

REZONING STAFF REPORT

Case: PLAN2509-0002

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Planning Board: November 3, 2025 County Commissioners: November 17, 2025

Requested Rezoning from the Commercial Zoning District/HCO to the RA-20R/HCO, Residential & Agricultural Zoning District

Applicant Information

Owner of Record:

Name: Please see the attached authorization forms

Address: _____

City/State/Zip: _____

Applicant:

Name: Harnett County Development Services

Address: 420 McKinney Pkwy.

City/State/Zip: Lillington, NC 27546

Property Description

PIN(s): 9576-28-9973.000; 9576-38-1432.000; 9576-37-2987.000; 9576-37-3735.000; 9576-37-2372.000; 9576-37-2250.000; 9576-37-3220.000; and 9576-37-3037.000 Acreage: 18.125 acres

Address/SR No.: The following addresses located on Old NC 87, Sanford, NC 27332: 786, 810, 824, and 924. The other properties are vacant and do not have a physical address.

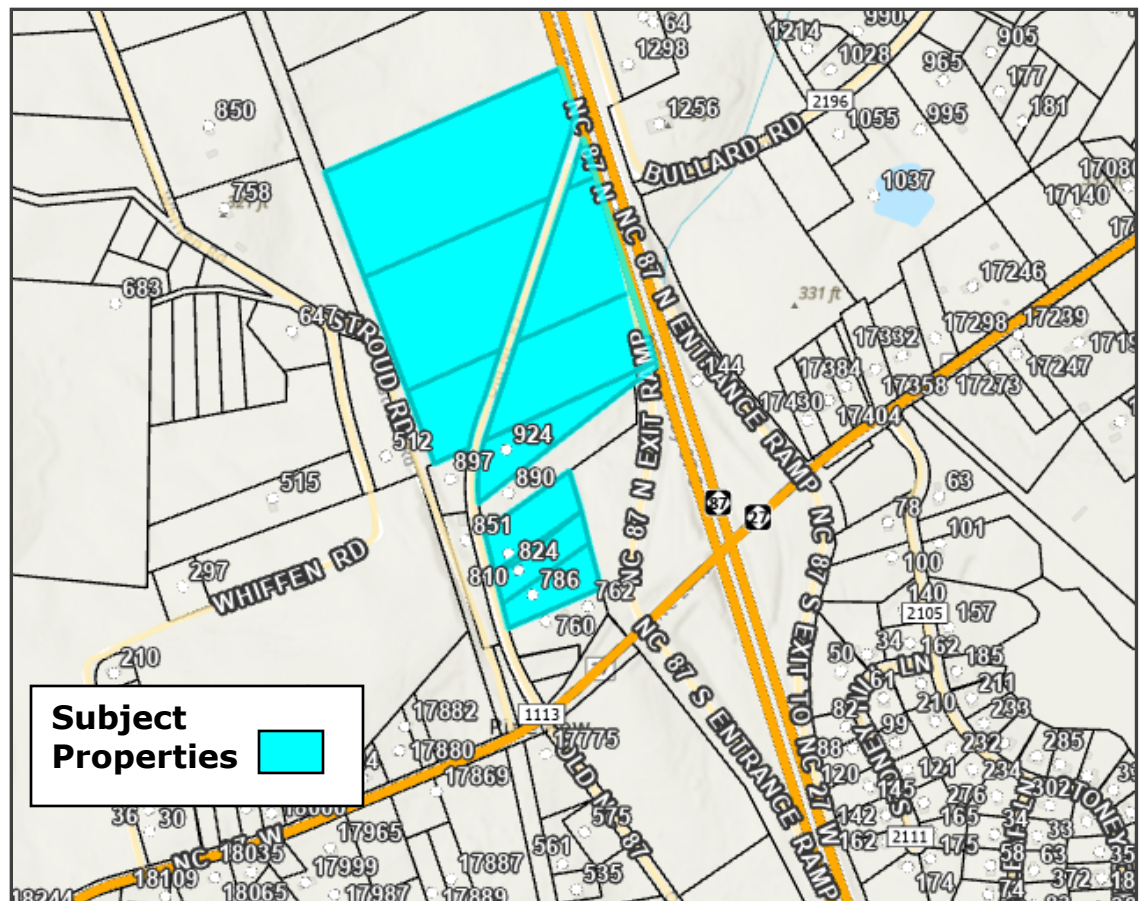
Township:

- ☐ Anderson Creek
- ☐ Averasboro
- ☒ Barbecue
- ☐ Black River

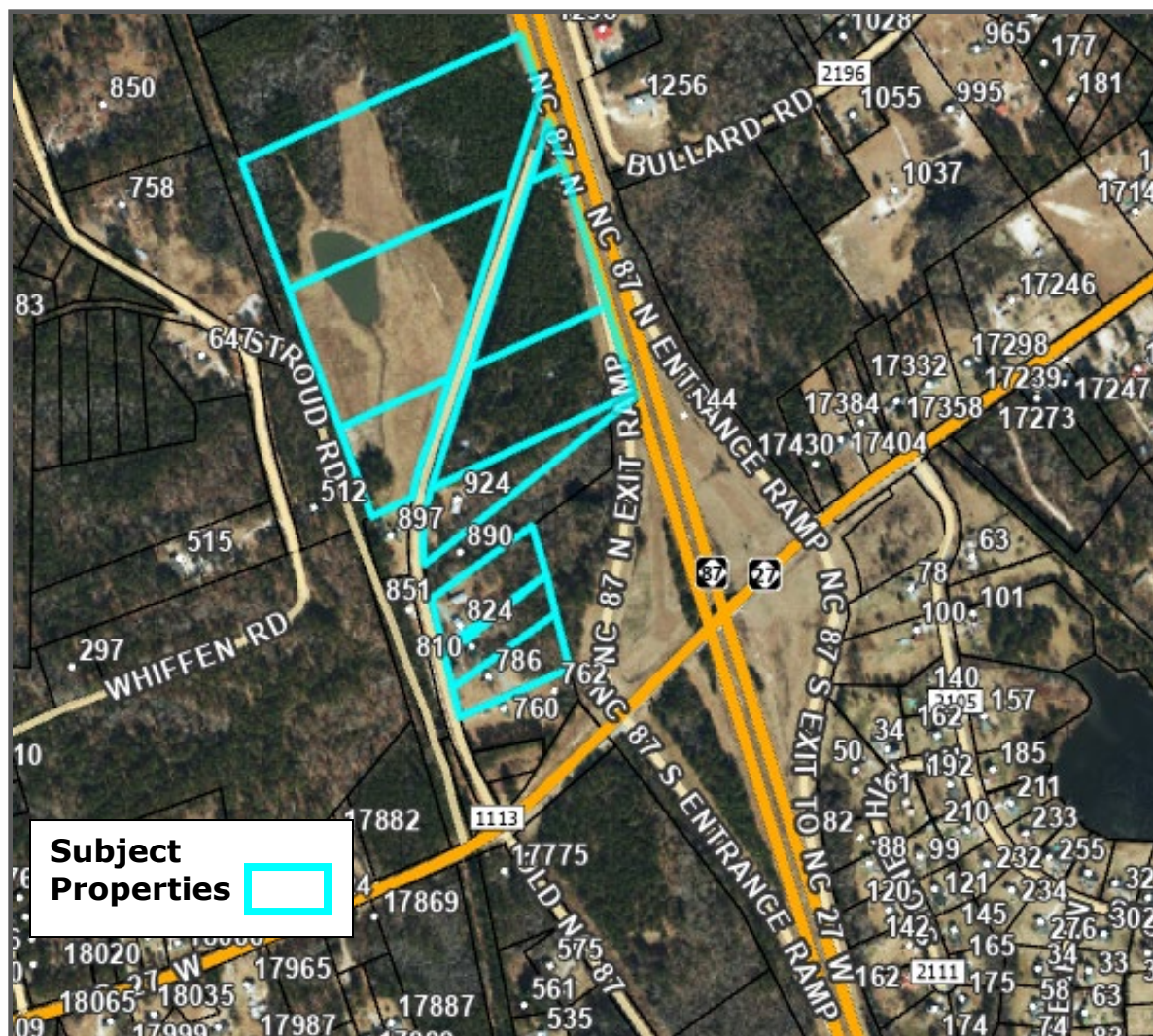
- ☐ Buckhorn
- ☐ Duke
- ☐ Grove
- ☐ Hectors Creek

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

Vicinity Map



Physical Characteristics



Description of Subject Properties

The subject properties included in this rezoning request consist of 4 parcels used for single-family residential purposes, one small, non-conforming parcel, and 3 large tracts of land, 2 of which are currently enrolled in the present use value program. The rear property lines of the subject properties adjoin the NC 87 N Exit Ramp onto NC HWY 27 W.

Single Family Residential Parcels

824 Old NC 87



810 Old NC 87



786 Old NC 87



924 Old NC 87



Agricultural Tracts





Non-Conforming Lot



Surrounding Land Uses

The surrounding land uses consist of rural, single-family homesites and agricultural activities

Background

This rezoning petition is being initiated by the Development Services Department as directed by the Board of Commissioners at the September 16, 2024, Board Meeting. At the Board meeting, staff presented a rezoning petition as requested by a single property owner, Mr. Jeffrey Branson (Case# PLAN2407-0002). Mr. Branson requested to rezone his property, 760 Old NC 87, Sanford from the Commercial to the RA-20R zoning district. Through the review process for Mr. Branson's rezoning request, staff learned that other property owners residing on Old NC 87 were also interested in rezoning their properties to the RA-20R zoning district. Upon learning this information, staff informed the other interested owners that the Development Services staff would initiate a petition to rezone their properties to RA-20R without charge at a later date.

Commercial Zoning on Old NC 87

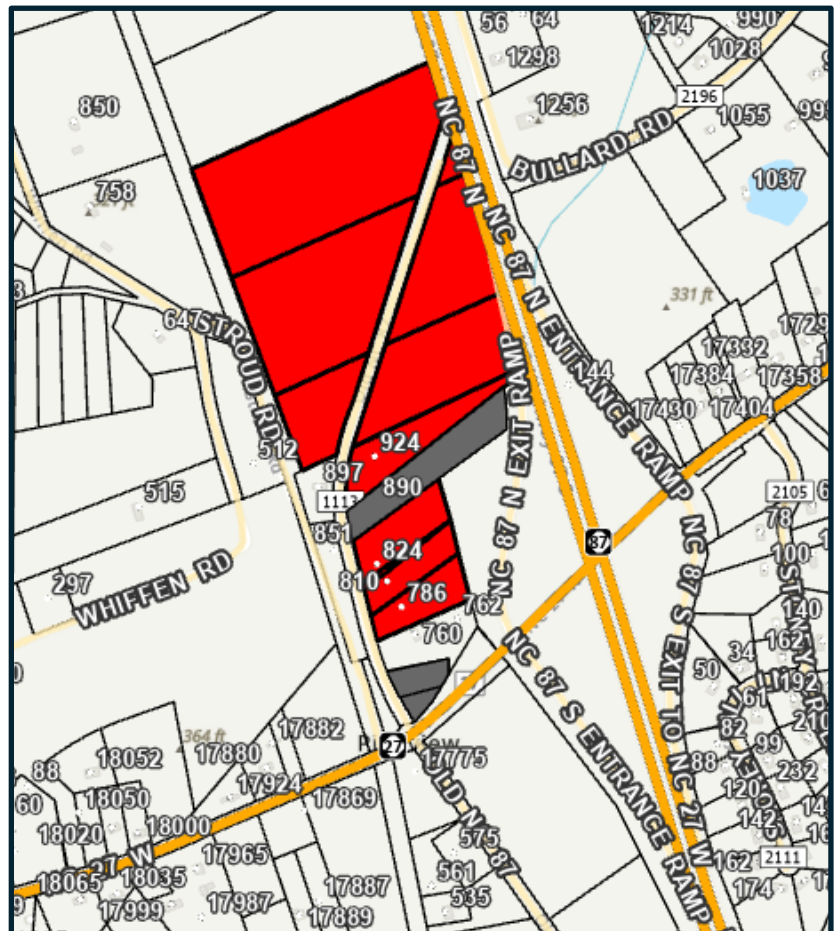
The properties on the east side of Old NC 87 have been zoned Commercial since zoning was adopted for the Barbecue Township in 2000. The properties along Old NC 87 are currently used for single-family residential and agricultural purposes and never developed for commercial use.



Mr. Branson's property, located at 760 Old NC 87. Mr. Branson's property was rezoned to RA-20R in September 2024.

Rezoning Area Map

-  Consent to Rezone
-  No Consent to Rezone



Properties Not Included in this Petition

In an effort to reach all impacted property owners, staff mailed letters, went door-to-door, and posted the sites of the property owners who provided consent for the rezoning early to increase awareness of the pending rezoning petition to include as many interested property owners as possible. As a result, contact was made with each of the property owners in the subject area except for 890 Old NC 87, as the owner of the property could not be determined.

Planning Services staff coordinated with the Tax Department to try to determine the owner of the property. The Tax Department researched the issue but was unable to determine who the owner of the property is. Since Planning Services was unable to make contact with the owner, the County is unable to move forward with the rezoning of this property due to a recent update to NC state statute.

A recent update to NC GS 160D-601 requires written consent from the property owner(s) for an amendment to the zoning map that will result in a reduction of permitted uses of the land that are specified in a zoning ordinance to fewer uses than were allowed under its previous usage. Therefore, staff did not include properties on Old NC 87 in the petition if express, written consent was not provided by the property owner(s).

The owner of the two properties closest to NC 27 W stated that they wished for their properties to remain zoned Commercial.

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 Old NC 87 are not available.

Old NC 87 is a dead-end road approximately .5 miles in length from NC 27 W until it terminates west of NC 87 N.

Old NC 87 Dead-End



Old NC 87 at NC Hwy 27 W -West



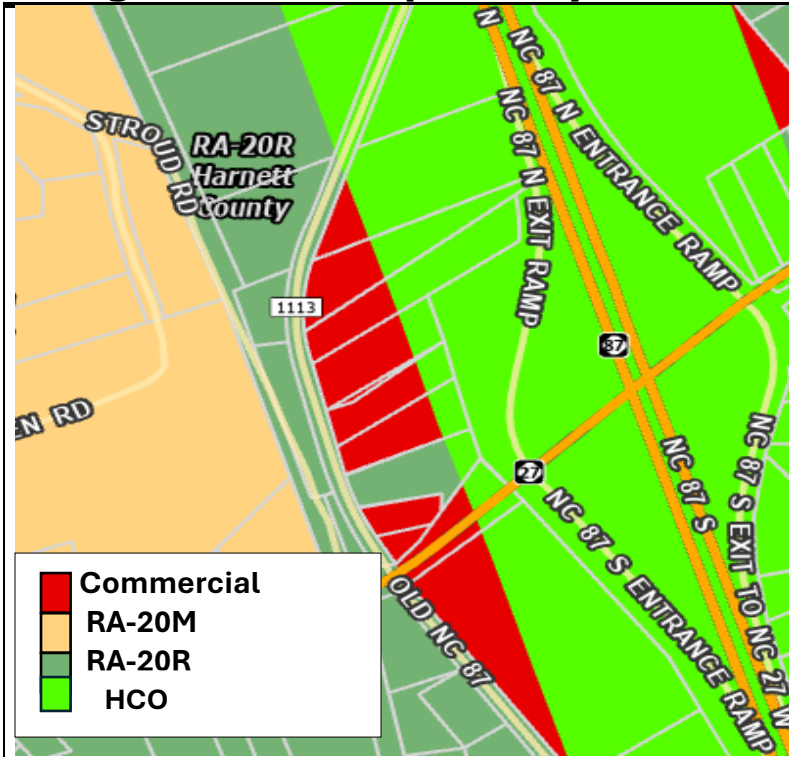
Old NC 87 at NW Hwy 27 W - East



Site Distances:

Site distances from each of the properties on Old NC 87 are described as 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)		X
Manufactured Homes		X
Multi-Family		SUP
Institutional	X	X
Commercial Services	X	X/SUP
Retail	X	
Wholesale	SUP	
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

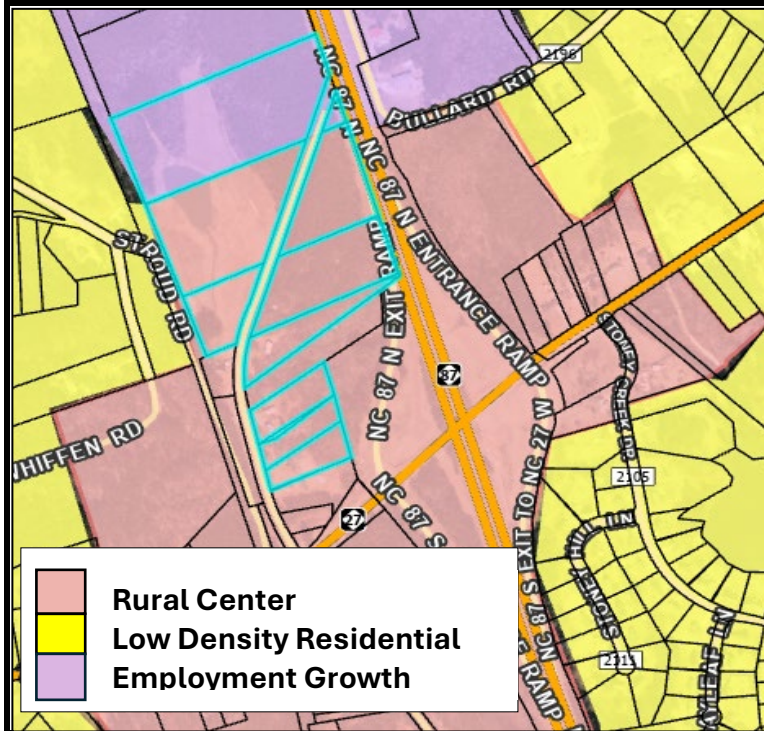
Residential/Agricultural District – RA-20R

The RA-20R Residential/Agricultural District (RA-20R) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single-family dwellings, multifamily dwellings, and duplexes.

Highway 87 Highway Corridor Overlay District

The purpose of the Highway 87 Corridor Overlay District is to create an attractive gateway that supports safe traffic patterns along NC 87 in Harnett County. The district is subject to enhanced development regulations applicable to all nonresidential development in the Harnett County Zoning Jurisdiction.

Land Use Classification Compatibility



	<u>Requested Zoning</u>	<u>LAND USES</u>
	RA-20R	Rural Center
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	
Manufactured Homes, Design Regulated	X	X
Manufactured Homes	X	X
Multi-Family	SUP	X
Institutional	X/SUP	X
Commercial Service		X
Retail		X
Wholesale		
Industrial		
Manufacturing		

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RURAL CENTERS

Small-scale commercial centers and nonresidential activity areas. The exact location and extent of the Rural Centers will be market driven; however, the non-residential footprint will usually be less than 30,000 square feet in these areas. Buildings and sites should blend with the character of development nearby. Residential uses include smaller lot homes, patio homes, and some small-scale attached products (such as duplexes or quadplexes), where appropriate.

Surrounding Land Uses



Evaluation

☒ Yes ☐ No **The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.**

The subject properties are contiguous to the requested zoning district, RA-20R, and would not require an evaluation for reasonableness as a small-scale rezoning. The properties are currently used for single-family and agricultural purposes, which are outright permitted uses in the RA-20R 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.**

There is a convincing demonstration that all uses permitted under the proposed district would be in the interest of the general public and not merely in the interest of the individual group. These properties are located in a residential neighborhood and the uses permitted in the RA-20R zoning district are more compatible with the surrounding land uses than the uses in the current zoning classification, Commercial.

☒ 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 convincing evidence that all uses permitted in the proposed district classification would be appropriate in the area. The uses permitted in the RA-20R zoning district are more appropriate than the incompatible land uses permitted in the current zoning classification, 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 of the uses permitted in the RA-20R zoning district. A change of zoning to the requested zoning district would ensure that the character of the neighborhood remains compatible with the surrounding low-density residential land uses.

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

The subject properties in the rezoning request have two land use classifications, Rural Center and Employment Growth Area. The requested zoning district is compatible with the future land use designations.

Additionally, the proposed zoning change is in accordance with sound planning practices due to the existing and surrounding land uses.

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

As stated in the evaluation, the requested rezoning to the **RA-20R** zoning district is reasonable based on the compatibility with the current use of the subject properties, the surrounding land uses, and the Harnett Horizons 2040 Comprehensive 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