



REZONING STAFF REPORT

Case: PLAN2110-0003

Jay Sikes, Mgr. of Planning Services

jsikes@harnett.org

Phone: (910) 893-7525 Fax: (910) 814-8278

Planning Board: November 1, 2021 County Commissioners: November 15, 2021
Requesting a Rezoning from RA-20R to Commercial

Applicant Information

Owner of Record:

Name: Allied Investors, Inc
Address: 350 Wagoner Dr
City/State/Zip: Fayetteville, NC 28303

Applicant:

Name: Timmons Group
Address: 5410 Trinity Rd, Suite 102
City/State/Zip: Raleigh, NC 27607

Property Description

PIN(s): Portion of 9586-98-1436

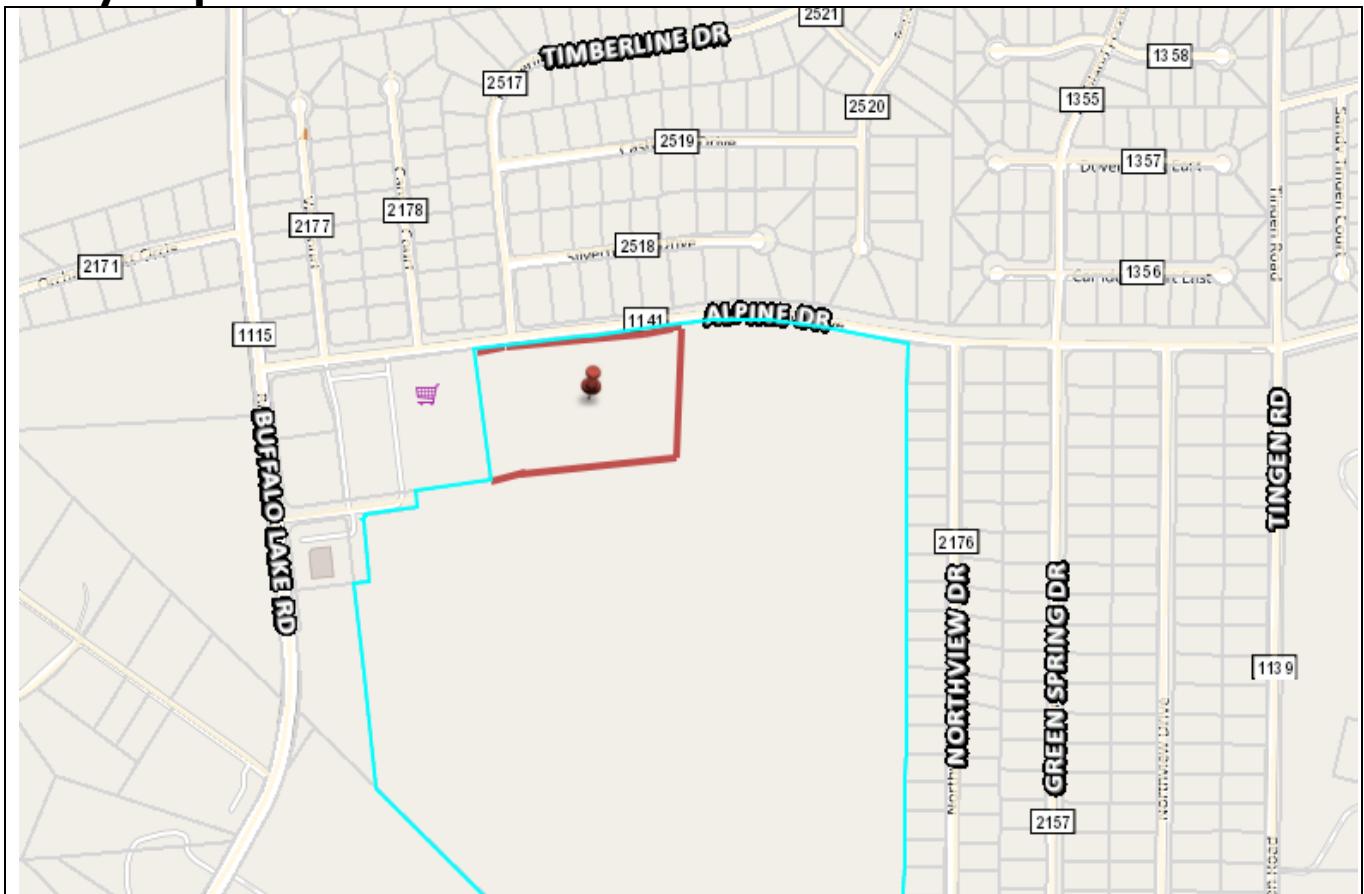
Acreage: 7.5 acres of 108.3

Address/SR No.: Alpine Dr

Township:

- | | | |
|---|---|--|
| <input type="checkbox"/> (01) Anderson Creek | <input type="checkbox"/> (05) Buckhorn | <input type="checkbox"/> (09) Johnsonville |
| <input type="checkbox"/> (02) Averasboro | <input type="checkbox"/> (06) Duke | <input type="checkbox"/> (10) Lillington |
| <input checked="" type="checkbox"/> (03) Barbecue | <input type="checkbox"/> (07) Grove | <input type="checkbox"/> (11) Neill's Creek |
| <input type="checkbox"/> (04) Black River | <input type="checkbox"/> (08) Hectors Creek | <input type="checkbox"/> (12) Stewart's Creek |
| | | <input type="checkbox"/> (13) Upper Little River |

Vicinity Map



Physical Characteristics



Site Description:
Site is currently vacant.

Surrounding Land Uses: Area land uses consist of residential developments and various nonresidential uses.

Services Available

Water:

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

Sewer:

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

Transportation:

Annual Daily Traffic Count:
~7,500 on Buffalo Lakes Rd, Alpine Rd N/A

Site Distances: good

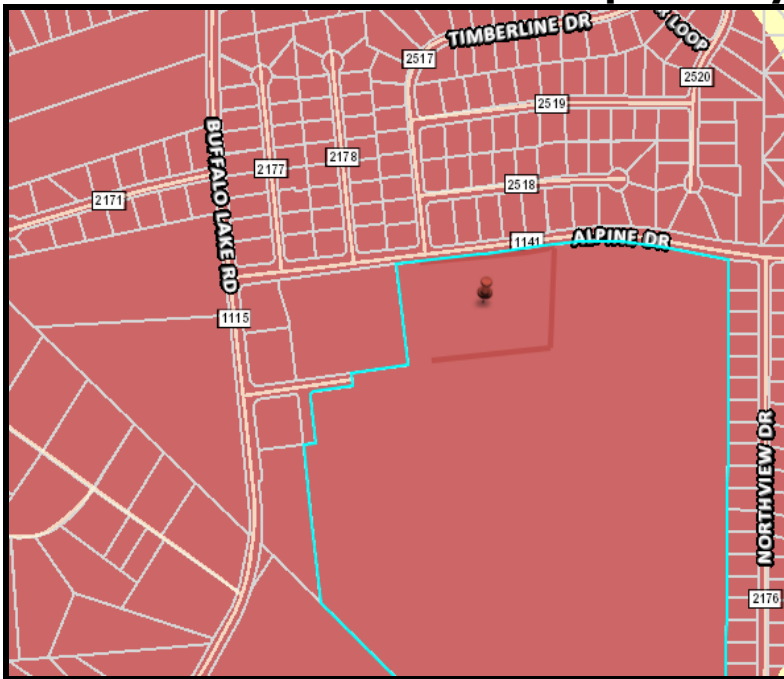
Zoning District Compatibility

The following is a summary list of potential uses. For actual permitted uses please refer to the UDO's Table of Uses.



	CURRENT RA-20R	REQUESTED Commercial
Parks & Rec	X	
Natural Preserves	X	X
Bona Fide Farms	X	
Single Family	X	
Manufactured Homes, Design Regulated	X	
Manufactured Homes		
Multi-Family		
Institutional		
Commercial Services		X
Retail		X
Wholesale		X
Industrial		
Manufacturing		

Land Use Classification Compatibility



	ZONING	LAND USE
	Commercial	CMU
Parks & Rec		X
Natural Preserves		X
Bona Fide Farms		X
Single Family		X
Manufactured Homes, Design Regulated		
Manufactured Homes		
Multi-Family		X
Institutional	X	X
Commercial Service	X	X
Retail	X	X
Wholesale		
Industrial		
Manufacturing		

Future Land Use Map

Evaluation

- Yes No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning change to Commercial will not have a negative impact on the community as it is the same zoning as the adjacent parcels. This would also coincide with the development patterns in this area.
- Yes No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning is compatible with the existing Land Use classification of a Compact Mixed Use. These classifications incorporate commercial uses and often have complimenting office and civic uses with residential developments in close proximity.
- Yes No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The requested rezoning to Commercial would enhance or maintain the public health, safety, and general welfare due to the neighboring commercially zoned parcels.
- Yes No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.
REASONING: Since the proposed zoning district is the same as immediately adjacent parcels, this application does not need to be evaluated for Small Scale Rezoning.

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 compatibility with the Harnett County Land Use Plan as well as the existing commercial uses in this area. Therefore, it is recommended that this rezoning request be **APPROVED**.

Site Photographs



Site



Site



Alpine Rd view towards Food Lion & Buffalo Lake Rd; Timberline Dr/ entrance to the The Summit neighborhood



Alpine Rd view towards Micro Tower