

REZONING STAFF REPORT

Case: PLAN2601-0001

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Planning Board: March 2, 2026

County Commissioners: March 16, 2026

Rezoning from the Commercial to the RA-20R

Applicant Information

Owner of Record:

Name: Virginia Turner & Nichols Trudeau

Address: 4538 NC HWY 581

City/State/Zip: Kenly, NC 27542

Applicant:

Name: Trudeau Nichols

Address: 4538 NC HWY 581

City/State/Zip: Kenly, NC 27542

Property Description

PIN(s): 0534-75-8105.000 Acreage: +/- 4.06

Address/SR No.: 3011 Will Lucas Rd. Linden, NC

Township:

- Anderson Creek
- Avasboro
- 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 consists of a single-family residence and accessory structures.

Surrounding Land Uses

Surrounding land uses consist of single-family residential uses and agricultural activities.

Brandermill Subdivision Located to the South



Services Available

Water:

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

Sewer:

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

Transportation

Annual Average Daily Trips on this section of Will Lucas Rd. are 1,900 and 2,700 on Elliot Bridge Rd.

Site Distances

Fair: Complicated by the proximity to the off-set intersection of Elliot Bridge Rd. and Will Lucas Rd.



	Current Commercial	Requested RA-20R
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, (with design criteria)		X
Manufactured Homes		X
Multi-Family		X
Institutional	SUP	X
Commercial Services	X	SUP
Retail	X	
Wholesale	SUP	
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	LAND USES
	Commercial	Low-Density Residential
Parks & Rec	X	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	SUP
Retail	X	
Wholesale	X	
Industrial		
Manufacturing	SUP	

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 Classification Compatibility

Zoning Compatibility:

RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20R

The RA-20R Residential/Agricultural District (RA-20R) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single-family dwellings, multifamily dwellings, and duplexes.

Future Land Use Classification Compatibility:

Low-Density Residential

Single family detached residential intended to remain predominately suburban in character and provide for 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 a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

Site Photographs



Across Road



Road View



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 situated in a residential area surrounded by properties zoned RA-20R. A change of zoning to the RA-20R would be appropriate.

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.

All of the uses permitted outright in the RA-20R zoning district are compatible with the existing land uses and predominant surrounding zoning district.

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 district classification would be appropriate in the area included in the proposed change. The property is surrounded by residential land uses, and RA-20R is the predominant zoning district in the 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 any uses permitted in the proposed change. The uses in the requested zoning district, RA-20R, are more compatible with the existing land uses and surrounding zoning district than the uses permitted in the Commercial Zoning District.

Yes No

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

The proposed rezoning to the RA-20R Zoning District is in accordance with the comprehensive plan. The underlying future land use is Low Density Residential, which supports the current use of the property. The Low Density Residential future land use designation is defined below:

Low Density Residential: Single family detached residential intended to remain predominately suburban in character and provide for 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.

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

As stated in the evaluation, the requested rezoning to the **RA-20R Zoning District** is compatible with the surrounding land uses and the future land use designation, Low Density Residential. Therefore, it is recommended that the proposed change of zoning to the RA-20R Zoning District is **APPROVED**.

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