

REZONING STAFF REPORT

Case: PLAN2605-0007

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Planning Board: July 6, 2026

County Commissioners: July 20, 2026

Rezoning Request: RA-20R to Commercial Zoning District

Applicant Information

Owner of Record:

Name: 1960 Properties, LLC.
 Address: 300 Black Belt World Drive
 City/State/Zip: Knightdale, NC 27545

Applicant:

Name: Chan Ho
 Address: 300 Black Belt World Drive
 City/State/Zip: Knightdale, NC 27545

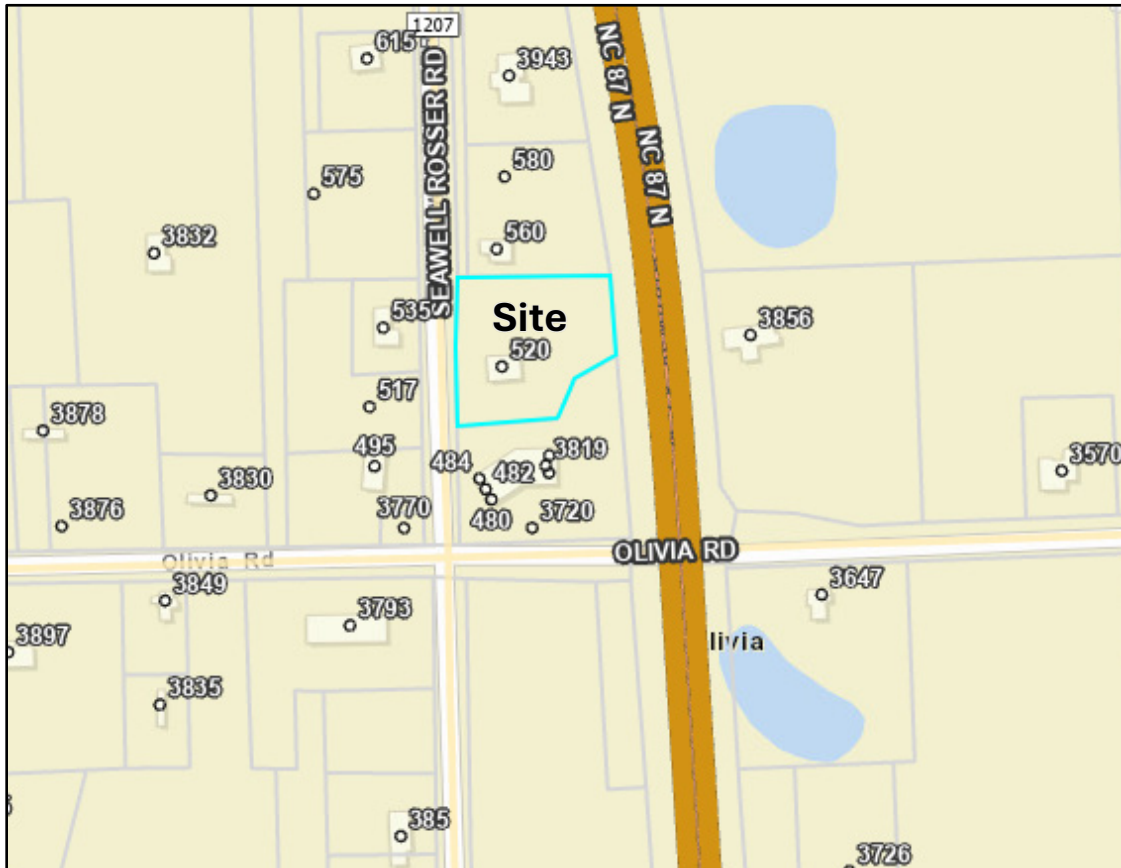
Property Description

PIN(s): 9568-66-9087.000 Acreage: 1.19
 Address/SR No.: 520 Seawell Rosser Rd., Sanford, NC 27332

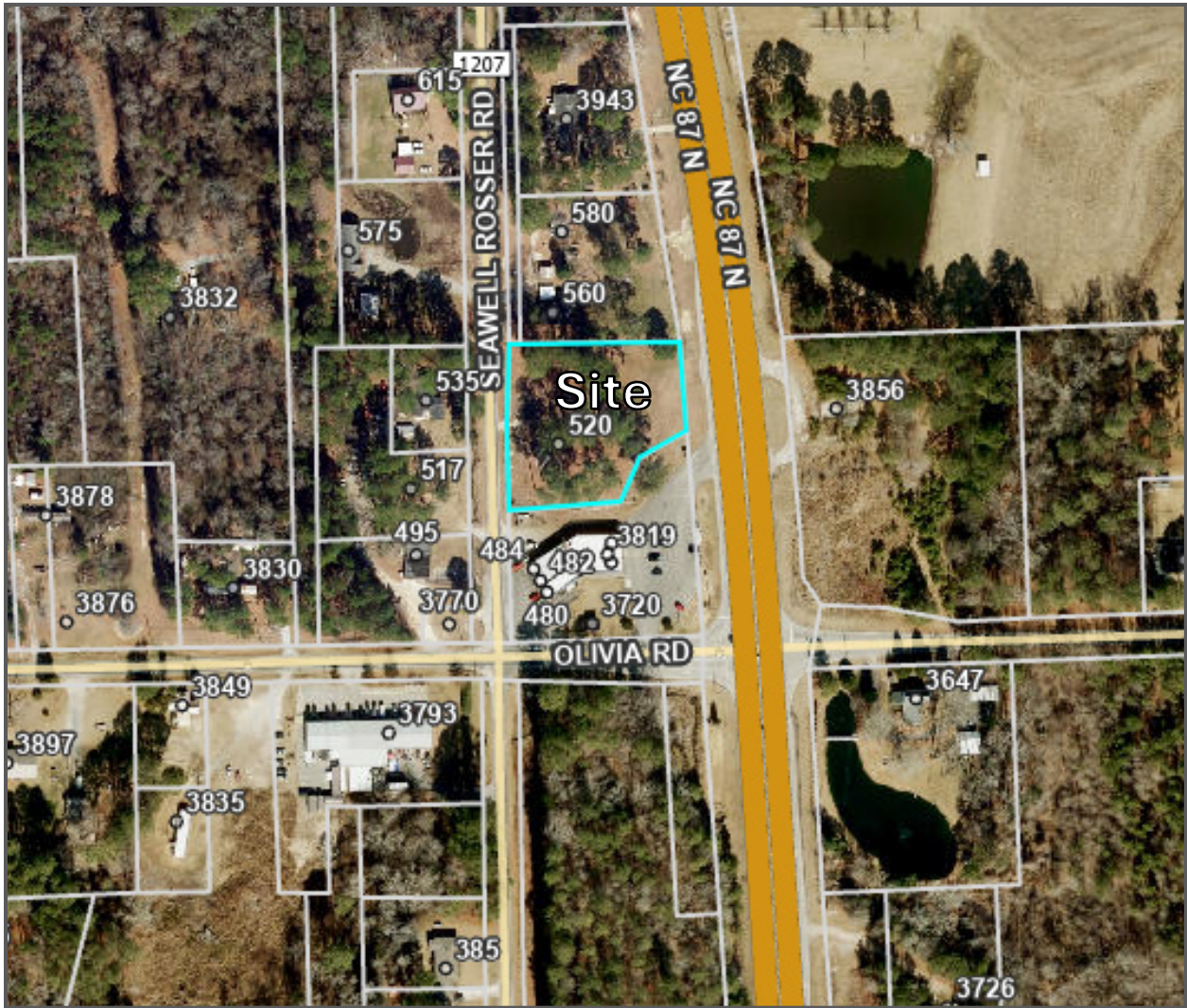
Township:

- | | | |
|--|--|---|
| <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 property is vacant and fronts both Seawell Rosser Rd. and NC 87 N. The property was formerly used for residential purposes until a recent demolition in 2024.

Background

A rezoning petition submitted for the property in April of 2025 was denied by the Board of Commissioners. Since this time, a 3-acre property located directly across NC 87 N. was rezoned to Commercial from the RA-20R zoning district.

Surrounding Land Uses

Surrounding land uses include the Olivia Post Office, a convenience store, a communications station, a massage & body therapy practice, and single-family residences.

Services Available

Water:

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

Sewer:

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

Transportation

Annual Average Daily Traffic counts:

Seawell Rosser Rd.: **150** AADT, 2024

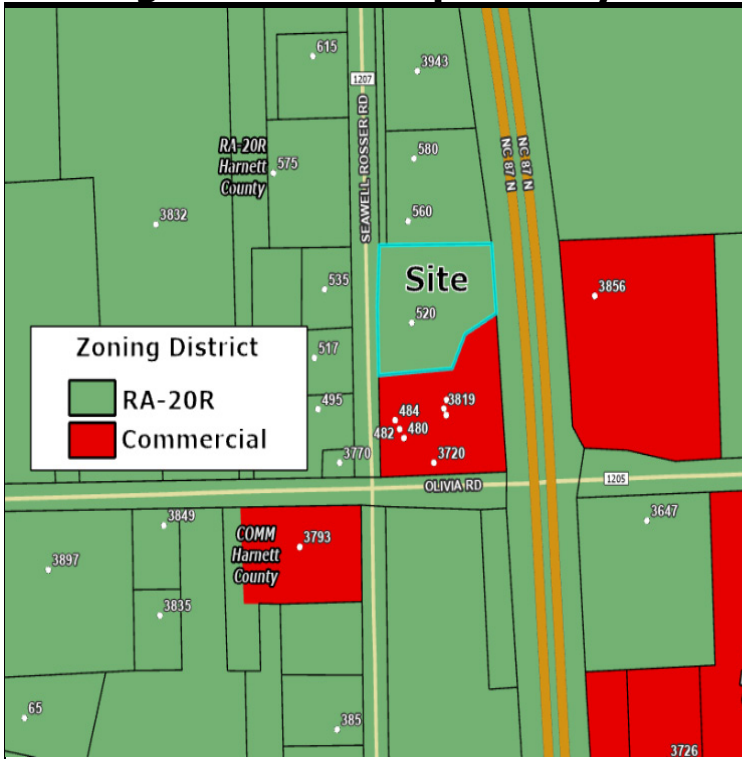
NC 87 N.: **28,500** AADT, 2024

Site Distances:

Seawell Rosser Rd.: Good

NC 87 N.: Fair; Reduced due to the topography and curvature of the road

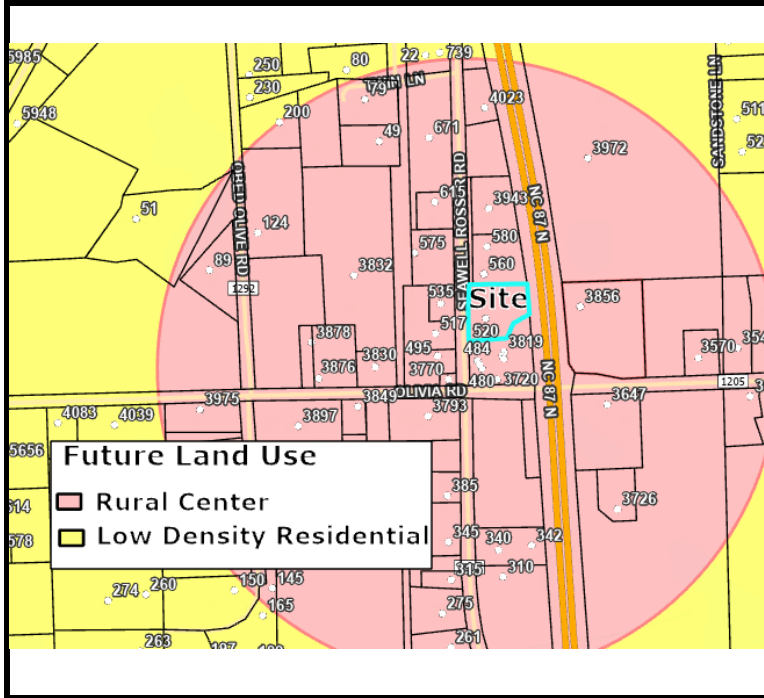
Zoning District Compatibility



	Current RA-20R	Requested Commercial
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 & SUP	
Institutional	X	X
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.

Land Use Classification Compatibility



	ZONING	LAND USES
	Commercial	Rural Center
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		
Manufactured Homes, Design Regulated		
Manufactured Homes		
Multi-Family		
Institutional	X	X
Commercial Service	X	X
Retail	X	X
Wholesale	SUP	SUP
Industrial		
Manufacturing	SUP	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.

Site Photographs

Site





Street View

Seawell Rosser Rd. South View

Seawell Rosser Rd. North View



NC 87 N. North View



NC 87 N. South View



Across Road

Seawell Rosser Rd.



NC 87 N.



Surrounding Land Uses



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 located within a mixed-use area characterized by both residential and non-residential land uses. The subject property is adjacent to property zoned Commercial with several existing commercial uses present.

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 requested zoning district is compatible with the underlying land use, Rural Center. This land use classification is a mixed-use land use classification that encourages small-scale commercial centers near residential land uses.

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 water and sewer utility services and is classified as Rural Center on the future land use map.

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.

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 future land use classification, Rural Center. The Rural Center Future Land Use classification supports uses permitted in the Commercial Zoning District.

Additionally, the proposed rezoning advances the following goals and strategies outlined in the Harnett Horizons 2040 Land Use Plan:

Harnett Horizons 2040 Land Use Plan

Land Use

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 in potential commercial corridors that will serve as gateways into the County. Major gateways include I-95, US 401, US 421, NC 87, NC 210, NC 55.

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

As stated in the evaluation, the requested rezoning to **Commercial** is reasonable. The requested rezoning would not negatively impact the surrounding community based on compatibility with the future land use plan, surrounding land uses, the availability of utilities, and access to a major county thoroughfare. Therefore, staff is recommending **APPROVAL** of the rezoning request.

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