

HARNETT COUNTY PLANNING BOARD

Monday August 4, 2025

6:00 p.m.

**Harnett County Development Services
420 McKinney Parkway, Lillington, NC 27546**

PUBLIC HEARING

1. Call to order and welcome – Chairman Kathy Wood
2. Invocation & Pledge of Allegiance
3. Approval of Minutes

New Business

4. **Proposed Zoning Change: Case #PLAN2507-0001**
Landowner / Applicant: Johnnie C Stewart; 13.71 +/- acres; Pin# 1528-65-0964.000; From Industrial to RA-30 Zoning District; Averagesboro Township; Off Hwy 301 N (on Bryan McLamb Lane).
5. **Proposed Zoning Change: Case #PLAN2507-0002**
Landowner / Applicant: TFD Inc. / Johnathan Tucker; 3.05 +/- acres (Consist of two parcels); Pin # 9585-04-6546.000 & 9585-04-5613.000; From RA-20M to Commercial Zoning District; Barbecue Township; NC Hwy 87 S.
6. Other Business
7. Adjourn



REZONING STAFF REPORT

Case: PLAN2507-0001

Sarah Arbour, Planner II

sarbour@harnett.org

Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: August 4, 2025

County Commissioners: August 18, 2025

Rezoning from the Industrial to the RA-30 Zoning District

Applicant Information

Owner of Record:

Name: Johnnie C. Stewart

Address: 633 Bryan McLamb Ln.

City/State/Zip: Dunn, NC 28334

Applicant:

Name: Johnnie C. Stewart

Address: 633 Bryan McLamb Ln.

City/State/Zip: Dunn, NC 28334

Property Description

PIN(s): 1528-65-0964.000

Acreage: +/- 13.71

Address/SR No.: Bryan McLamb Ln. Dunn, NC

Township:

- ☐ Anderson Creek
☒ Averasboro
☐ 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 a vacant, unimproved property currently used for agricultural purposes. A stream and a small pond are located along the NW property line, and there are overhead powerlines that traverse the property.

Surrounding Land Uses

Surrounding land uses consist of agricultural activities and residential uses.

Background

- Zoning was adopted in the Averagesboro township in 1988.
- There is precedent for rezoning the subject property to RA-30 based on a previous change of zoning from the Industrial to the RA-30 zoning district on Bryan McLamb Ln. :

2015: Approved rezoning from the Industrial Zoning District to the RA-30 contiguous properties on Bryan McLamb Ln.



- 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 acknowledged that the lack of public utilities and road access significantly limits its viability for industrial development at this time. Additionally, the residential nature of the community limits the types and scale of industrial uses that could locate on this site. Despite these constraints, rezoning the parcel would reduce the inventory of available land for future industrial development should infrastructure improvements be made along US HWY 301 N.

Services Available

Water:

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

Sewer:

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

Transportation

Bryan McLamb Ln. is a privately maintained road and traffic counts are not available.

Site Distances

Good

Access: Bryan McLamb Ln. :

Bryan McLamb Rd. is paved with asphalt and is approximately 20 feet wide for about 0.2 miles from U.S. 301 N. After approximately 0.2 miles, the road narrows and transitions to a gravel and dirt surface, with variations in both width and compaction. The current access is not sufficient for immediate industrial development or further subdivision of the property.

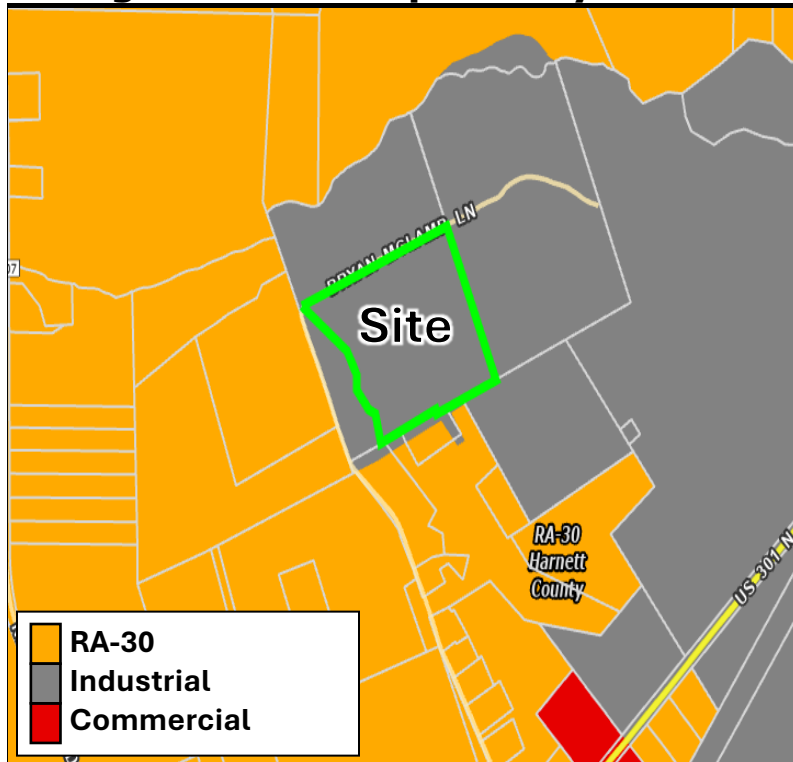
Connection to U.S. Hwy 301 N.



Bryan McLamb Rd.



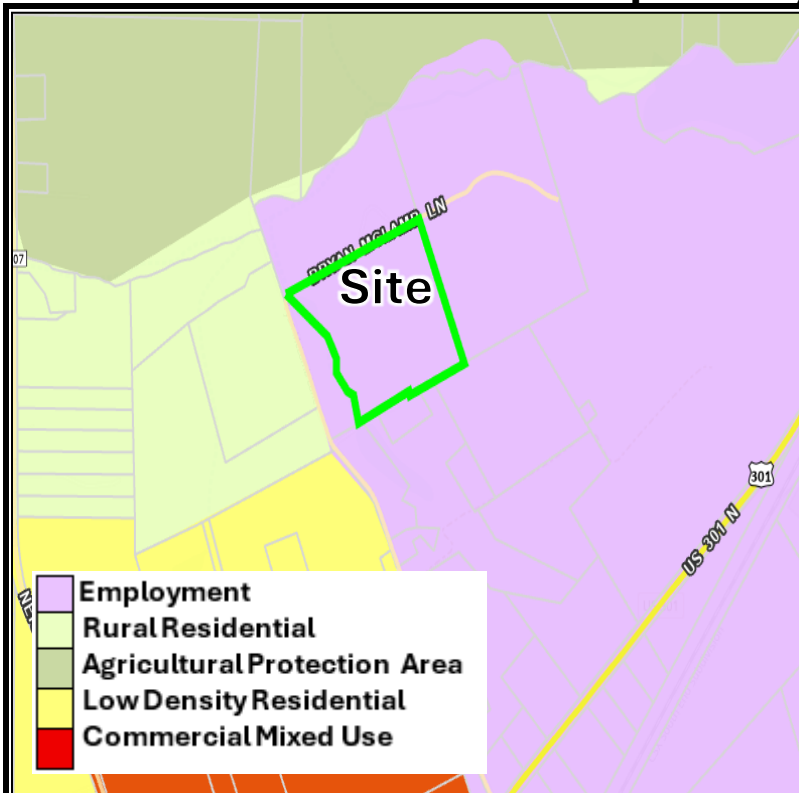
Zoning District Compatibility



	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 USES
	Commercial	Employment Growth Area
Parks & Rec	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	X
Retail	X	X
Wholesale		X
Industrial		X
Manufacturing	SUP	X

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.

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



Across Road



Road View: Bryan McLamb Ln.



Road View : Intersection of U.S. HWY 301 & Bryan McLamb Ln.



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, manufactured 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)**

The uses permitted in 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 classifications 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 is in accordance with sound planning practices due to the compatibility of the adjacent land uses and zoning classification with the requested zoning classification, RA-30, and the current limited access to public utilities and roads.

Comprehensive Plan

The proposed zoning change is not in accordance with the Harnett Horizons 2040 Land Use Plan due to incompatibility with the underlying future land use designation, *Employment Growth Area*. The future land use designation for this property does not support a rezoning to the RA-30 zoning district. As required by G.S. 160D-605(a), a change of zoning to the RA-30 zoning classification will deem the land use map amended to ensure consistency. The recommended land use designation is *Rural/Agricultural*, as this is the most compatible land use designation with the surrounding land uses.

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.

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:

- | | | |
|------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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



APPLICATION FOR ZONING CHANGE

Planning Department
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: 435.50
Receipt: R33410
Permit: PLAN 2507-0001
Hearing Date: August 4, 2025

Applicant Information

Owner of Record:

Name: JOHNNIE C. STEWART
Address: 633 BRYAN McLAMB LN
City/State/Zip: DUNN NC 28334
E-mail: _____
Phone: 919-625-0057
Fax: _____

Applicant:

Name: SAME
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____

Property Description

PIN(s): 1528-650964

Acreage: 13.71 Acres _____

Address/SR No.: Bryan McLAMB LN.

Directions from Lillington: _____

Deed Book: 4271
Plat Book: 2020

Page: 71 2920
Page: 11

Utilities Available:

Water:

- ☐ Public (Harnett County)
☒ Private (Well)
☐ Other (Unverified)

Sewer:

- ☐ Public (Harnett County)
☒ Private (Well)
☐ Other (Unverified)

Existing Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☐ RA-30
☐ RA-40
☐ Commercial
☐ Light Industrial
☒ Industrial
☐ Office & Inst'l

Requested Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☒ RA-30
☐ RA-40
☐ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

Township:

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

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Johnnie C. Stewart 7-1-25
Property Owner Signature Date

Authorized Agent Signature

Date

Requirements for Consideration

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:

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2.2 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.
- 2.3 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.)
- 2.4 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.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.

Requirements for Consideration

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:

2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

The proposed rezone request would allow for the subject parcel (1528-65-0964.000) to be similarly situated in the area within 0.10 miles, 6 other parcels that are zoned RA-30. The parcels that are within a 0.50 mile of the subject parcel are as follows:

- PIN: 1528-45-8219.000
- PIN: 1528-55-2706.000
- PIN: 1528-46-8160.000
- PIN: 1528-46-5814.000
- PIN: 1528-56-3997.000
- PIN: 1528-67-1498.000

Because the subject property is in the area to these parcels zoned RA-30, it would be deemed appropriate for the subject area as it would comply and therefore be an allowable rezone.

2.2 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.

According to the Harnett County Unified Development Ordinance Article IV, Section 9.0 Residential/Agricultural District a rezoning of the subject parcel to RA-30 would allow for primarily single family residential and agricultural uses would be compatible with the character area, therefore, would be allowable as it would NOT be a detriment to the public interest in this area. This is further supported by the fact that the parcel in question is surrounded by numerous RA-30 zoned parcels within 0.5 miles. The subject parcel also directly borders the Rural/Agriculture future land use according to the Comprehensive Land Use plan, therefore a rezone from Industrial to Residential-Agriculture 30 would be appropriate for the subject parcel.

2.3 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.)

We intend to rezone the parcel for the sale of the land so that the buyers listed can use the property as their primary home. According to the Harnett County Unified Development Ordinance Article V Use Regulation Table 1.2 *Table of Use Types & Regulations* the intended rezone to RA-30 for residential use is permitted in the RA-30 zoning district. The intention is to use the subject property for dwelling/residential property which is allowed by right according the Table 1.2 under the RA-30 column. There is no intention to subdivide the parcel for profit.

2.4 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.

As previously stated the subject parcel is surrounded by numerous RA-30 within a half mile and only 3 Industrial zoned parcels adjoin it. The rezone to RA-30 would NOT materially and adversely affect the character area and the use of the subject parcel once rezoned would comply with the Harnett County UDO and the area where the property is located. As previously stated, the rezone request also appears to be compatible with the Harnett County 2040 Comprehensive Land Use plan for the area.

2.5 The proposed change is in accordance with the comprehensive plan and sound planning

practices.

To the best of our knowledge, based on the research we have done using the Harnett County 2040 Comprehensive Land Use map on the Harnett County Government website and Harnett County GIS, it appears that the subject parcel borders the Rural/Agriculture Future Land Use area. Based on this evidence, it would be allowable and appropriate to rezone the property from Industrial to RA-30.

STATE OF NORTH CAROLINA, Fannett COUNTY
Smicks Boreett, REVIEW OFFICER OF
Fannett COUNTY, CERTIFY THAT THE MAP OR
 PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS
 ALL STATUTORY REQUIREMENTS FOR RECORDING.
Shirley E. Fannett
 REVIEW OFFICER
 DATE: 3-4-2020

STATE OF NORTH CAROLINA, Harnett COUNTY
 FILED FOR REGISTRATION AT 9:05 a.m.
March 6 2020, IN THE REGISTER
 OF DEEDS OFFICE.
 RECORDED IN BOOK 1988 PAGE 71
 REGISTERED BY Kimberly S. Hagrove
 BY: Mandi L. Webster

50 0 50 100
GRAPHIC SCALE

TOWNSHIP AVERASBORO		COUNTY HARNETT
STATE: NORTH CAROLINA DATE: 3/2/2020 SCALE: 1 in.=100 ft. ZONE: INDUSTRIAL TAX PARCEL: PIN: 15328-56-0140.000		

[illegible]

INSET A HAS NO SCALE

INSET B HAS NO SCALE

0 100

North Carolina, Atlantic Ocean

9 _____
Date
3-8-70
County number _____
Signature L. Stewart

NOTE: IMPROVEMENTS, UTILITIES, STREAMS, POND NOT LOCATED, ONLY 13.71 ACRES SURVEYED, ALL OTHER LINES FROM DEED, MAP REFERENCE: MAP BOOK 2015, PAGE 289

This land was surveyed on 12/17/2003

CONTACT INFORMATION
JOHNIE C. STEWART
3000 BRANFLORENCE LN.
DUNN, NC 28334
PHONE: 919-925-0057

NORTH FROM PLAT BOOK 2003, PAGE 21

[illegible][illegible][illegible]

This little 25 acre farm was my Grand Parents, 1956 approx my Daddy bought from his brothers & sisters from Grandma. Daddy died 1986 I moved in house & looked after my mom & then let her stay in my mobile home, then passed. I always held on to this property, but now I've lost, lost, my Mom, Dad, brother and my wife 2/20/22, 1 1/2 yrs later Stage 4 cancer. Both sons on the wrong side of life, drugs, alcohol, I raised my nephew, but he's in love & moved out. About 1/2 of this land is poor dikes, erosion, not much rent. It's come a time, I just not able to look after much. Resident land all around, so Eddie wants to build, make it a home & have garden, & horses, he would be a good neighbor, to me & the other neighbors, this is a nice private place they could ever be. I would not get rid of it, if he wouldn't enjoy it and do him more good than it is to me. Gale owns the land all around me, best friends, and he has farmed my land, and has no objection. I have always kept the road up and furnished the rock to rock it. I for see it would not be good for any neighbors.

Johnnie Stewart

Current Owner
Johnnie C Stewart
635 Brian McLamb Lane
Dunn, NC 28334
919-625-0057

Proposed Buyers
Edward R and Julia B Byrd
401 South 8th Street
Erwin, NC. 28339
910-890-7907
jbbrn57@icloud.com

June 30, 2025

Planning and Zoning Department
420 McKinney Pkwy
Lillington, NC 27546

Subject: Request for Rezoning of Property located
at 633 Bryan McLamb Lane, Dunn, NC. Parcel
1528-65-0964

Dear Planning Board Members,

We are writing to formally request the rezoning of the property located at 633 Bryan McLamb, Dunn, NC 28334. The current zoning designation is Industrial and we are requesting it be changed to RA -30, residential/agriculture.

The reason for the request is to sell the land to the above named buyer for the purpose of building a

single residence home using the remainder for agriculture.

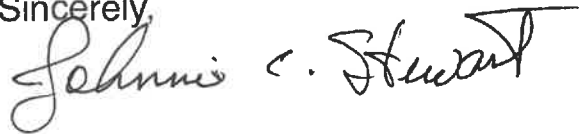
This proposed change would align the property at 633 Bryan McLamb lane with other properties on Bryan McLamb Lane which currently has 12 residences plus one uninhabited dwelling. The buyers are committed to ensuring that the use of the property complies with all applicable county code and ordinances.

We believe this change in code will benefit the property owners by keeping all property on Bryan McLamb Lane as residential/agriculture.

Enclosed with this letter is the required application forms and supporting documents as outlined in your rezoning application packet. Answers to the required rezoning questions are attached. We are also prepared to attend any meetings necessary to present this request and answer questions.

Thank you for your time and consideration of this rezoning request. Please feel free to contact us if you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Johnnie C. Stewart". The signature is written in a cursive, flowing style.

Johnnie C. Stewart
Edward and Julia Byrd



REZONING STAFF REPORT

Case: PLAN2507-0002
Sarah Arbour, Planner II
sarbour@harnett.org
Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: August 4, 2025 County Commissioners: August 18, 2025

Rezoning from the RA-20M to the Commercial Zoning District

Applicant Information

Owner of Record:

Name: TFD Inc.
Address: 141 Country Haven Lane
City/State/Zip: Fuquay-Varina, NC 27526

Applicant:

Name: Johnathan Tucker
Address: 141 Country Haven Lane
City/State/Zip: Fuquay-Varina, NC 27526

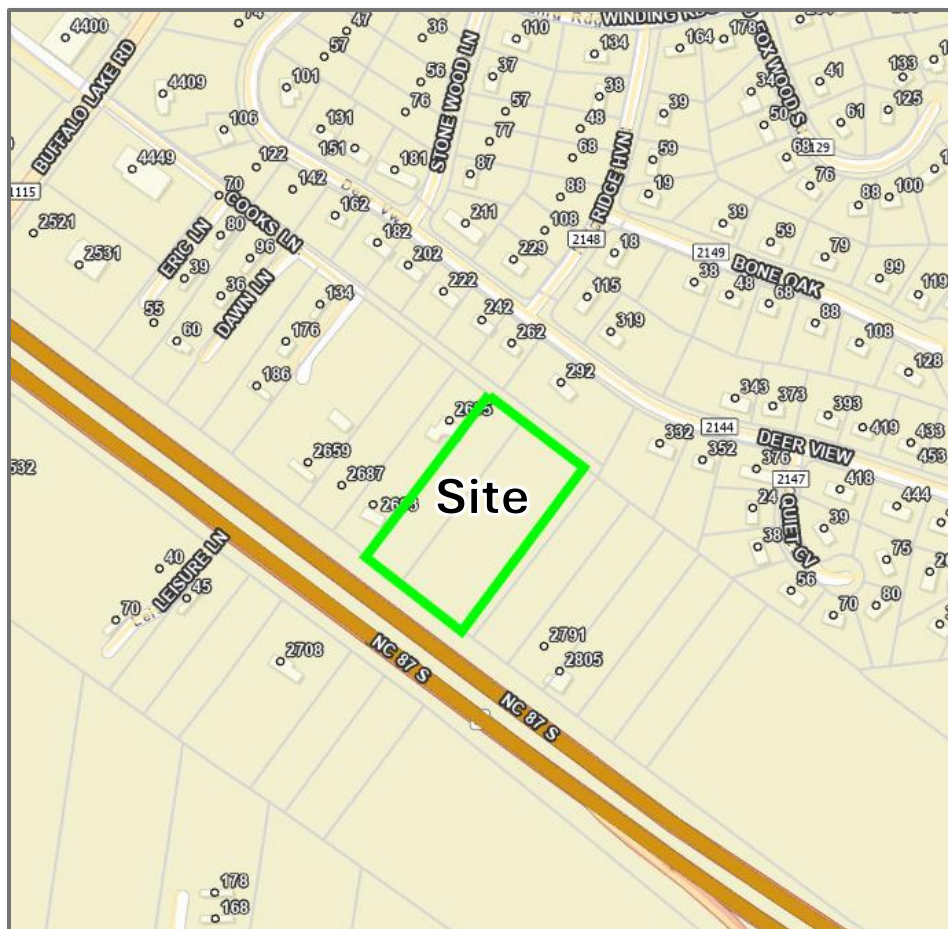
Property Description

PIN(s): 9585-04-6546.000; 9585-04-5613.000 Acreage: +/-3.05
Address/SR No.: NC 87 N., Cameron, NC

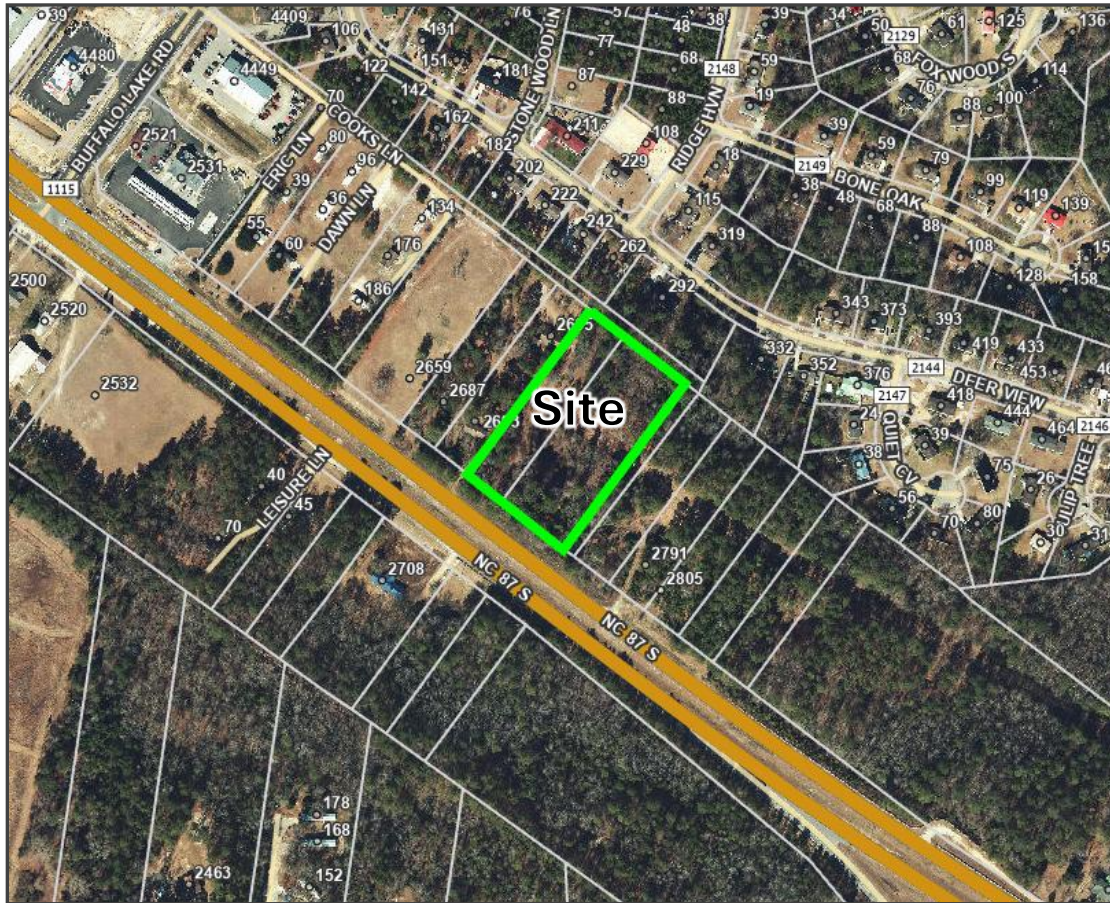
Township:

- | | | |
|----------------------------------------------|----------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Anderson Creek | <input type="checkbox"/> Buckhorn | <input type="checkbox"/> Johnsonville |
| <input type="checkbox"/> Averagesboro | <input type="checkbox"/> Duke | <input type="checkbox"/> Lillington |
| <input checked="" type="checkbox"/> Barbecue | <input type="checkbox"/> Grove | <input type="checkbox"/> Neill's Creek |
| <input type="checkbox"/> Black River | <input type="checkbox"/> Hectors Creek | <input type="checkbox"/> Stewart's Creek |
| | | <input type="checkbox"/> Upper Little River |

Vicinity Map



Physical Characteristics



Site Description

The site consists of two wooded, vacant parcels traversed by overhead powerlines in the site's midsection.

Surrounding Land Uses

Adjacent land uses consist of vacant, wooded land, and single-family homes. Commercial land uses, including a fitness center, gas station, automobile repair shop, and restaurant are located in close proximity to the north of the properties.

Background

Retail Strategies, a company the County has contracted with to help recruit businesses and economic development opportunities to the county, is actively promoting this site and the adjacent property to the north for future commercial development.

Services Available

Water:

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

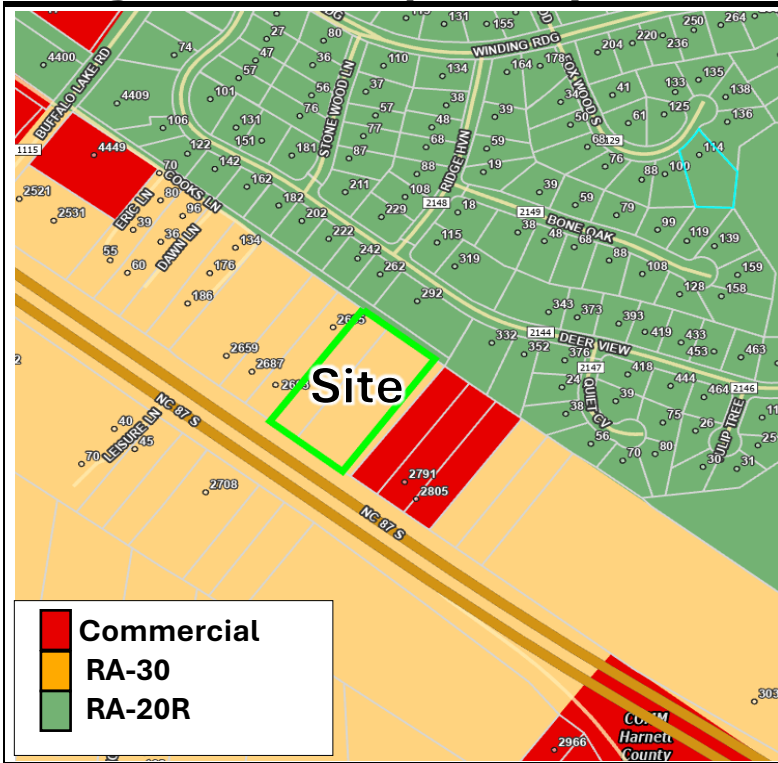
Sewer:

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

Transportation

The annual Average Daily Traffic counts for this section of NC 87 N. are 31,500 daily trips.

Zoning District Compatibility



	Current RA-30	Requested Commercial
Parks & Rec	X	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	SUP	X
Retail		X
Wholesale		SUP
Industrial		
Manufacturing		SUP

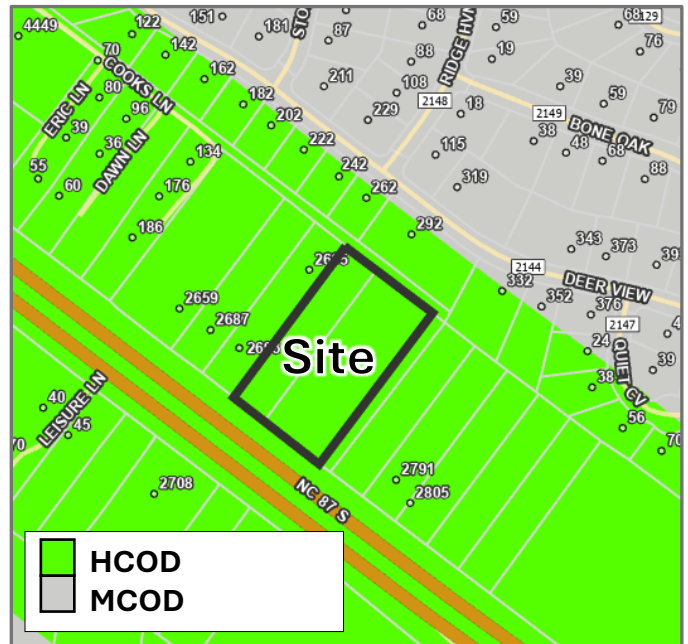
The following is a summary list of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses

Highway Corridor Overlay District (HCOD):

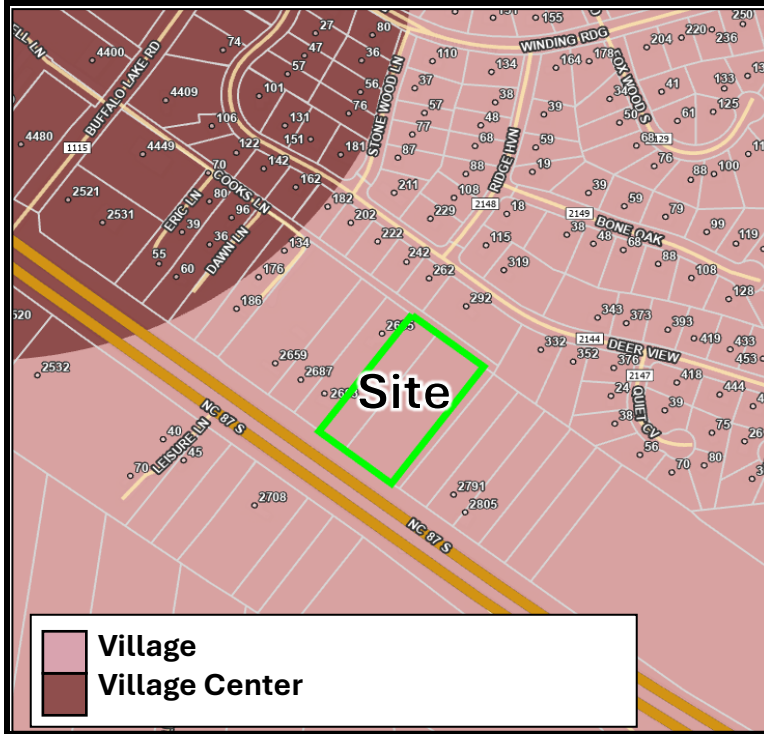
The Highway Corridor Overlay District encourages commercial/nonresidential development that promotes safe traffic patterns through shared access, lateral access, and shared parking. The Overlay also consists of enhanced commercial development standards that have been implemented along the corridor that provide attractive entrances or "gateways" into the county.

Military Corridor Overlay District (MCOD):

The main purpose of this district is to ensure the compatibility between air and exercise operations associated with local military installations occurring at varying hours and land uses on properties nearby, in terms of potential interference with safe aircraft operations, potential threats from falling aircraft, potential impacts of noise, and potential adverse impacts of other military operations and practices, such as small arms and artillery training and exercises, and prescribed or controlled burning of forested land. The permitted uses shall be the same as those in the underlying zoning districts. The Special Uses shall be the same as those in the underlying zoning districts. Reasonable regulations within applicable aircraft noise zones, imaginary surfaces, and active airspace, are limited to the height of man-made structures, incompatible uses of land, and incompatible development activities.



Land Use Classification Compatibility



	ZONING	LAND USES
	Commercial	Village
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	X
Retail	X	X
Wholesale		
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.

Village

These areas are meant to be nodes or activity centers for growing areas in the county. They should be located to compliment an existing center or include and be designed around a defined center and integrated greenspace. Villages should have a connected street network with short block lengths and have access to major thoroughfares and utilities. These areas incorporate a variety of small- to medium-scale commercial uses including grocery stores, retail establishments, restaurants and services. Office, civic and institutional uses should complement commercial uses. Residential options may include small lot single-family, townhomes, missing middle housing types and live-work units with residential units above commercial uses. Village Center locations may also include apartments and condos or dorms in the case of Campbell University. Residential uses should be located in close proximity to shopping and service areas and complimented by pedestrian facilities to provide more walking opportunities to internal and external destinations.

Site Photographs

Site



Across Street



Road View of NC 87 N.



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 properties are located in a mixed-use area with existing commercial uses to the north along the NC 87 corridor. Additionally, there are properties with a Commercial zoning designation located to the north and south of the subject properties along NC Highway 87.

- ☒ 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 in the Commercial zoning district would be in the interest of the general public. The site is located in a populous area along a major county thoroughfare and the permitted uses in the requested zoning district have the potential to provide valuable commercial services to the public. Additionally, the commercial development permitted in the proposed district classification may result in increased tax revenue, employment opportunities, and further local investment.

- ☒ 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 zoning district classification would be appropriate in the area included in the proposed change. The uses permitted in the Commercial zoning district are compatible with the surrounding and nearby commercial land uses. Additionally, the property has access to a major thoroughfare and public water.

- ☒ 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 Commercial zoning district are compatible with the nearby non-residential land uses to the north and the adjacent properties zoned Commercial to the south.

- ☒ Yes ☐ No **E. The proposed change is in accordance with the comprehensive plan and sound planning practices.**

The requested zoning district is compatible with the Village future land use classification. The Village land use classification should have a connected street network with short block lengths and have access to major thoroughfares and utilities. These areas incorporate a variety of small- to medium-scale commercial uses including grocery stores, retail establishments, restaurants and services. Office, civic and institutional uses should complement commercial uses.

The proposed rezoning is also in accordance with *Goal 4: Strategy 4A and 4C* of the Land Use chapter in the comprehensive plan:

Harnett Horizons 2040 Land Use Plan

- **Goal 4:** Encourage commercial recruitment (including retail and restaurants) to address leakage trends.
Strategy 4A: Encourage commercial and retail development in non-residential and mixed-use areas identified on the Future Land Use Map.
Strategy 4C: Encourage investment on potential commercial corridors that will serve as gateways into the County.

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 on compatibility with the future land use plan. It is recommended that this rezoning request be **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:

- | | | |
|------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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. |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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



APPLICATION FOR ZONING CHANGE

Planning Department
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$250
Receipt: _____
Permit: PLAN 2507-002
Hearing Date: Aug 4, 2025

Applicant Information

Owner of Record:

Name: TFD Inc.
Address: 141 Country Haven Lane
City/State/Zip: Fuquay-Varina, NC 27526
E-mail: john@associatedcontractservices.com
Phone: 919-601-9034
Fax: _____

Applicant:

Name: Johnathan Tucker
Address: 141 Country Haven Lane
City/State/Zip: Fuquay-Varina, NC 27526
E-mail: john@associatedcontractservices.com
Phone: 919-601-9034
Fax: _____

Property Description

PIN(s): 9585-04-6546.000 and 9585-04-5613.000

Acreage: 1.97 + Acres _____
1.08 =
3.05

Address/SR No.: NC 87 N

Directions from Lillington: Head S on Hwy 27, turn left on Hwy 87 heading South, just past the intersection of 87 and Buffalo Lake Road, the property is on the left

Deed Book: 4211
Plat Book: 8

Page: 0262
Page: 104

Utilities Available:

Water:
☒ Public (Harnett County)
☐ Private (Well)
☐ Other (Unverified)

Sewer:
☐ Public (Harnett County)
☐ Private (Well)
☐ Other (Unverified)

Existing Zoning:

- ☐ Conservation
☒ RA-20M
☐ RA-20R
☐ RA-30
☐ RA-40
☐ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

Requested Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☐ RA-30
☐ RA-40
☒ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

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

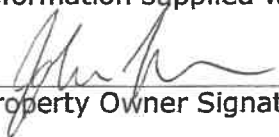
Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet

- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:



Property Owner Signature

6-4-25

Date



Authorized Agent Signature

6-4-25

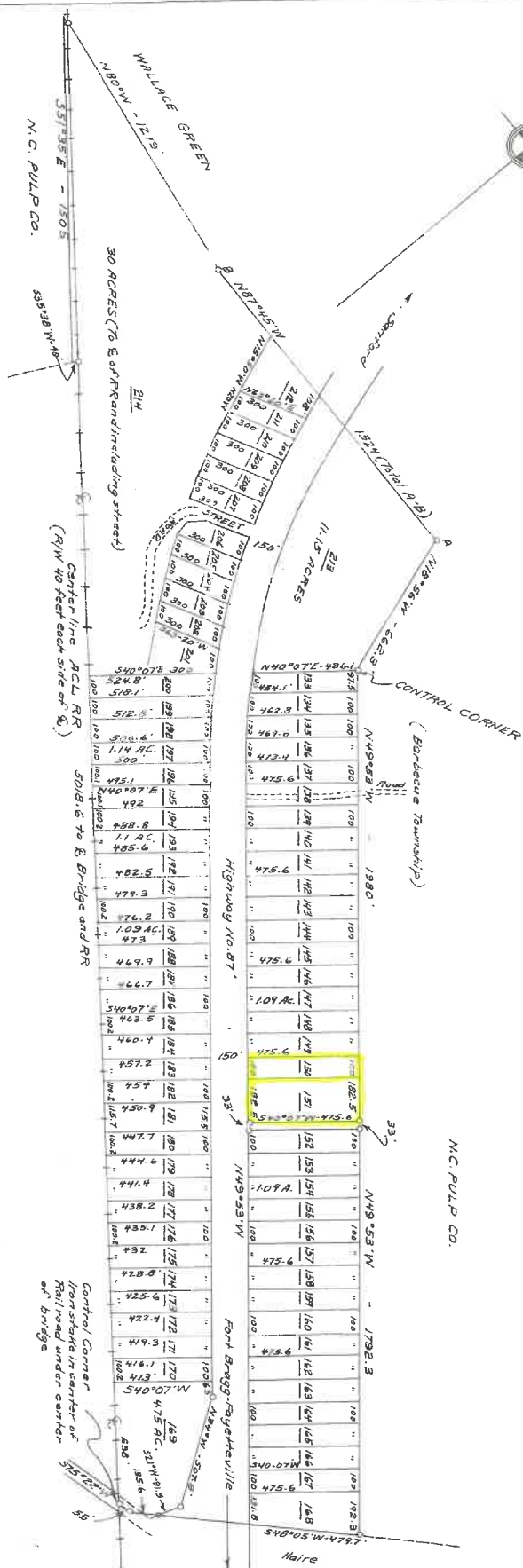
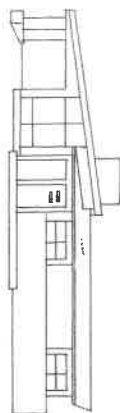
Date

Requirements for Consideration

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:

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2.2 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.
- 2.3 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.)
- 2.4 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.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.

SPOUT SPRINGS - HARNETT COUNTY - N.C.
SCALE 1"=300' JUNE 1ST, 1959
BRYANT R. JOHNSON, CIVILIER - SANFORD, N.C.



Collis on front of lots
 196 - N8E-30W
 197 - N4E-30 W
 198 - N4W-45W
 199 - N4S-30W
 200 - N41-30W
 201 - N59-30W
 202 - N39W
 203 - N3E-W
 204 - N3E-20W
 205 - N3E-30W
 206 - N30-30W
 Street - N2E-30W-40°
 207 - N4E-15W
 208 - N4E-15W
 209 - N2E-40W
 210 - N2E-15W
 211 - N20W
 212 - N20W
 213 - N4S-50W

Notes: Collis on back of
 lots 202 - 205 and lots
 207-211 are 160'x100' to
 Collis on front of lots;
 Collis on side lines of
 each of these lots are
 56'-20 W - 300'
 N4E-20 E - 300'.

Collis on east and north sides
 of lot 206 beginning at inter-
 section of roads at N4E-30W
 S8E-20W / N41-30W-10W-30W
 570 E - 60 E

I hereby certify that this plat was prepared by me, the outside boundaries being taken from map and survey by A. Chandler, Eares, Reg. Surveyor, and the subdivision is from an actual survey made by me. All information shown is true and correct to the best of my knowledge and belief.

Attestably, Hal T. Siler, N.C. Registered Surveyor No. 2-635

Sworn and subscribed before me this 1st day of June, 1959.

Notary, Hal Morris, Notary

My commission expires October 8th, 1960.

~~My commission expires~~ 1st. Morris, Notary
My commission expires October 8th, 1900

North Carolina, Board of Health
The Surgeon General
of
the Department of Health
at Raleigh, N. C.

५५५

Property description from deed:

Tract One: BEING all of Lot 150 as shown and delineated on Map entitled “Babcock Village”, Map No. 3, recorded in Map Book 8, Page, 104, Harnett County Registry, to which reference is hereby made for a more particular description of the property herein conveyed.

This is the same property as described in Deed Book 3166, Page 100, Harnett County Registry.

The above-described property is sold subject to all recorded easements and restrictions of record

Tract Two: BEING all of Lot 151 as shown and delineated on Map entitled “Babcock Village”, Map No. 3, recorded in Map Book 8, Page, 104, Harnett County Registry, to which reference is hereby made for a more particular description of the property herein conveyed.

This is the same property as described in Deed Book 3166, Page 100, Harnett County Registry.

The above-described property is sold subject to all recorded easements and restrictions of record

Reasoning for zoning change request:

2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.



The 2 parcels are currently zoned R20M but rezoning to commercial would align these properties with a more appropriate use based on the currently adopted comprehensive use plan. This would also bring them into alignment with adjacent properties that are already zoned commercial or have a commercial operation under a special use permit. This property is situated between a highway and residential neighborhood and would be ideal for commercial development. There is already significant commercial development that has occurred in this corridor.

2.2 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.

The county has identified this area of Spout Springs as a potential village node – an area that should see mixed uses including commercial to benefit the immediate area and the county as a whole.

2.3 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.)

The county has identified this area of Spout Springs as a potential village node – an area that should see mixed uses including commercial to benefit the immediate area and the county as a whole.

2.4 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.

This property is situated between a highway and residential neighborhood and would be ideal for commercial development. There is already significant commercial development that has occurred in this corridor.

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

The recently adopted use plan identifies this area as ideal for commercial land use under the “Village” tag.