

# REZONING STAFF REPORT

Case: PLAN2601-0002

Sarah Arbour, Planner II

[sarbour@harnett.org](mailto:sarbour@harnett.org)

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

Planning Board: February 2, 2026

County Commissioners: February 16, 2026

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

### Applicant Information

#### Owner of Record:

Name: Stephanie Brandon & Frederick Barnes II

Address: 110 Cozy Street

City/State/Zip: Chapin, SC 29036

#### Applicant:

Name: Anas Elerian

Address: P.O. Box 12

City/State/Zip: Buies Creek, NC 27506

### Property Description

PIN(s): 1515-54-4263.000, 1515-54-5095.000, and 1515-53-6887.000

Acreage: +/- 3.95 of 14.12

Address/SR No.: 1334, 1446, & 1448 Bud Hawkins Rd., Dunn, NC

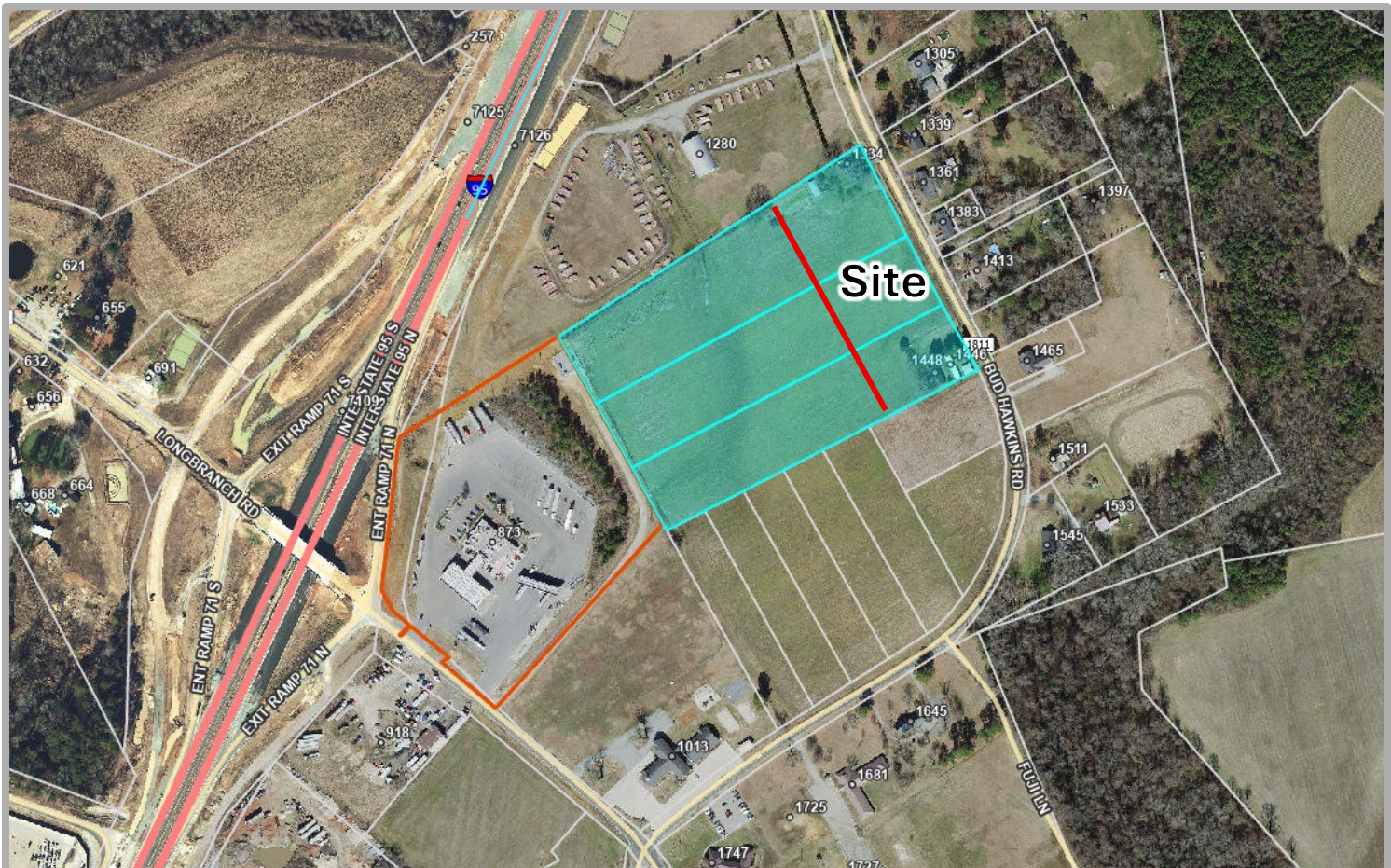
#### Township:

- ☐ Anderson Creek  
☒ Averagesboro  
☐ 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 comprised of 3 properties totaling approximately 14.12 acres. There are residences located on two of the properties, and the other is vacant and unimproved.

The properties are split zoned with two zoning classifications: Commercial and RA-30. Approximately 10.12 acres of the site are zoned Commercial, and the remaining +/- 4 acres closest to Bud Hawkins Rd. are zoned RA-30. This rezoning request, if approved, will reclassify them into a single, unified zoning district.

GIS records indicate that an intermittent stream may intersect at least one of the properties.

## Surrounding Land Uses

Surrounding land uses consist of a gas station, an in-ground pool company, a religious institution, and single-family residences.

## Services Available

Water:

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

Sewer:

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

\*The applicant has been advised to speak to the City of Dunn regarding availability of sewer services for this site, and, if available, an annexation into the City of Dunn may likely be required.

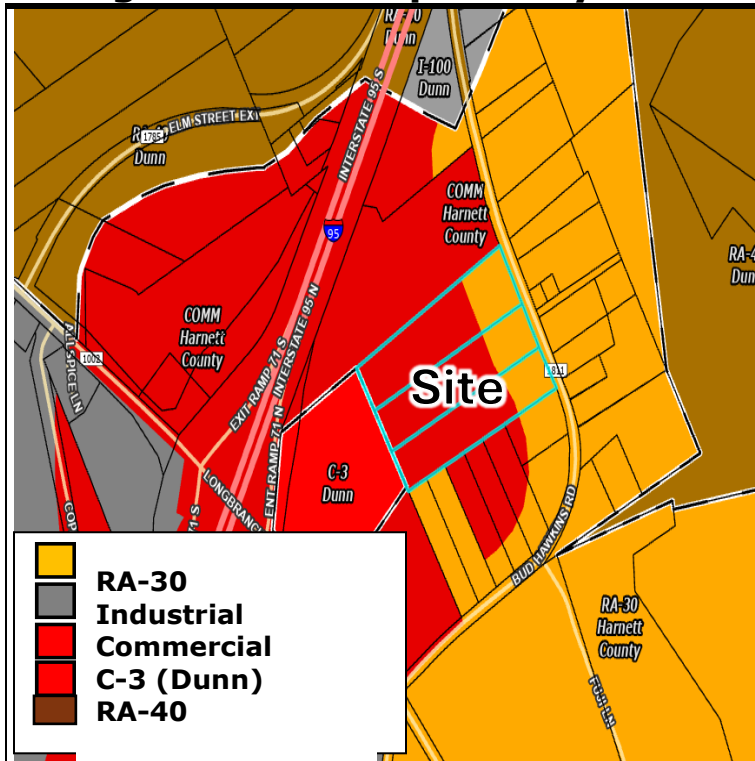
## Transportation

Annual Average Daily Trips on this section of Bud Hawkins are approximately 250.

## Site Distances

Good

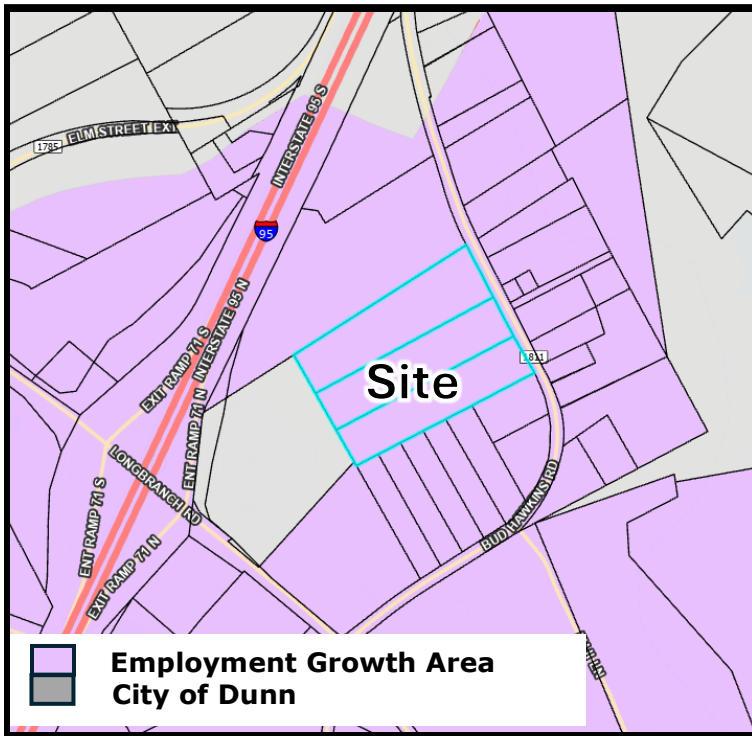
## Zoning District Compatibility



	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	
Manufactured Homes	SUP	
Multi-Family	SUP	
Institutional	X	X
Commercial Services	SUP	X
Retail		X
Wholesale		X
Industrial		
Manufacturing		

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.





	<u>ZONING</u>	<u>LAND USES</u>
	Commercial	Employment Growth Area
Parks & Rec	<b>X</b>	<b>X</b>
Natural Preserves	<b>X</b>	<b>X</b>
Bona Fide Farms	<b>X</b>	<b>X</b>
Single Family		
Manufactured Homes, Design Regulated		
Manufactured Homes		
Multi-Family		
Institutional	<b>X</b>	<b>X</b>
Commercial Service	<b>X</b>	<b>X</b>
Retail	<b>X</b>	<b>X</b>
Wholesale	<b>X</b>	<b>X</b>
Industrial		<b>X</b>
Manufacturing		<b>X</b>

*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 District**

#### **Commercial**

It is the purpose of the Commercial/Business District (COMM) to accommodate the widest variety of commercial, wholesale, and retail businesses in areas that are best located and suited for such uses.

### **Future Land Use Classification:**

#### **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: Bud Hawkins Rd.**



---

---

## 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 Commercial zoning classification is the predominant zoning classification for the 3 properties considered in the rezoning proposal. The proposed rezoning would unify the properties under one zoning classification. Additionally, there are adjacent properties zoned Commercial and used for non-residential purposes.

- ☒ 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 district are in the interest of the general public and not merely the interest of the applicant. The requested rezoning aligns with the underlying land use, Employment Growth Area, and the following strategies and goals outlined in the Harnett Horizons 2040 Land Use Plan:

**Strategy 3A:** Support rezonings of land within Employment Mixed Use areas to office, commercial, light industrial and industrial.

**Goal 4:** Encourage commercial recruitment (including retail and restaurants) to address leakage trends

**--Strategy 4C:** Encourage investment on 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.

**--Strategy 4D:** Encourage rural businesses while limiting impacts on existing uses.

**---D.1:** Allow for a variety of small-scale businesses in rural areas

- ☒ 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 district classification would be appropriate in the area included in the proposed change. The allowable uses in the proposed change are compatible with the adjacent non-residential uses and properties zoned Commercial.

- ☒ 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 any use permitted in the proposed change due to the existing adjacent non-residential development and the surrounding properties zoned Commercial.

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

The proposed rezoning to the Commercial Zoning District is **compatible** with the current land use classification, Employment Growth Area, and with the following goals in the Harnett Horizon 2040 Land Use Plan:

**Harnett Horizon 2040 Land Use Plan Goals**

**Strategy 3A:** Support rezonings of land within Employment Mixed Use areas to office, commercial, light industrial and industrial.

**-Goal 4:** Encourage commercial recruitment (including retail and restaurants) to address leakage trends

**--Strategy 4C:** Encourage investment on 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.

**Strategy 4D:** Encourage rural businesses while limiting impacts on existing uses.  
**D.1:** Allow for a variety of small-scale businesses in rural areas

---

---

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

As stated in the evaluation, the requested rezoning to **Commercial Zoning District** is compatible with the Harnett Horizons 2040 Land Use Plan and the underlying land use, Employment Growth Area. Therefore, it is recommended that the proposed change of zoning to the Commercial Zoning District is **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