



# REZONING STAFF REPORT

Case: PLAN2602-0001  
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Planning Board: April 6, 2026

County Commissioners: April 20, 2026

## Rezoning from the RA-20R Zoning District to Commercial Zoning District

### Applicant Information

**Owner of Record:**

Name: Delores Faye Baker  
Address: P.O. Box 1402  
City/State/Zip: Fayetteville, NC 28302

**Applicant:**

Name: SecureStore, LLC – Joey Boone  
Address: 116 Heritage Circle  
City/State/Zip: Caldwell, WV 24925

### Property Description

PIN(s): 9594-26-6341.000 & 9594-26-4077.000 Acreage: +/- 4.75  
Address/SR No.: 2313 NC 24-87 & 45 Wilson Dr. Cameron, NC 28326

Township:

- Anderson Creek
- Averbosboro
- 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 two parcels, a +/- 4.6 acre and a smaller +/- .06-acre parcel totaling approximately 4.75 acres. The parcels have two road frontages along NC 24-87 and Wilson Drive. The site is currently used for residential purposes. Improvements include a single-section manufactured home and single-family residence.

## Surrounding Land Uses

Surrounding land uses consist of commercial uses to the west, forested land to the north, a single-family residence located to the east, and a property being developed for commercial purposes to the south.

- The parcels must be combined prior to property development
- The residential use of the property will no longer be a permitted use if the zoning classification is changed to Commercial

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## Services Available

Water:

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

Sewer:

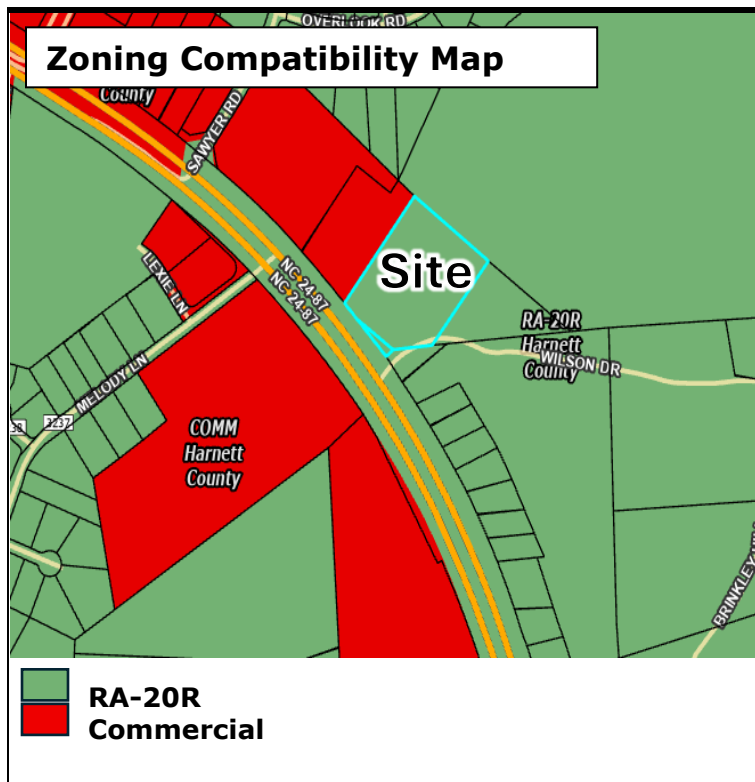
- Public (Harnett County)
- Private (Septic Tank)
- Other: Unverified

## Transportation

Annual Average Daily Trips on this section NC 24-87 are 41,000, and traffic counts for Wilson Rd. are not available.

## Site Distances

Fair: Good



	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	
Institutional	X	SUP
Commercial Services	SUP	X
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.*

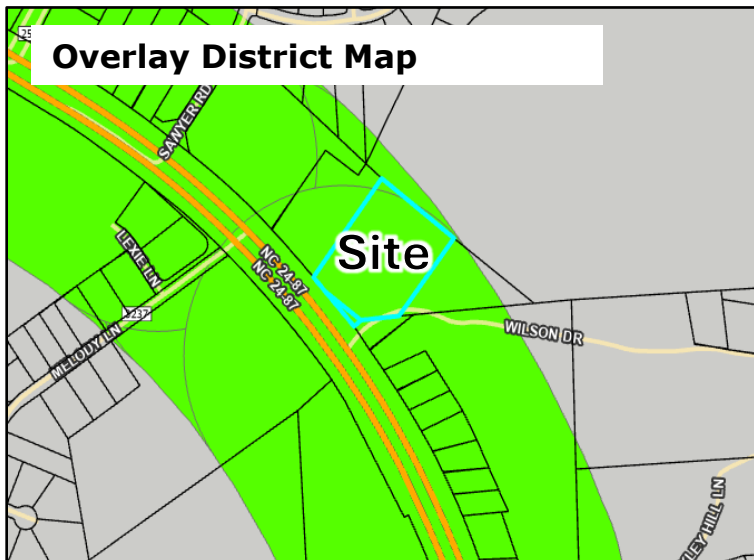
**Zoning District Compatibility**

**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.

**COMMERCIAL DISTRICT – COMM**

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.



- Highway Corridor Overlay District**
- Military Corridor Overlay District**

**Highway 87 Highway Corridor Overlay District -HCO**

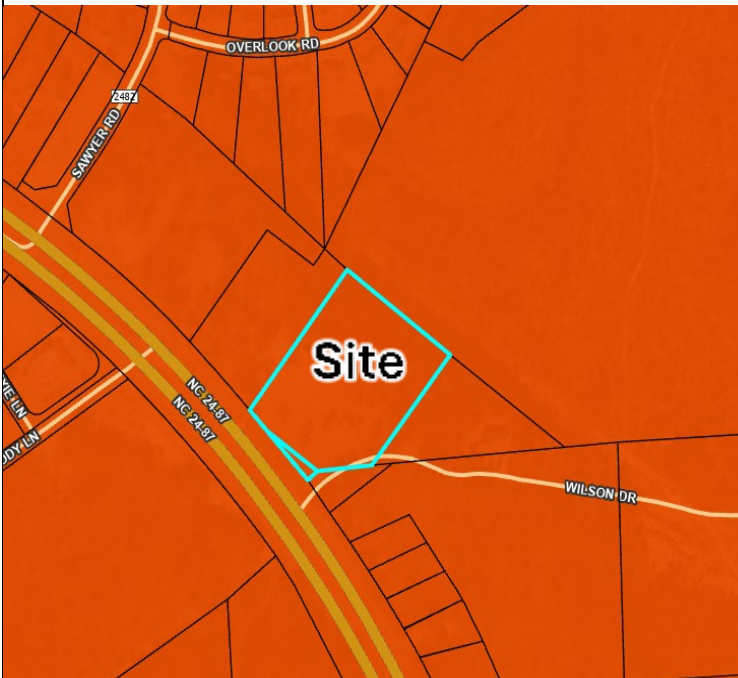
The purpose of the Highway 87 Corridor Overlay District is to create an attractive gateway that supports safe traffic patterns along NC 87 in Harnett County. The district is subject to enhanced development regulations applicable to all nonresidential development in the Harnett County Zoning Jurisdiction.

**Military Corridor Overlay District – MCO**

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. Compatibility of land uses is encouraged within the five (5) mile area surrounding the local military installation to further the purpose of the installation, as well as to preserve the quality of life of surrounding property owners. Compatibility of surrounding land uses may encourage wildlife preservation and reduce potential interference of light pollution. Prescribed or controlled burning typically takes place on managed lands as a method of reducing the risk of catastrophic fires on those and adjacent lands. Potential adverse effects of controlled burning includes risk to smoke-sensitive individuals as well as reduced visibility on public right(s)-of-way

# Land Use Classification Compatibility

### Land Use Compatibility



	ZONING	LAND USES
	Commercial	Commercial Mixed-Use
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		<b>X</b>
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		
Manufacturing	<b>SUP</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.*

■ **Commercial Mixed-Use**

## Land Use Plan Compatibility

### Commercial Mixed-Use

These areas are located along major roads and include a mix of commercial land uses and some residential uses. This character area is home to medium to last-scale retail, services, restaurants, offices and other businesses. Residential uses may include single-family homes, townhomes, missing middle housing types and occasionally apartments.

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# Site Photographs





## Road View



# Across Street and Surrounding Land Uses



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## 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 proposal will place all property similarly situated in the area in appropriate complementary zoning categories. Adjacent and surrounding properties are classified Commercial and permitted uses consistent with this designation are currently established in the area.

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 demonstration that all uses permitted in the Commercial Zoning District will be in the interest of the public and not merely the interest of the individual or small group.

The property has access to NC 24-87, a divided highway and major thoroughfare in the county. The area has numerous existing commercial uses, and further commercial development may increase investment potential.

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 uses permitted in the Commercial zoning district are compatible with the surrounding and nearby commercial land uses.

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 and adjacent property zoned Commercial.

Yes  No

**E. The proposed change is in accordance with the comprehensive plan and sound planning practices.**

1. The proposed rezoning to the Commercial zoning district is in accordance with the comprehensive plan and sound planning practices.

2. The Future Land Use Designation of the property is Commercial Mixed-Use, which supports a change of zoning to the Commercial Zoning District.

### **Commercial Mixed-Use**

These areas are located along major roads and include a mix of commercial land uses and some residential uses. This character area is home to medium-to-large-scale retail, services, restaurants, offices and other businesses. Residential uses may include single-family homes, townhomes, missing middle housing types and occasionally apartments.

The proposed rezoning is in accordance with the following goals, strategies, and objectives identified in the Harnett Horizons 2040 Future Land Use Plan:

#### **Land Use**

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

#### **Economic Development**

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.

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

As stated in the evaluation, the requested rezoning to the **Commercial** is compatible with the surrounding land uses and the future land use designation, Commercial Mixed-Use. Therefore, it is recommended that the proposed change of zoning to the Commercial Zoning District is **APPROVED**.

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## **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