

REZONING STAFF REPORT

Case: PLAN2512-0003

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Planning Board: March 2, 2026

County Commissioners: March 16, 2026

Requested Rezoning and a Land Use Map Amendment from the Industrial & Conservation Zoning District to the RA-30 & Conservation Zoning District, and from the Employment Growth Area/Conservation Land Use Classification to the Rural & Agricultural/Conservation Land Use Classification

Applicant Information

Owner of Record:

Name: Rocksolid Farm, LLC

Address: 20 Pilgrims View Ln.

City/State/Zip: Dunn, NC 28334

Applicant:

Name: Montgomery Ballard

Address: 30 Pilgrims View Ln.

City/State/Zip: Dunn, NC 28334

Property Description

PIN(s): 1538-15-8078.000

Acreage: +/- 26.5 of 29.42

Address/SR No.: Pilgrims View Lane, Dunn NC 28334

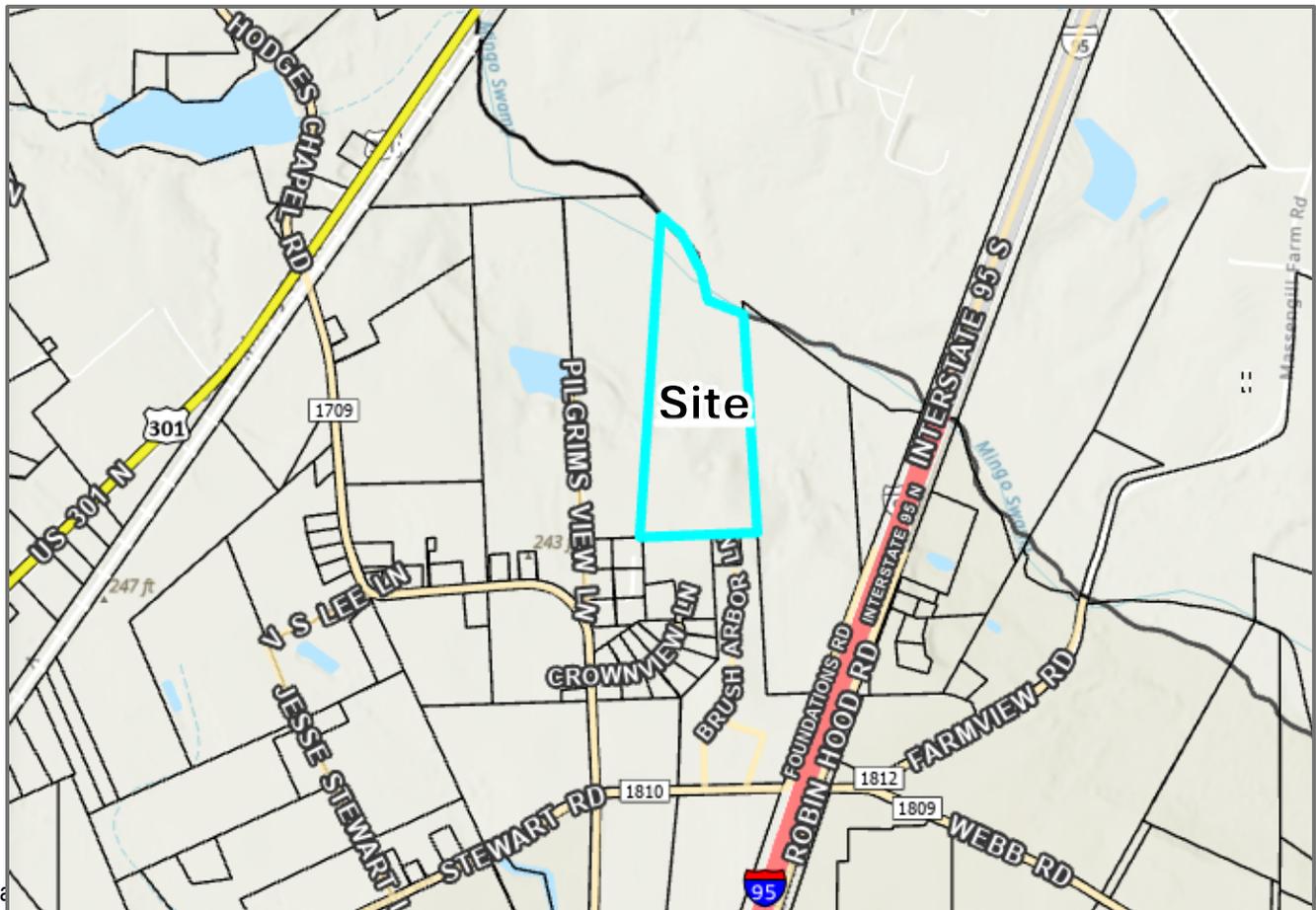
Township:

- Anderson Creek
- Averbosboro
- Barbecue
- Black River

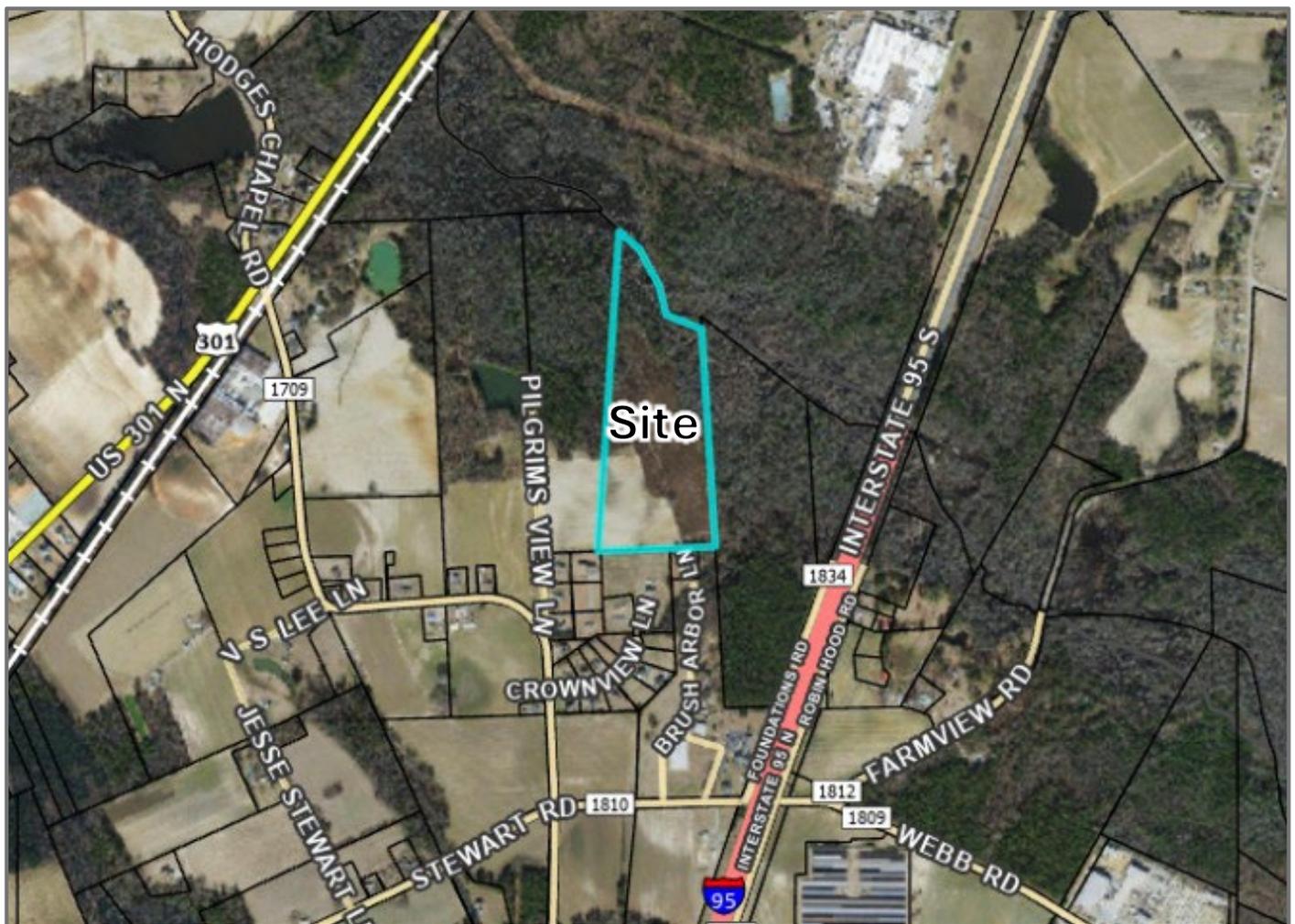
- Buckhorn
- Duke
- Grove
- Hectors Creek

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

Vicinity Map



Physical Characteristics



Site Description

The site is currently vacant. There appears to be the construction of a pond taking place on the property. The property is split-zoned with two zoning classifications, Industrial and Conservation. Approximately 26 acres of the property are zoned Industrial, and the remaining +/- 3 acres along the northern property line are zoned Conservation. The northern section of the property located along the Mingo Swamp contains several acres of wetlands and is partially located within the 100-year flood plain, according to GIS records.

Surrounding Land Uses

Surrounding land uses consist of agricultural activities and residential uses.

Background

- Zoning was adopted in the Averasboro 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.
- Due to the number of existing lots located along the current access, Pilgrims View Ln., further subdivision of the property into lots less than 10.01 acres is not currently possible.
- 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 agreed with the recommendation from Planning Services staff to rezone the property to RA-30.

Services Available

Water:

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

Sewer:

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

Transportation

Pilgrims View Ln. is a privately maintained road. Traffic counts are not available.

Site Distances

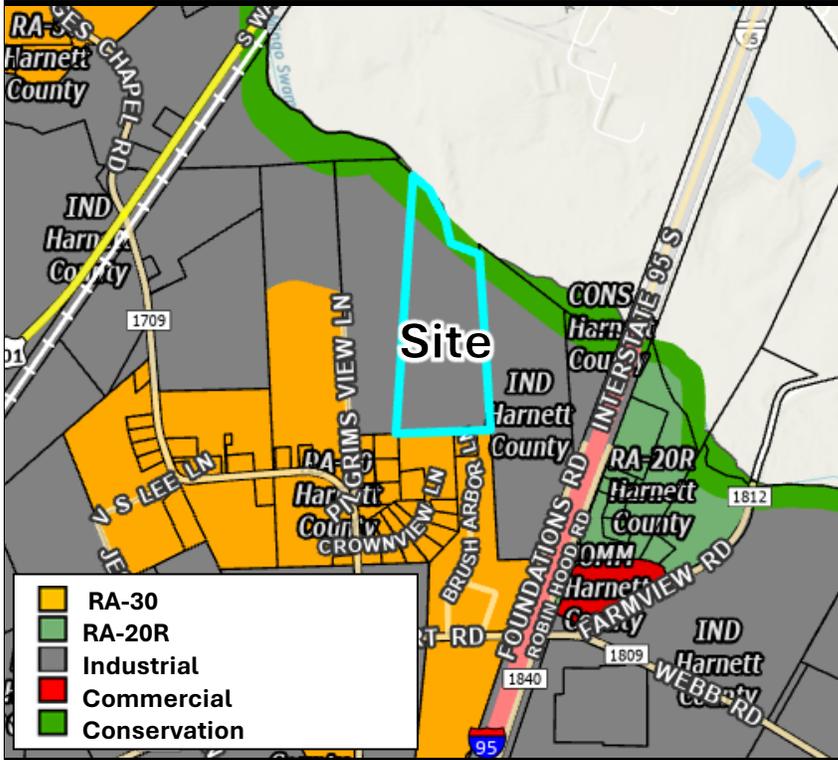
Good

Access: Pilgrims View Ln. :

Pilgrims View Lane is a privately maintained gravel road approximately 20 feet wide. The subject property is located about .2 mile from the state road on Pilgrims View Ln. The current access is not sufficient for immediate industrial development or further subdivision of the property into lots less than 10.01 acres.



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 USE	Conservation
	RA-30	Employment Growth Area	
Parks & Rec	X	X	X
Natural Preserves	X	X	X
Bona Fide Farms	X	X	X
Single Family			
Manufactured Homes, Design Regulated			
Manufactured Homes			
Multi-Family			
Institutional	X	X	
Commercial Service	X	X	
Retail	X	X	
Wholesale		X	
Industrial		X	
Manufacturing	SUP	X	

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.

Site Photographs

Site





Road View



Surrounding Land Uses



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 of the 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.
- The subject property abuts the Mingo Swamp and appears to contain several acres of land which are environmentally sensitive. The requested rezoning supports lower impact uses such as low-density residential development, which is more compatible with the presence of environmentally sensitive areas.

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 & Conservation. Approval of the proposed rezoning to the RA-30 zoning district will automatically amend the future land use classification to the "Rural/Agricultural" Land Use Designation".

▪ 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.

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 *Rural/Agricultural* 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