



REZONING STAFF REPORT

Case: PLAN 2110-0001

Jay Sikes, Mgr. of Planning Services

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Planning Board: November 1, 2021 County Commissioners: November 15, 2021

Requesting a Rezoning from RA-20R to Commercial

Applicant Information

Owner of Record:

Name: Rita Cotton, Kevin C. Lofton, Keith C. Lofton

Address: 1601 Prosperity Dr

City/State/Zip: Sanford, NC 27730

Name: Jerome & Algireen Washington

Address: 361 Brower Rd

City/State/Zip: Cameron NC 28326

Applicant:

Name: Hamilton Monk, Inc

Address: 8204 Creedmoor Rd, Suite 100

City/State/Zip: Raleigh, NC 27613

Property Description

PIN(s): 9594-26-3582 & 9594-26-4447

Acreage: 1.74 & 1.03
(2.77 total)

Address/SR No.: NC 24-87

Township:

(01) Anderson Creek

(02) Averasboro

(03) Barbecue

(04) Black River

(05) Buckhorn

(06) Duke

(07) Grove

(08) Hectors Creek

(09) Johnsonville

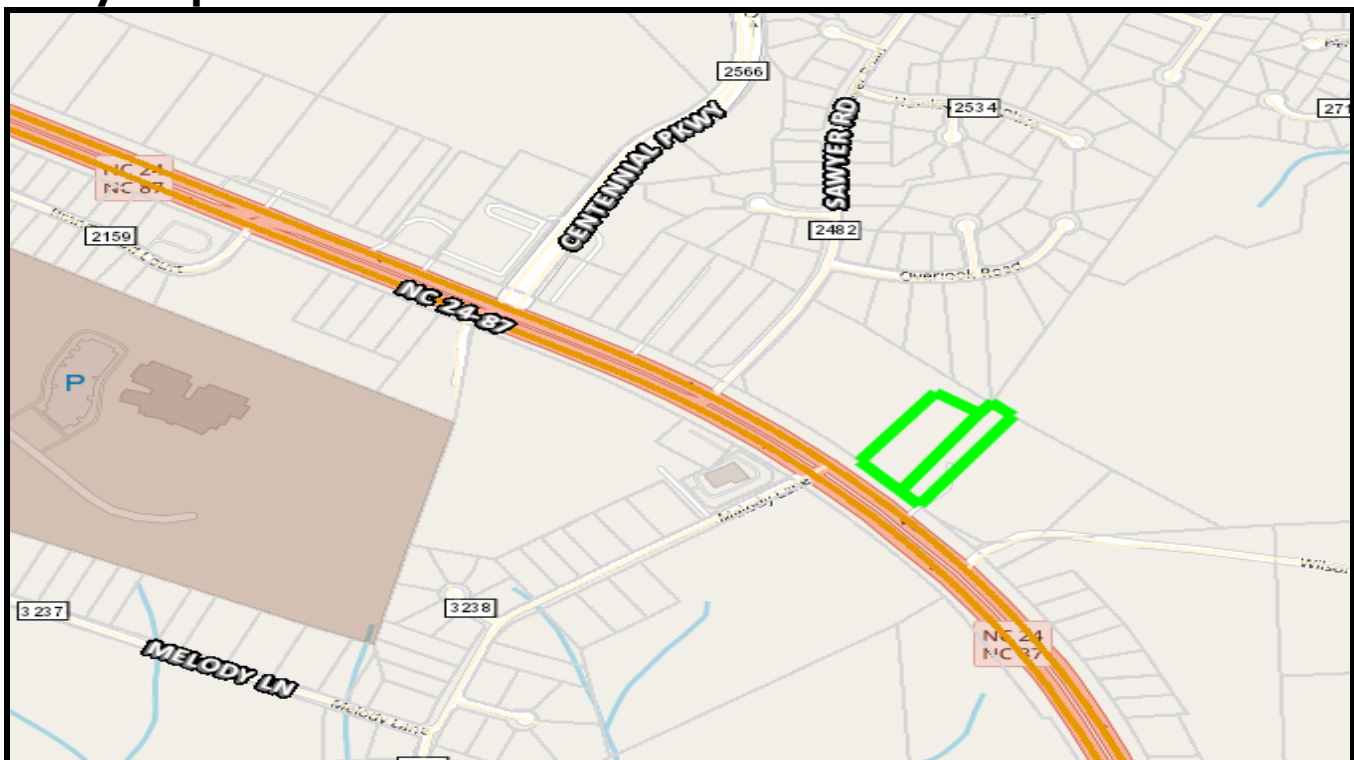
(10) Lillington

(11) Neill's Creek

(12) Stewart's Creek

(13) Upper Little River

Vicinity Map



Physical Characteristics

Site Description: parcels are currently occupied by residential structures.

Surrounding Land Uses: Surrounding land uses consist of several nonresidential developments as well as residential uses.

Services Available

Water:

Public (Harnett County)

Private (Well)

Other: Unverified

Sewer:

Public (Harnett County)

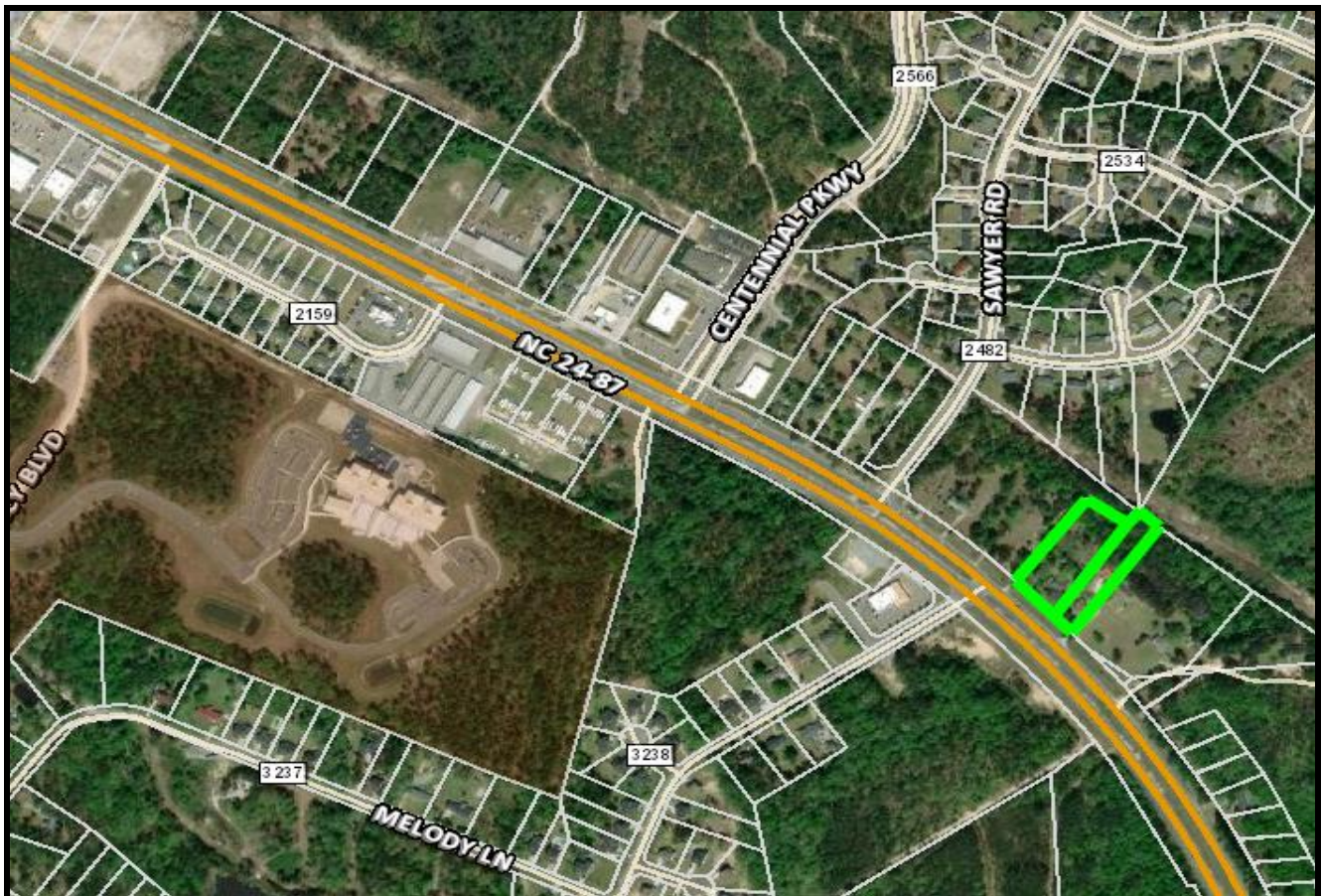
Private (Septic Tank)

Other: unverified

Transportation:

Annual Daily Traffic Count:
approx. 20,000 along
NC24-87

Site Distances: good



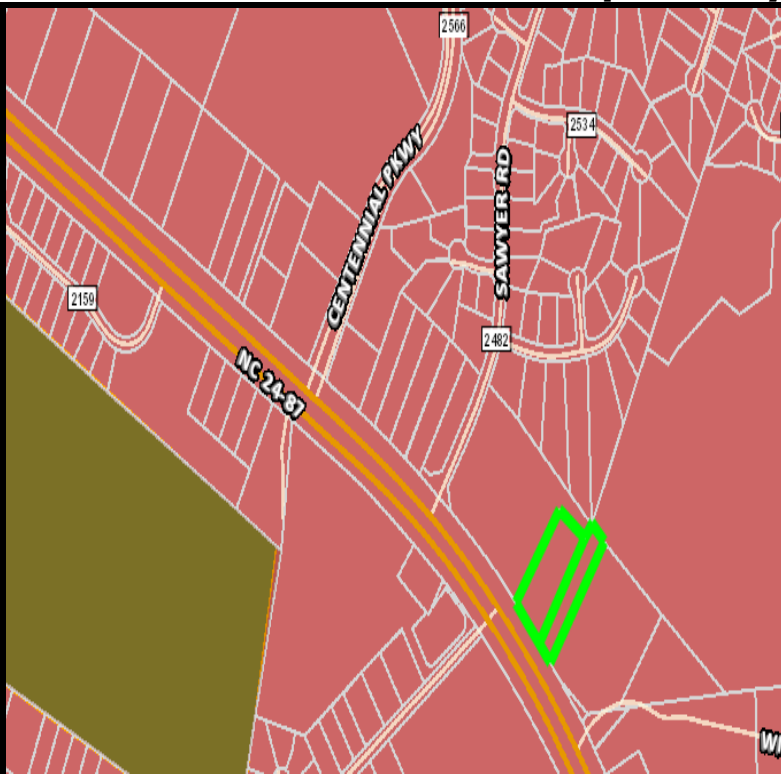
Zoning District Compatibility

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 Commercial	LAND USE CMU
Parks & Rec		X
Natural Preserves		X
Bona Fide Farms		
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		

Site Photographs



Site view along Northbound NC 24-87



Existing homes on subject site



Existing homes on adjacent site



View South NC 24-87

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: In the vicinity of the subject property, non-residential development has progressed at a stable pace. The requested zoning change to Commercial will not have a negative impact on the surrounding community as it is similar in nature to existing and neighboring zoning districts in the 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. This area is also within the Compatibility Development Target area. These two designations highlight growing areas of the County that consist of planned residential areas mixed with a variety of nonresidential uses.
- 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 exists on adjacent properties, this application does not need to be evaluated for Small Scale Rezoning.
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Suggested Statement-of-Consistency (Staff concludes that...)

As stated in the evaluation, the requested rezoning to **Commercial** is compatible with Harnett County Land Use Plan and would not have an unreasonable impact on the surrounding community based on the existing commercial in the area. Therefore, it is recommended that this rezoning request be **APPROVED**.