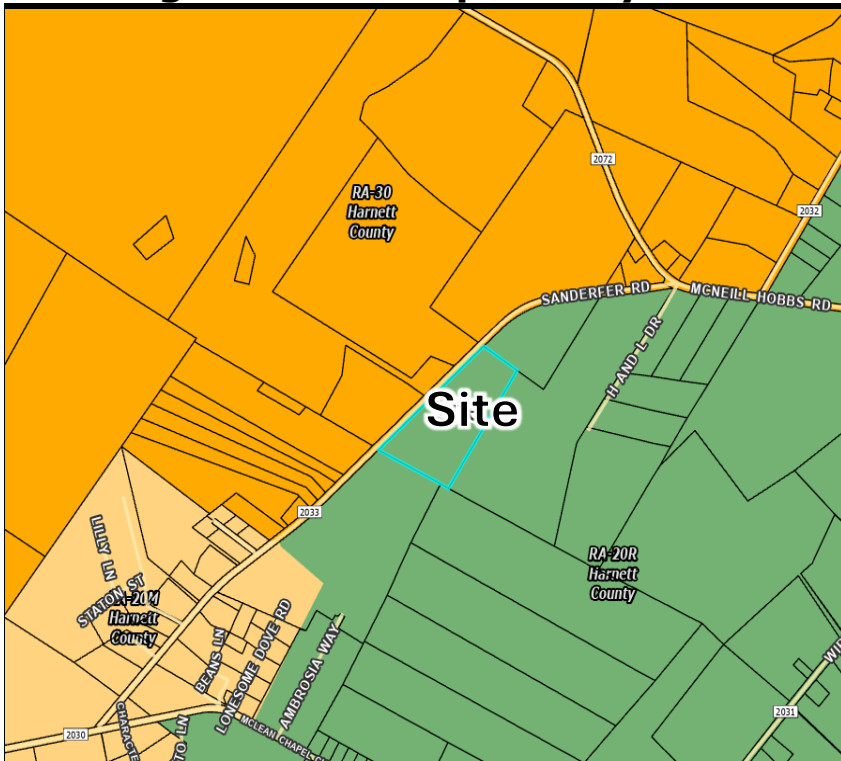
Annual Average Daily Trips (2025)

Sanderfer Road : Unavailable

Site Distances

Good

Zoning District Compatibility



	Current RA-20R	Requested RA-20M
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, (with design criteria)	X	X
Manufactured Home Park		SUP
Multi-Family	SUP	X or SUP
Institutional	SUP	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.

Zoning Compatibility

RA-20M:

The RA-20M Residential/Agricultural District 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.

Land Use Classification Compatibility



	ZONING	LAND USE
	RA-20M	Agricultural Protection Area
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, Design Regulated	X	X
Manufactured Home Park	SUP	
Multi-Family	SUP	
Institutional	SUP	SUP
Commercial Service	SUP	SUP
Retail		
Wholesale		
Industrial		
Manufacturing		

Future Land Use Classification Compatibility:

Agricultural Protection Areas

Areas of the county with concentration of agriculture, timber operations and natural resources. Farmland preservation efforts should be focused in these areas. The established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses such as agriculture and support businesses, and very low-density single family residential with context sensitive rural design. New residential development should be limited in density and scale. **Density should generally be less than 0.5 dwelling unit per acre.**

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 the RA-20R and RA-30 zoning districts, and therefore the request does not place all property similarly situated in the area in the same category.

- ☐ 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 not in the interest of the public. The RA-20M zoning district is a more permissive zoning district than the adjacent RA-20R and RA-30 zoning districts and allows for uses which are not permitted within the adjacent zoning districts.

- ☐ 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 not a convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change.

The RA-20M zoning district is a more permissive zoning district than the adjacent RA-20R and RA-30 zoning districts and allows for uses which are not permitted within the adjacent zoning districts.

☐ 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 not 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 properties in the surrounding community are under the RA-20R and RA-30 zoning classifications, which have fewer outright permitted and allowable special uses than the RA-20M zoning classification.

☐ 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 RA-20R zoning district to the RA-20M zoning district is not in accordance with sound planning practices for the following reasons:

The uses permitted under the proposed zoning classification, RA-20M, are not completely compatible with the adjacent uses and the uses permitted under the surrounding zoning classifications, RA-20R and RA-30.

Harnett County Future Land Use Map

The proposed rezoning to the RA-20M Zoning district is **less compatible** with the Agricultural Protection Area Land Use Classification than the current zoning classification, RA-20R.

The requested zoning classification is the most permissive of the County's residential zoning districts, while the underlying land use is very restrictive and recommends only .5 dwelling units an acre in these identified areas.

Agricultural Protection Areas

Areas of the county with concentration of agriculture, timber operations and natural resources. Farmland preservation efforts should be focused in these areas. The established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses such as agriculture and support businesses, and very low-density single family residential with context sensitive rural design. New residential development should be limited in density and scale. Density should generally be less than 0.5 dwelling unit per acre.

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

As stated in the evaluation, the requested rezoning to **RA-20M** could have an unreasonable impact on the surrounding community based on incompatibility of the allowable land uses and the adjacent RA-20R and RA-30 district classifications, which are more restrictive. Additionally, the proposed change could allow for uses and development densities that are incompatible with the underlying future land use, Agricultural Protection Area. Therefore, it is recommended that the proposed change of zoning to the RA-20M zoning district is **DENIED**.

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