



REZONING STAFF REPORT

Case: PLAN2504-0001

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Planning Board: May 5, 2025

County Commissioners: May 19, 2025

Requested Rezoning from the RA-30 to the Commercial Zoning District

Applicant Information

Owner of Record:

Name: Central Carolina Equity Partners, LLC

Address: 315 W. McIntosh Street

City/State/Zip: Sanford, NC 27330

Applicant:

Name: Central Carolina Equity Partners, LLC

Address: 315 W. McIntosh Street

City/State/Zip: Sanford, NC 27330

Property Description

PIN(s): 0610-98-3186.000

Acreage: 5.22

Address/SR No.: US 421 N. Lillington, NC 27546

Township:

- ☐ Anderson Creek
- ☐ Avasboro
- ☐ Barbecue
- ☐ Black River

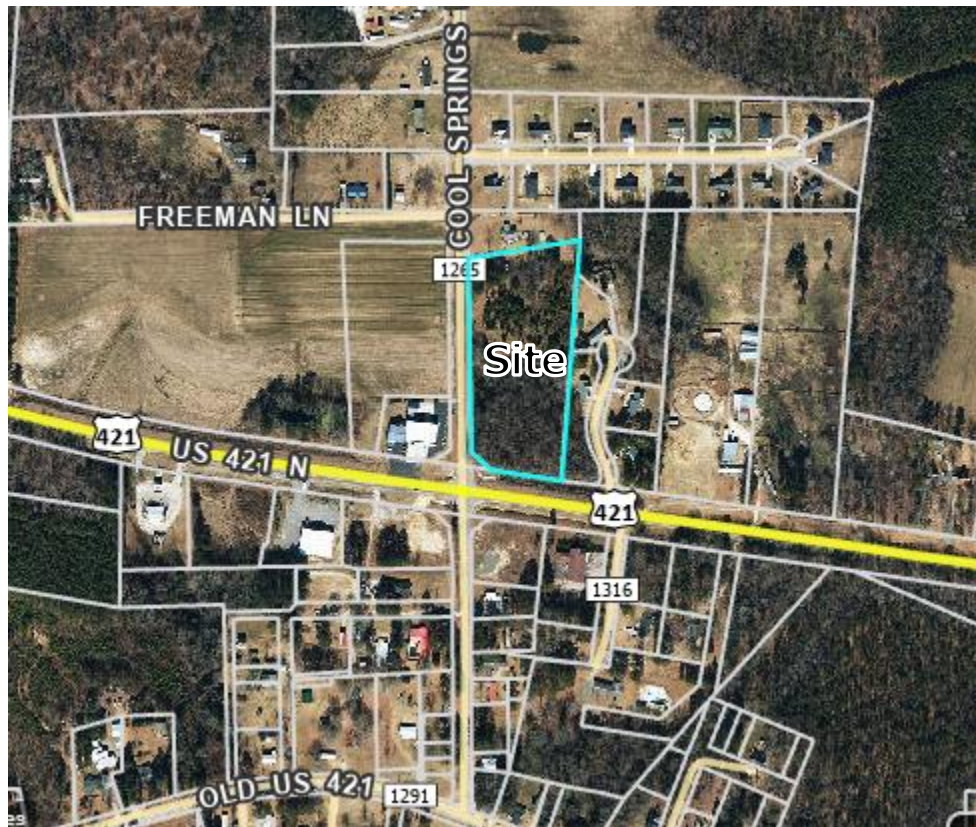
- ☐ Buckhorn
- ☐ Duke
- ☐ Grove
- ☐ Hectors Creek

- ☐ Johnsonville
- ☐ Lillington
- ☐ Neill's Creek
- ☐ Stewart's Creek
- ☒ Upper Little River

Vicinity Map



Physical Characteristics



Site Description

The subject property is an unimproved, wooded corner lot with frontage along Cool Springs Rd. and US 421 N.

Surrounding Land Uses

Surrounding land uses consist of single-family residences to the north and east, and commercial uses including a fire station, a Family Dollar, Dollar General, a gas station, and health clinic to the south and west. Land used for agricultural purposes is located to the west.





Services Available

Water:

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

Sewer:

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

Transportation:

Annual Average Daily Traffic (AADT):

US 421 N. : 8,400

Cool Springs Rd. : 1,000

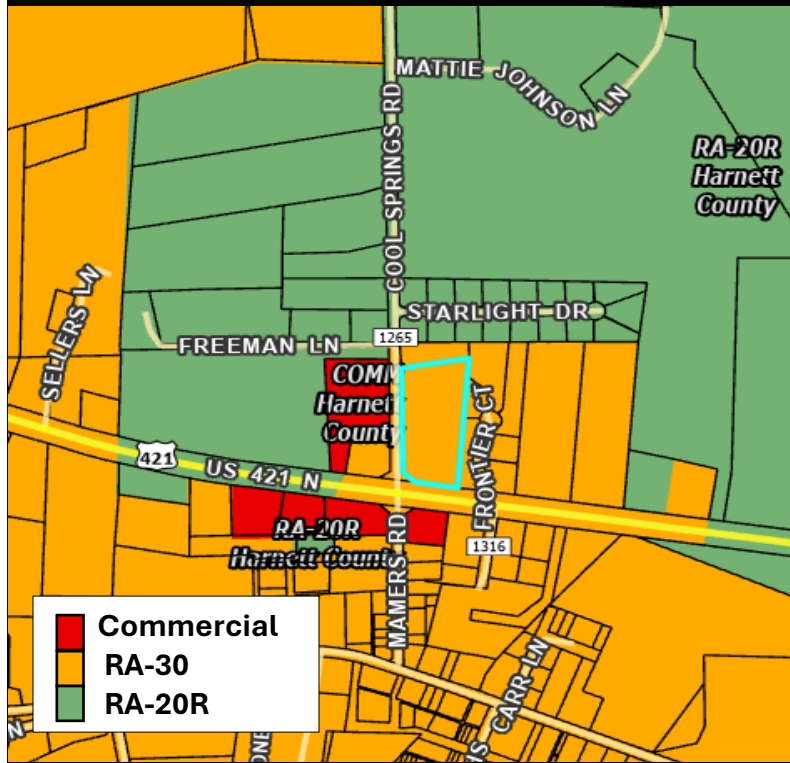
Site Distances:

US 421 N. West: Fair

US 421 N. East: Good

Cool Springs Rd. : Good

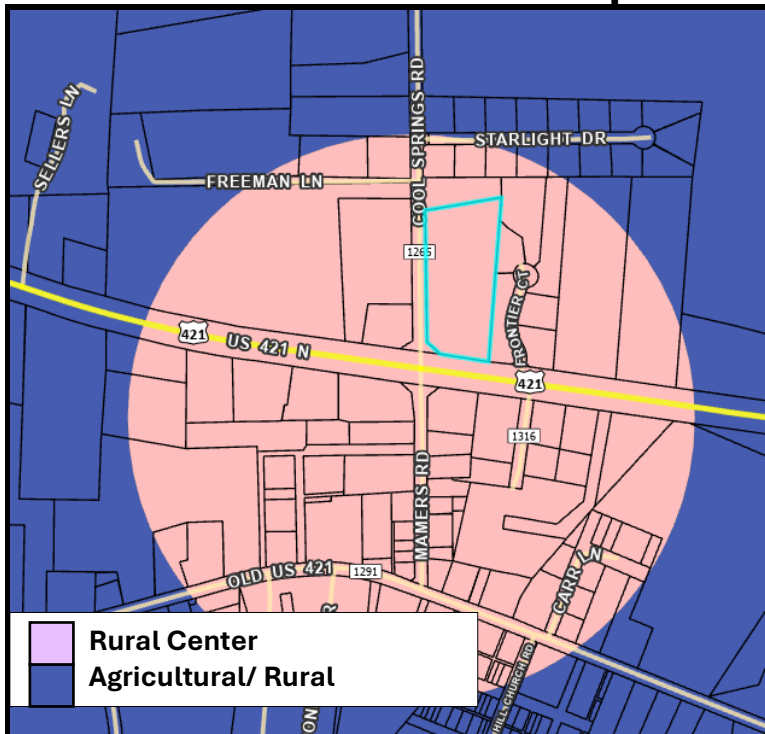
Zoning District Compatibility



	Current	Requested
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	
Manufactured Homes, (with design criteria)	SUP	
Manufactured Homes		
Multi-Family	SUP	
Institutional	X	SUP
Commercial Services	SUP	X
Retail	X	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		

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



Across Street

U.S 421 N. East View



U.S. 421 N. West View



Cool Springs Rd. South View



Cool Springs Rd. North View



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 property is located in a mixed-use area with commercial and residential uses. Properties with a Commercial zoning designation are located across from the subject property on the south side of US 421 N.

- ☒ 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 development node which encourages commercial activity and economic development throughout the county. The uses permitted in the Commercial zoning district are compatible with the underlying land use.

- ☒ 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 water service, and is located in a Rural Center Development Node.

- ☒ 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. Further, the neighborhood may experience benefits from future commercial development such as an increase in employment opportunities and local investment.

- ☒ 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 Use Future Land Use classification supports small scale, market-driven commercial centers.

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:

- ☐ 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