



REZONING STAFF REPORT

Case: PLAN 2109-0004

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Planning Board: November 1, 2021 County Commissioners: November 15, 2021
Requesting a Rezoning from Commercial to Industrial

Applicant Information

Owner of Record:

Name: Alphin Brothers, Inc
Address: PO Box 1310
City/State/Zip: Dunn, NC 28335

Applicant:

Name: Clifton Alphin
Address: PO Box 1310
City/State/Zip: Dunn, NC 28335

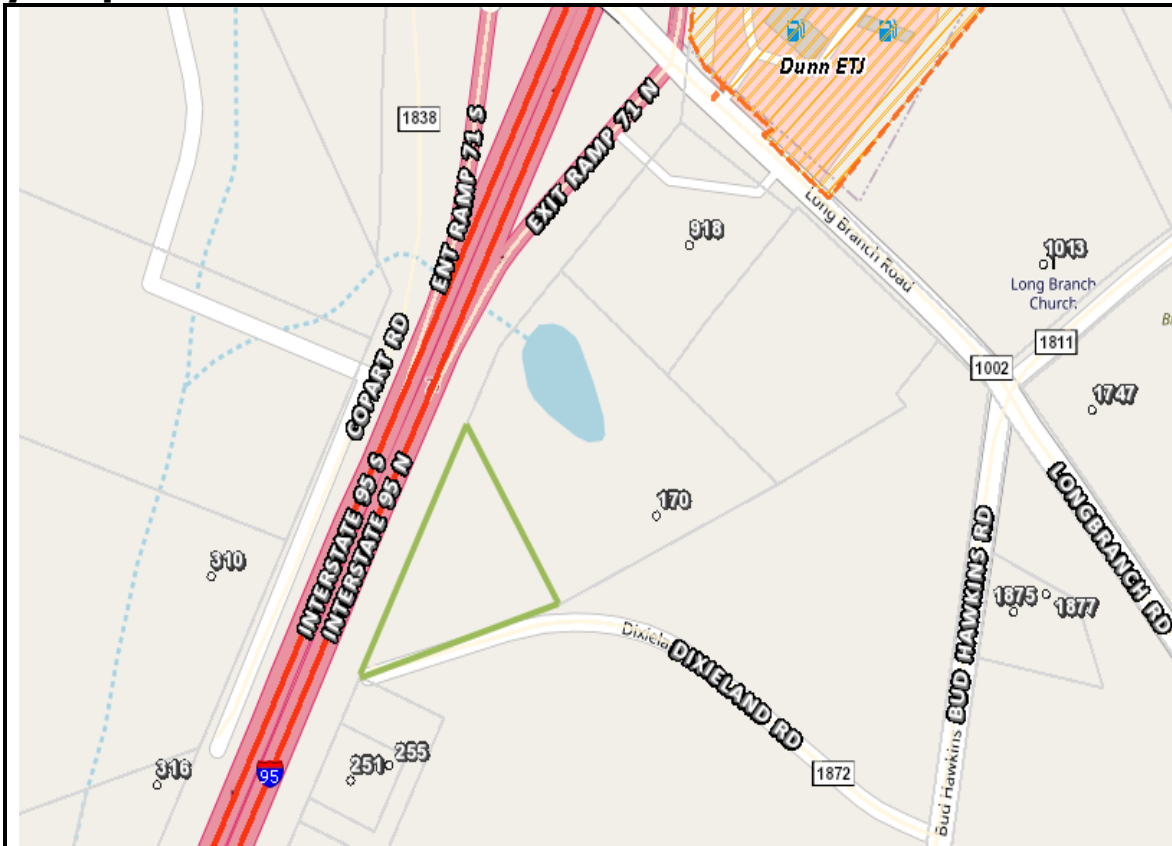
Property Description

PIN(s): 1515-42-0304 Acreage: 2.37
Address/SR No.: Dixieland Rd

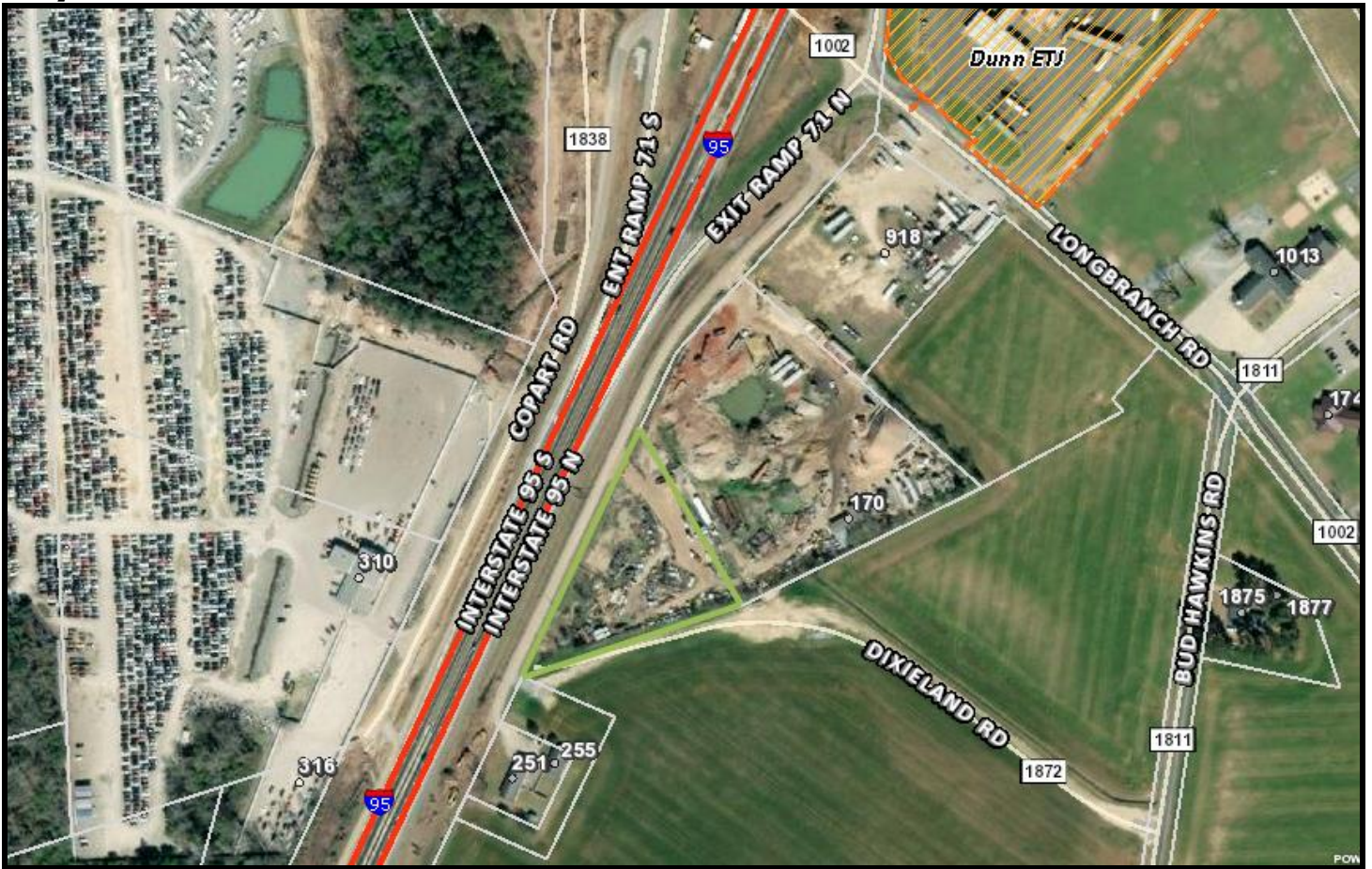
Township:

- | | | |
|---|---|--|
| <input type="checkbox"/> (01) Anderson Creek | <input type="checkbox"/> (05) Buckhorn | <input type="checkbox"/> (09) Johnsonville |
| <input checked="" type="checkbox"/> (02) Averasboro | <input type="checkbox"/> (06) Duke | <input type="checkbox"/> (10) Lillington |
| <input 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: currently occupied by the applicant's materials that have accumulated due to his business.

Surrounding Land Uses: Several non-residential uses, as well as residential and agricultural 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:
2,600 along Longbranch,
Bud Hawkins N/A.

Site Distances: Good

Zoning District Compatibility

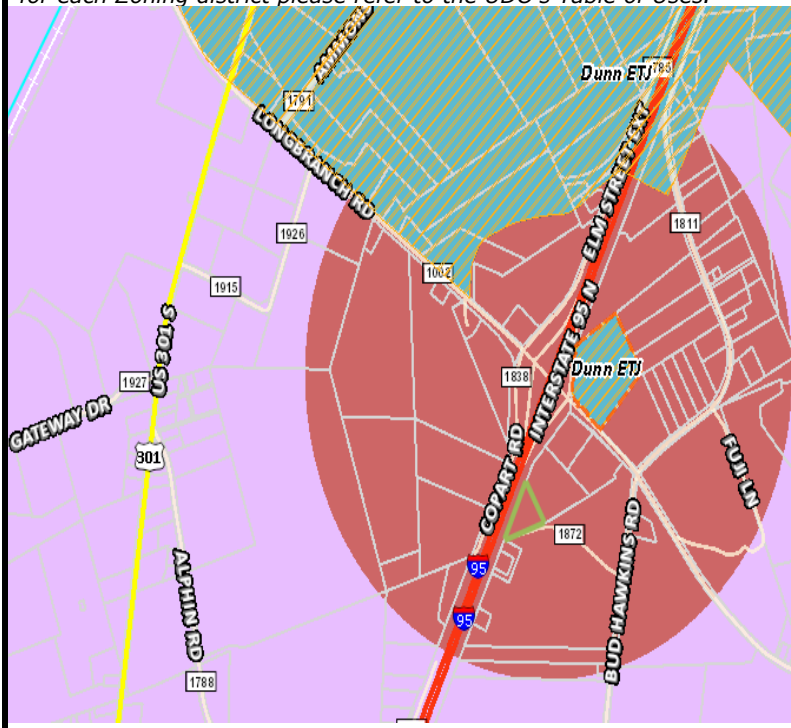
The following is a summary of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses.



	CURRENT Comm	REQUESTED Industrial
Parks & Rec		
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		
Manufactured Homes, (with design criteria)		
Manufactured Homes		
Multi-Family		
Institutional	X	X
Commercial Services	X	X
Retail	X	X
Wholesale	X	X
Industrial		X
Manufacturing		X

Land Use Classification Compatibility

The following is a summary of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses.



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

Site Photographs



Site



Site



street view & residence across the street



View of property across the street

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 impact to the surrounding community is reasonable, as there are several nonresidential uses 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 Employments Mixed Use. This area is also within a Compact Mixed Use development node. These two designations highlight growing areas of the County that could include locations for employment and economic development opportunities, as well as have access to major thoroughfares and public utilities.

- Yes No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The requested rezoning to Industrial, whose intent is to promote the development of business and institutional uses, would maintain the public health, safety, and general welfare due to the neighboring, nonresidential parcels.
- Yes No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.
REASONING: Since this parcel is adjacent to the same zoning district, this application does not need to be considered for a Small Scale rezoning.

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

As stated in the evaluation, the requested rezoning to **Industrial** would not have an unreasonable impact on the surrounding community based on the nonresidential uses and zoning districts in this area as well as compliance with the County’s Land Use Plan. Therefore, it is recommended that this rezoning request be **APPROVED**.

Traditional Standards of Review and Worksheet

STANDARDS OF REVIEW

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