



REZONING STAFF REPORT

Case: PLAN2507-0002
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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

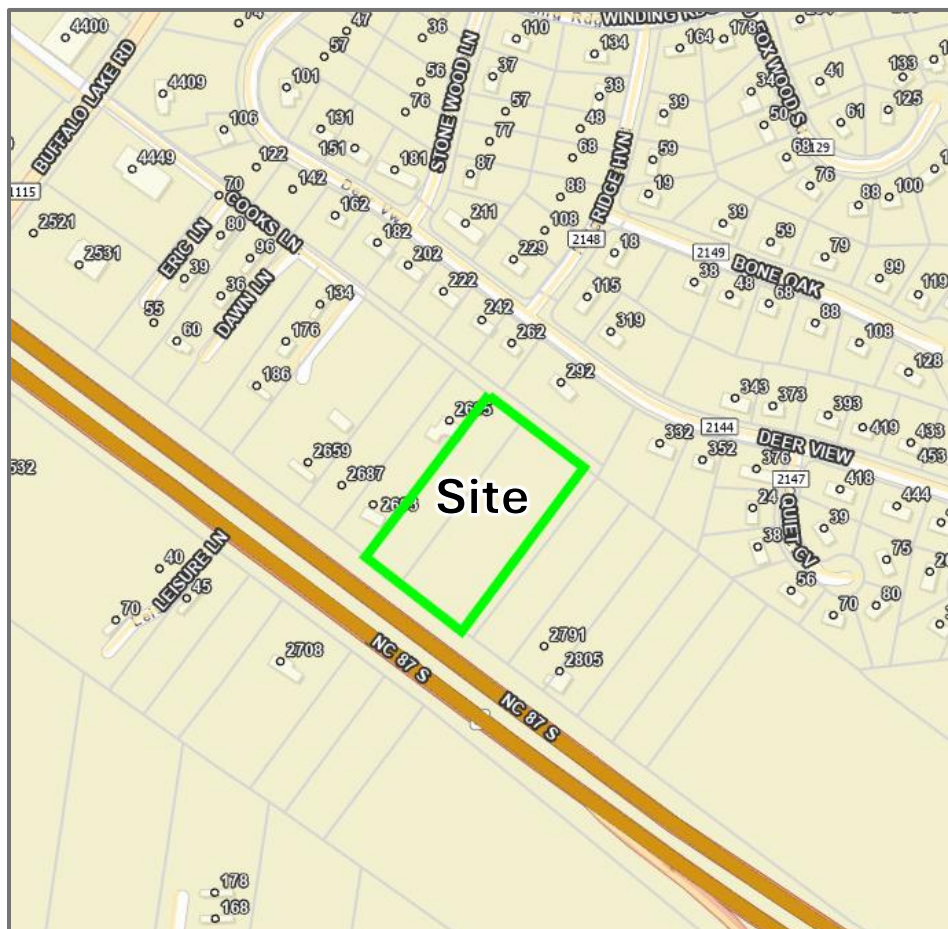
Property Description

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

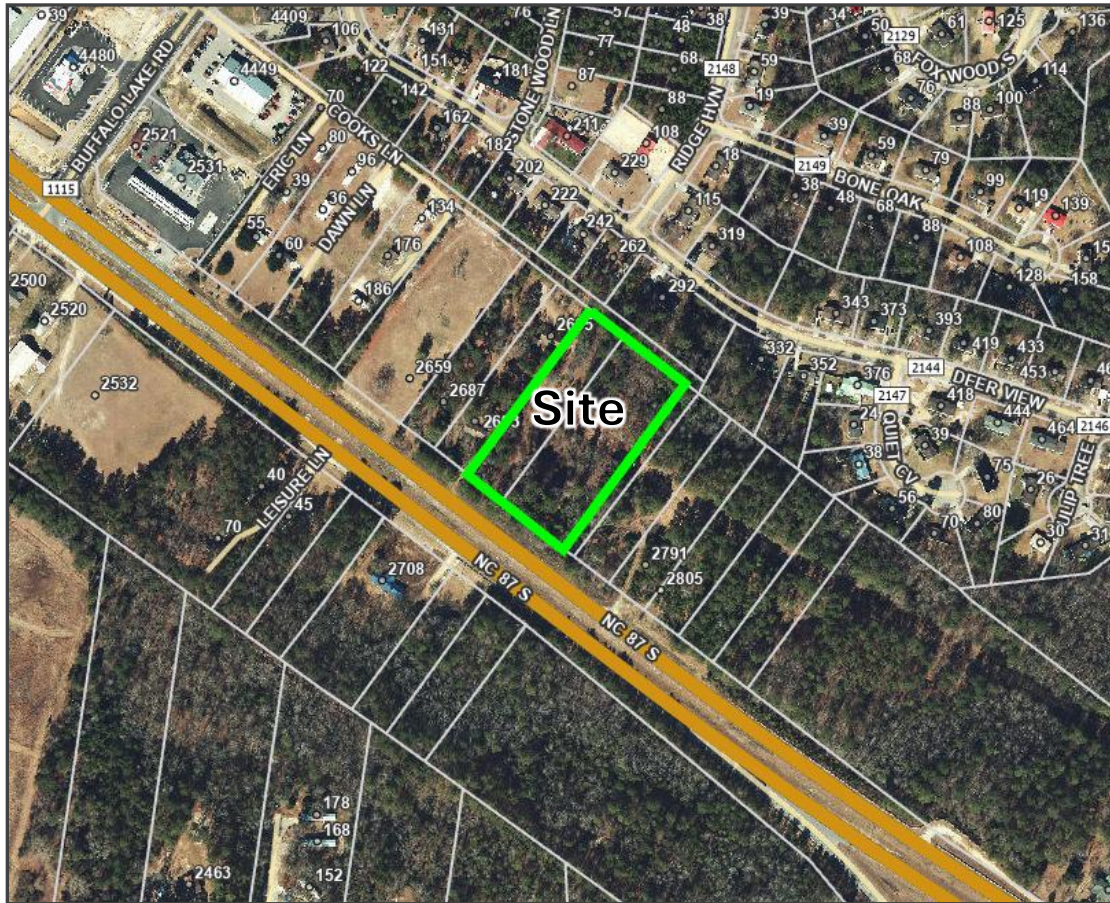
Township:

- | | | |
|--|--|---|
| <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

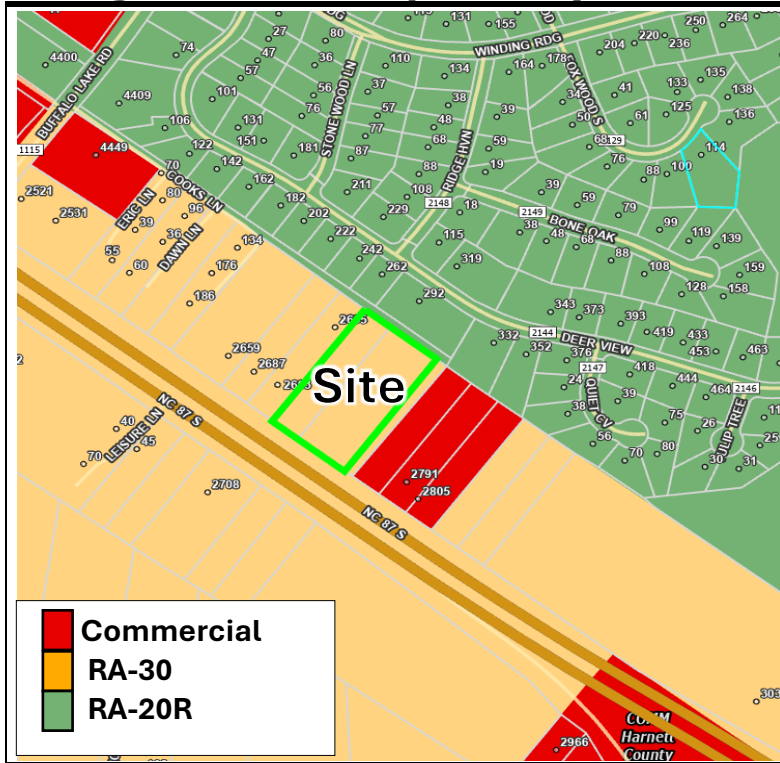
Sewer:

- ☐ 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

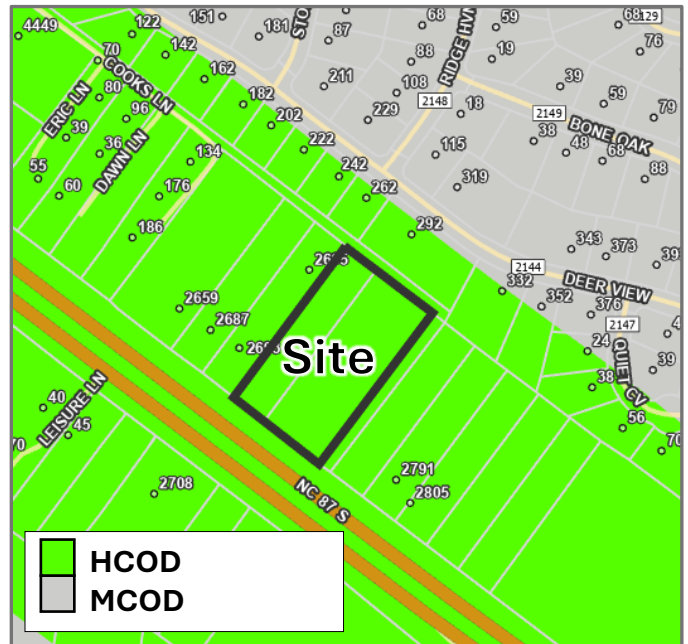
The following is a summary list of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses

Highway Corridor Overlay District (HCOD):

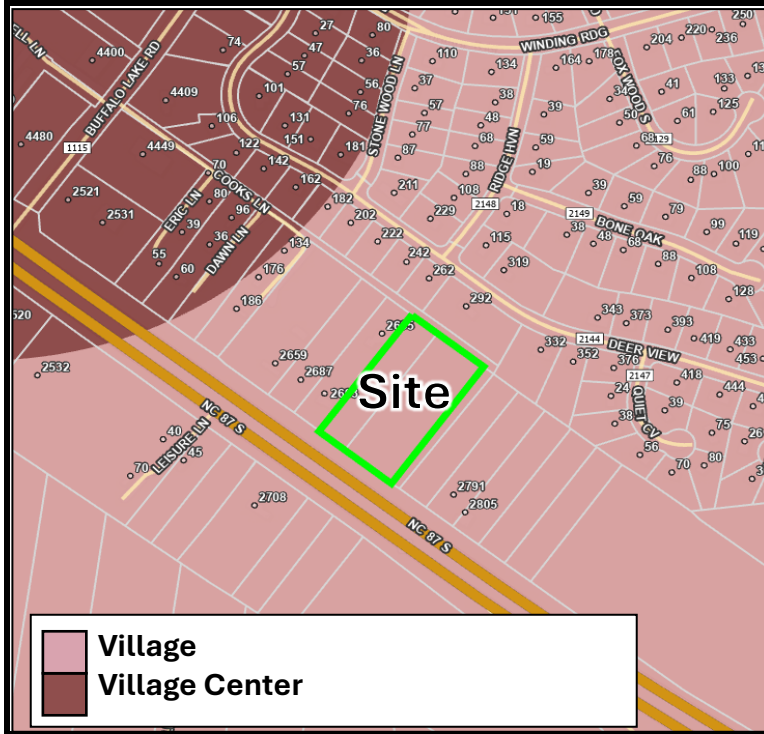
The Highway Corridor Overlay District encourages commercial/nonresidential development that promotes safe traffic patterns through shared access, lateral access, and shared parking. The Overlay also consists of enhanced commercial development standards that have been implemented along the corridor that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