

# REZONING STAFF REPORT

Case: PLAN2507-0001

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Planning Board: August 4, 2025

County Commissioners: August 18, 2025

## Rezoning from the Industrial to the RA-30 Zoning District

### Applicant Information

**Owner of Record:**

Name: Johnnie C. Stewart

Address: 633 Bryan McLamb Ln.

City/State/Zip: Dunn, NC 28334

**Applicant:**

Name: Johnnie C. Stewart

Address: 633 Bryan McLamb Ln.

City/State/Zip: Dunn, NC 28334

### Property Description

PIN(s): 1528-65-0964.000 Acreage: +/- 13.71

Address/SR No.: Bryan McLamb Ln. Dunn, NC

Township:

- Anderson Creek
- Averbosboro
- 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, unimproved property currently used for agricultural purposes. A stream and a small pond are located along the NW property line, and there are overhead powerlines that traverse the property.

### Surrounding Land Uses

Surrounding land uses consist of agricultural activities and residential uses.

### Background

- Zoning was adopted in the Averașboro township in 1988.
- There is precedent for rezoning the subject property to RA-30 based on a previous change of zoning from the Industrial to the RA-30 zoning district on Bryan McLamb Ln. :

**2015:** Approved rezoning from the Industrial Zoning District to the RA-30 contiguous properties on Bryan McLamb Ln.





- Planning staff coordinated with the Economic Development Department to evaluate the potential impact of the proposed loss of industrially zoned land. The Economic Development Department acknowledged that the lack of public utilities and road access significantly limits its viability for industrial development at this time. Additionally, the residential nature of the community limits the types and scale of industrial uses that could locate on this site. Despite these constraints, rezoning the parcel would reduce the inventory of available land for future industrial development should infrastructure improvements be made along US HWY 301 N.

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## Services Available

Water:

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

Sewer:

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

## Transportation

Bryan McLamb Ln. is a privately maintained road and traffic counts are not available.

## Site Distances

Good

**Access: Bryan McLamb Ln. :**

Bryan McLamb Rd. is paved with asphalt and is approximately 20 feet wide for about 0.2 miles from U.S. 301 N. After approximately 0.2 miles, the road narrows and transitions to a gravel and dirt surface, with variations in both width and compaction. The current access is not sufficient for immediate industrial development or further subdivision of the property.

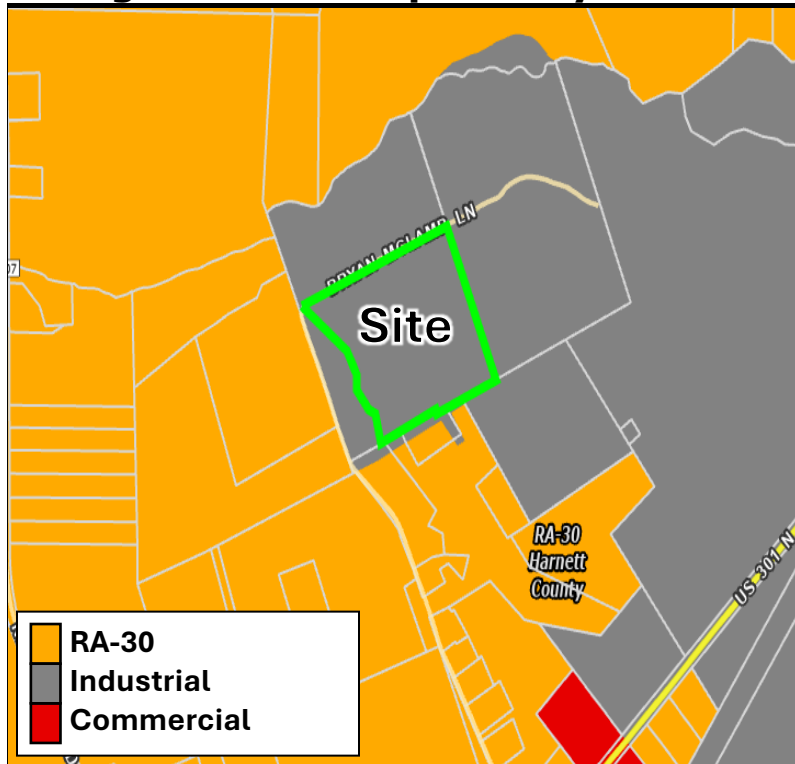
**Connection to U.S. Hwy 301 N.**



**Bryan McLamb Rd.**



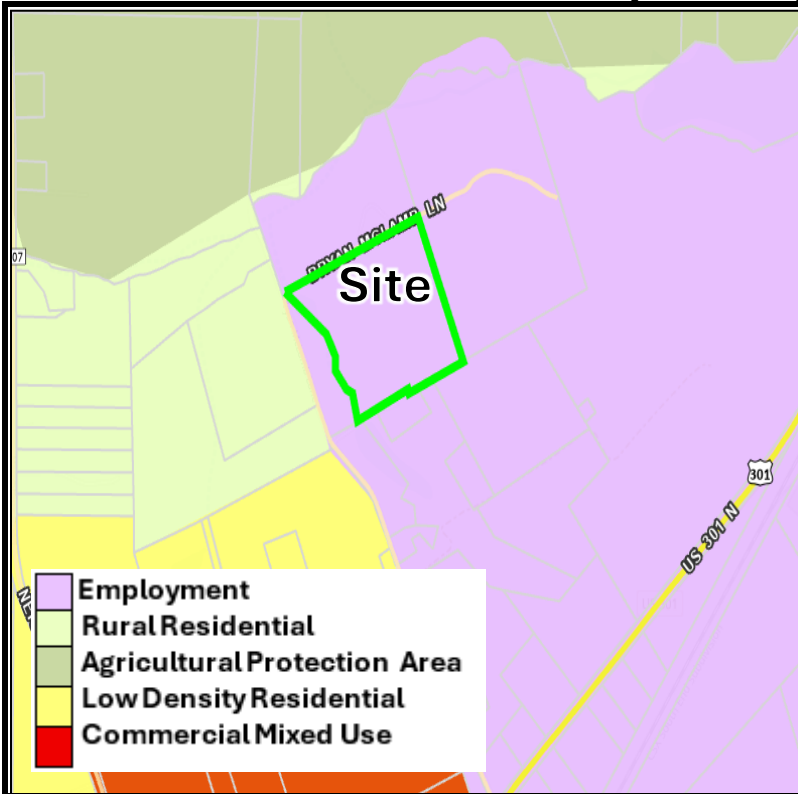
## Zoning District Compatibility



	Current Industrial	Requested RA-30
Parks & Rec		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

## Land Use Classification Compatibility



	ZONING	LAND USES
	Commercial	Employment Growth Area
Parks & Rec	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
Commercial Service	X	X
Retail	X	X
Wholesale		X
Industrial		X
Manufacturing	SUP	X

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.



**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.

**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.

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**Site Photographs**

**Site**





**Across Road**



**Road View: Bryan McLamb Ln.**



**Road View : Intersection of U.S. HWY 301 & Bryan McLamb Ln.**





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## 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, manufactured 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)**

The uses permitted in 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 classifications 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 is in accordance with sound planning practices due to the compatibility of the adjacent land uses and zoning classification with the requested zoning classification, RA-30, and the current limited access to public utilities and roads.



**Comprehensive Plan**

The proposed zoning change is not in accordance with the Harnett Horizons 2040 Land Use Plan due to incompatibility with the underlying future land use designation, *Employment Growth Area*. The future land use designation for this property does not support a rezoning to the RA-30 zoning district. As required by G.S. 160D-605(a), a change of zoning to the RA-30 zoning classification will deem the land use map amended to ensure consistency. The recommended land use designation is *Rural/Agricultural*, as this is the most compatible land use designation with the surrounding land uses.

**Rural/Agricultural Land Use Designation:**

Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low-density single family residential up to one dwelling per acre.

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**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 *Rural/Agricultural* future land use classification.

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**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