

# HARNETT COUNTY PLANNING BOARD

**Monday June 2, 2025**

**6:00 p.m.**

**Harnett County Development Services  
420 McKinney Parkway, Lillington, NC 27546**

## PUBLIC HEARING

1. Call to order and welcome – Chairman Kathy Wood
2. Invocation & Pledge of Allegiance
3. Approval of Minutes

### **New Business**

4. **Proposed Zoning Change: Case #PLAN2505-0001**  
Landowner / Applicant: Blissful Properties & Realty, LLC / Morningstar Law Group  
C/O Hunter Winstead; 1.96 +/- acres; Pin # 0655-41-5460.000; From RA-40 to  
Commercial Zoning District; Hector's Creek Township; Intersection of SR # 1414  
(Piney Grove Rawls Road) & US 401 N.
5. **Proposed Text Amendment: Case #PLAN2505-0002**  
Applicant: Harnett County Development Services; Harnett County Unified Development  
Ordinance; Article VII, Sections: 6.4.1., "General Fire Hydrant Requirements".
6. Other Business
7. Adjourn



# REZONING STAFF REPORT

Case: PLAN2505-0001  
Sarah Arbour, Planner II  
[sarbour@harnett.org](mailto:sarbour@harnett.org)  
Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: June 2, 2025 County Commissioners: June 16, 2025

## Rezoning from the RA-40 Zoning District to the Commercial Zoning District

### Applicant Information

#### Owner of Record:

Name: Blissful Realty, LLC  
Address: 201 Fenton Gateway Dr., Ste. 200  
City/State/Zip: Cary, NC 27511

#### Applicant:

Name: Hunter Winstead, Morningstar Law Group  
Address: 434 Fayetteville St. Suite 2200  
City/State/Zip: Raleigh, NC 27601

### Property Description

PIN(s): 0655-41-5460.000 Acreage: 1.96  
Address/SR No.: U.S. 401 N., Fuquay-Varina

#### Township:

- |                                         |                                                   |                                             |
|-----------------------------------------|---------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Anderson Creek | <input type="checkbox"/> Buckhorn                 | <input type="checkbox"/> Johnsonville       |
| <input type="checkbox"/> Averbosboro    | <input type="checkbox"/> Duke                     | <input type="checkbox"/> Lillington         |
| <input type="checkbox"/> Barbecue       | <input type="checkbox"/> Grove                    | <input type="checkbox"/> Neill's Creek      |
| <input type="checkbox"/> Black River    | <input checked="" type="checkbox"/> Hectors Creek | <input type="checkbox"/> Stewart's Creek    |
|                                         |                                                   | <input type="checkbox"/> Upper Little River |

### Vicinity Map





## Physical Characteristics



### Site Description

The property is currently a vacant, unimproved site formerly used for agricultural purposes. The property is also bound by a railroad right-of-way to the west.

*Note: The property only has access to US 401 N. and **does not** appear to have access to Piney Grove Rawls Rd. due to a small portion of the parcel located to the north being situated between the subject property and the ROW.*

### Surrounding Land Uses

Surrounding land uses consist of single-family homes, a self-storage facility, a religious structure, a memory care facility, and agricultural activities.

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## 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:

**US 401 N.** 10,000

**Piney Grove Rawls:** 11,000

**Site Distances:**

**Piney Grove Rawls and U.S. 401:** Fair

**US 401 North:** Fair

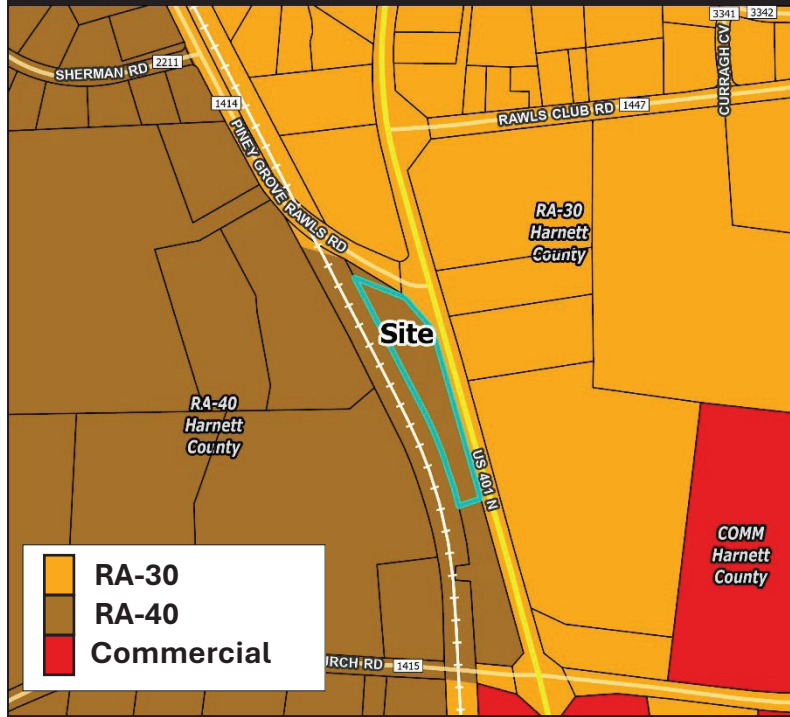
**US 401 South:** Good

There is a curve in U.S. 401 to the north of the intersection that impacts site distance.

**Intersection of Piney Grove Rawls Rd. & U.S. 401 N.**



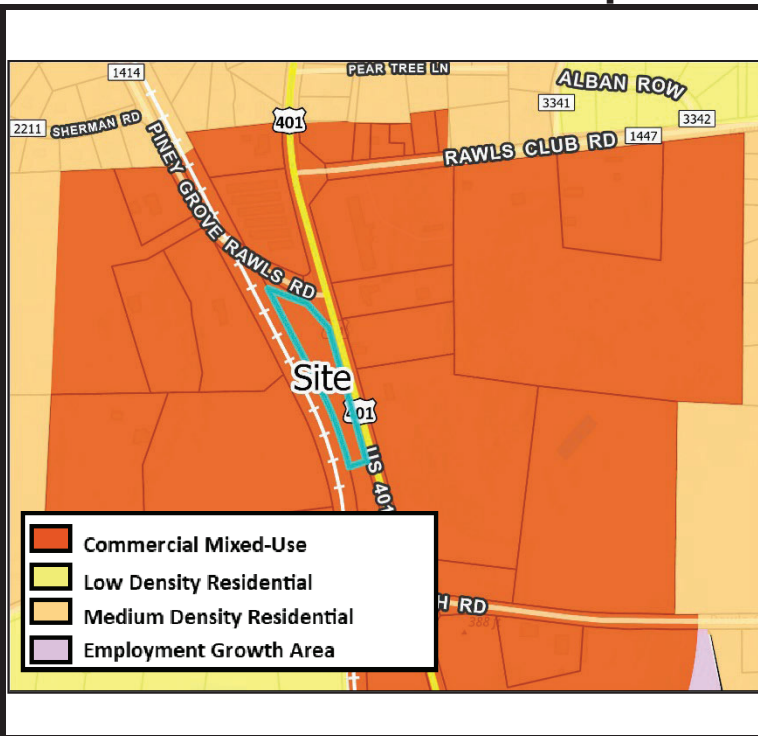
## Zoning District Compatibility



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

*The above is a summary list of potential uses.*

## Land Use Classification Compatibility



	PROPOSED ZONING	LAND USES
	Commercial	Commercial Mixed-Use
Parks & Rec	<b>X</b>	<b>X</b>
Natural Preserves	<b>X</b>	<b>X</b>
Bona Fide Farms	<b>X</b>	<b>X</b>
Single Family		<b>X</b>
Manufactured Homes, Design Regulated		
Manufactured Homes		
Multi-Family		<b>X</b>
Institutional	<b>X</b>	<b>X</b>
Commercial Service	<b>X</b>	<b>X</b>
Retail	<b>X</b>	<b>X</b>
Wholesale	<b>SUP</b>	<b>X</b>
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.*

## Land Use Description:

### 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.

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## Site Photographs





## Road View

**U.S. 401 N. North**



**U.S. 401 N. South**



**Piney Grove Rawls – North View**



**Piney Grove Rawls – South View**





## Across Street

**Across US 401 N.**



**Across Piney Grove Rawls Rd.**



## Surrounding Land Uses







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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 located in an area characterized by a mix of residential and commercial land uses. Recently, the area has experienced an influx of commercial development, including a self-storage facility and a memory care center. Several properties in the vicinity have recently been rezoned to the Commercial zoning district, further signaling a trend toward increased commercial activity.

- ☒ 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 requested zoning district is compatible with the underlying land 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. The uses permitted in the Commercial zoning district are compatible with the underlying land use.

- ☒ 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. Additionally, the property has access to a major thoroughfare and water service and is located in the Commercial Mixed Use land use area.

☒ 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.

☒ Yes ☐ No

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

The requested zoning district is compatible with the future land use classification, 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.

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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 based on compatibility with the future land use plan. It is recommended that this rezoning request be **APPROVED**.

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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

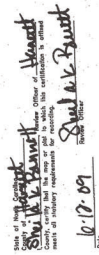
Motion to grant the rezoning upon finding that the rezoning is reasonable based on **All** of the above findings of fact A-E being found in the affirmative and that the rezoning advances the public interest.

### ☐ 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



NOTE: Deed Reference: Deed Book 1151, Page 20  
PIN # 0655-50-1826.000  
Parcel ID # 080655 0015


John Edward Wheeler  
Read Book 2421. Page 400

NOTE: This property does not appear to be located within 2,000 feet of a N.C. Grid System Monumentation.

Andrew H. Joyner, Professional Land Surveyor No. 2469, Certify That This Map is of a Survey That Created a Subdivision Of Land within The Area of a County and Municipality That Has An Ordinance That Regulates Parcels Of Land.

*Andrew H. Joyner*  
Andrew H. Joyner, P.L.S. # 2469

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the above property described in its full located in a special flood hazard area.

  
 Andrew H. Joyce, P.E. #655

I hereby certify that this record plat complies with the subdivision regulations of Marshall County, NC; and that this plat has been approved for recording in the Registry of Deeds to Harnett County.

6-12-09 *Julian Shell*  
 Register Director

I, [see hereby certify that I am [see (a) the owner(s) or agent of the property shown and described herein and that I [see hereby adopt] this plat of subdivisions with [see (b) free consent, establish the minimum building setback lines, and [see (c) all streets, alleys, walks, parks, and other sites] and easements in public or private use as set out and all other sites and easements herein is within the subdivision regulations jurisdiction of Herkand County assessor.

4-30-09  
Date Re. H. W. Jones, agent  
10/10/1901

NOTE: PT. "A" (JMS) is PL "8" (N.C.D.O.I. Conc. R/W Marker)  
N 01° OF 21° W 477.17'

14.83 Acres Total in Tract  
- 1.04 Acres in R/W  

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13.79 Acres Net

MINOR SUBDIVISION

BENJAMIN N. GARDNER,  
OLA G. GARDNER HOLDER,  
RETHA G. ELMORE,  
CAROLYN V. GARDNER  
& ALFRED T. GARDNER

HECTOR'S CREEK TWP., HARNETT COUNTY, N.C.  
SURVEY BY: JOYNER PIEDMONT SURVEYING  
105 Earl Cambridge Street, P.O. Box 115, Oak, N.C. 28336  
Phone (910) 692-2511

ZONE: RA-3 APRIL 30, 2009 SCALE: 1" = 100'

This property is in watershed district IV

Mod#2009-409



Charles T. Revels, Jr.  
& Others  
Deed Book 651, Page 240

2009009113

FOR REGISTRATION REGISTER OF DEEDS  
THURLEY S. HARRIS  
2009 JUN 12 03:03:48 PM  
BK 2009 PG 409-410 FEE \$21.00

INSTRUMENT # 2009009113

ROAD NAMES HAVE BEEN  
REVIEWED AND APPROVED  
BY E-911

Approved By: 2605m  
Date: 6-10-09

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
No Approval Necessary  
*A. J. Smith*  
District Engineer  
6.1.02  
Date

NOTE: Existing 36" Horrell County Water Line on the East Side of US Hwy. 401

NOTE: Right of Ways and Site Zone Easements for US Hwy. 401 and MCSR 1414 "Play Grove Ponds Road" Established By N.C.D.O.T. State Project No. 8,1442!

### MINIMUM SETBACK REQUIREMENTS

**LEGEND**

FIG	Found	Iron Slides
PIP	Found	Iron Pipe
SIP	Found	Steel Pipe
SP	Found	Steel
FCM	Found	Concrete Masonry
FPK	Found	P.C. Kell
SPKN	Found	P.C. Nails
FRB	Found	Rubber
SBR	Found	Rubber
N/W	Right of Way	
C	Centerline	
PNE	Not Established	
FC	Found	Curbside
MSB	Found	Setback Spindle
MSBL	Found	Setback Spindle
MSBL	Found	Setback Spindle

NOTE: All measurements shown are ground measurements unless otherwise noted.

Area computed by coordinates.

Survey is Located in Winch...

The left) on this plot have been endorsed by a private consultant. Based on this review it appears that hold on this plot need appropriate regulations. Note that that approved for each lot requires issuance if the appropriate Health Department permits in accordance with regulations in force at the time of siting in accordance with regulations in force at the time of siting. The certificate does not represent approval for specific uses and siting in accordance with regulations in force at the time of siting.

NORTH CAROLINA  
HARRNETT COUNTY  
This May/Phil was presented for registration and recorded  
in this office of Map Notes 1028-1028 1028  
This 1028 day of May 191928 3:03  
o'clock - P. M.  
XIMBERLY S. HARRISWE  
Registery Clerk  
By: Stephene Wood  
Notary Public Registrar of Deeds

Line No.	Bearing	Distances
L-1	N 07° 19' 32" W	67.36'
L-2	N 09° 43' 26" W	69.70'
L-3	N 12° 35' 36" W	68.69'
L-4	N 15° 10' 19" W	66.32'
L-5	N 17° 06' 42" W	67.94'
L-6	N 18° 16' 16" W	39.36'
L-7	S 07° 15' 57" E	24.30'

[illegible]





# APPLICATION FOR ZONING CHANGE

Planning Department  
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

**Total Fee:** \_\_\_\_\_  
**Receipt:** \_\_\_\_\_  
**Permit:** \_\_\_\_\_  
**Hearing Date:** \_\_\_\_\_

## Applicant Information

### Owner of Record:

Name: Blissful Realty LLC

Address: 201 Fenton Gateway Dr., Ste. 200

City/State/Zip: Cary, NC 27511

E-mail: [mstuart@morningstarlawgroup.com](mailto:mstuart@morningstarlawgroup.com)

Phone: 919-890-3318

Fax: n/a

### Applicant:

Name: Hunter Winstead, Morningstar Law Group

Address: 434 Fayetteville St, Suite 2200

City/State/Zip: Raleigh, NC 27601

E-mail: [hwinstead@morningstarlawgroup.com](mailto:hwinstead@morningstarlawgroup.com)

Phone: 919-590-0396

Fax: n/a

## Property Description

PIN(s): 0655-41-5460.000

Acreage: 1.96 Acres

Address/SR No.: US 401 NC

Directions from Lillington: North on S. Main St; left on US 401; property is on the left after 9.4 miles

Deed Book: 4247  
Plat Book: 2009

Page: 0682  
Page: 409

### Utilities Available:

#### Water:

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

#### Sewer:

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

### Existing Zoning:

- ☐ Conservation  
☐ RA-20M  
☐ RA-20R  
☐ RA-30  
☒ RA-40  
☐ Commercial  
☐ Light Industrial  
☐ Industrial  
☐ Office & Inst'l

### Requested Zoning:

- ☐ Conservation  
☐ RA-20M  
☐ RA-20R  
☐ RA-30  
☐ RA-40  
☒ Commercial  
☐ Light Industrial  
☐ Industrial  
☐ Office & Inst'l

### Township:

- ☐ (01) Anderson Creek  
☐ (02) Averagesboro  
☐ (03) Barbecue  
☐ (04) Black River  
☐ (05) Buckhorn  
☐ (06) Duke  
☐ (07) Grove  
☒ (08) Hectors Creek  
☐ (09) Johnsonville  
☐ (10) Lillington  
☐ (11) Neill's Creek  
☐ (12) Stewart's Creek  
☐ (13) Upper Little River

## Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

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## Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Varun Ramanujam

20/05/2025

Hunter Winstead

20/05/2025

Varun Ramanujam (May 20, 2025 12:49 EDT)

Hunter Winstead (May 20, 2025 12:50 EDT)

Property Owner Signature

Date

Authorized Agent Signature

Date

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## Requirements for Consideration

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:

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2.2 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.
- 2.3 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.)
- 2.4 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.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.



# TEXT AMENDMENT REQUEST FORM (Internal)

Development Services

420 McKinney Pkwy.

P.O. Box 65, Lillington, NC 27546

Phone: (910) 893-7525 Fax: (910) 893-2793

Case: PLAN2505-0002

Planning Board: June 2, 2025

County Commissioners: June 16, 2025

## Applicant Information

### Applicant:

Name: Harnett County Development Services

Address: 420 McKinney Pkwy.

City/State/Zip: Lillington, NC 27546

Phone: 910-893-7525, x2

## Type of Change

☐ New Addition ☒ Revision

**Ordinance:** Unified Development Ordinance

**Article:** VII. **Section:** 6.4.1

## Current Text:

### 6.4 Fire Protection

#### *6.4.1 General Fire Hydrant Requirements*

Adequate fire protection shall be provided to all new subdivision developments and nonresidential new construction and expansions. The developer or subdivider shall install fire hydrants in such a manner that the development is afforded adequate fire protection as provided in this Ordinance. The regulations contained herein are intended to facilitate proper installation of required fire protection measures.

- A. All hydrants shall be Harnett County Public Utilities and Fire Code Official approved, in accordance with the requirements of this Section.
1. No fire hydrant shall be installed on less than a 6 inch (6") main.
  2. Hydrants shall have two (2) two and one half inch (2 1/2") and one (1) four and one half inch (4 1/2") connections with threads of the National Pipe Thread (NPT) type.
  3. The upper hydrant operation stem within the bonnet shall be sealed and lubricated by means of an oil or grease bath, unless otherwise approved. The operating nut shall be pentagonal type measuring one and one half inch (1 1/2") from point to flat. Hydrants shall open left.
  4. All hydrants shall be furnished with barrel and stem extensions as required for the final field location. Nominal minimum bury will be a depth of three and one half (3 1/2) feet. All hydrants at finish grade shall measure 18 inches (18") from ground to center of steamer cap.



## Proposed Text:

### 6.4 Fire Protection

#### 6.4.1 General Fire Hydrant Requirements

Adequate fire protection shall be provided to all new subdivision developments and nonresidential new construction and expansions. The developer or subdivider shall install fire hydrants in such a manner that the development is afforded adequate fire protection as provided in this Ordinance. The regulations contained herein are intended to facilitate proper installation of required fire protection measures.

- A. All hydrants shall be Harnett County Public Utilities and Fire Code Official approved, in accordance with the requirements of this Section.
  1. No fire hydrant shall be installed on less than a 6 inch (6") main.
  2. Hydrants shall have two (2) two and one half inch (2 1/2") and one (1) ~~four and one half inch (4 1/2")~~ **five-inch (5 ") Storz connection and cap.** connections with threads of the National Pipe Thread (NPT) type
  3. The upper hydrant operation stem within the bonnet shall be sealed and lubricated by means of an oil or grease bath, unless otherwise approved. The operating nut shall be pentagonal type measuring one and one half inch (1 1/2") from point to flat. Hydrants shall open left.
  4. All hydrants shall be furnished with barrel and stem extensions as required for the final field location. Nominal minimum bury will be a depth of three and one half (3 1/2) feet. All hydrants at finish grade shall measure 18 inches (18") from ground to center of ~~steamer~~ **Storz cap. The Storz cap shall be street-facing.**

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### Reason for Requested Change:

The Harnett County Development Services and Emergency Services Departments are requesting an amendment to Article VII., *Section 6.4.1., General Fire Hydrant Requirements*, to ensure compliance with fire protection industry standards and best practices in the interest of public safety.

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

The requested Text Amendment is compatible with Harnett County regulatory documents and enhances public safety. Therefore, it is recommended that this Text Amendment request be **APPROVED**.