



REZONING STAFF REPORT

Case: PLAN 2101-0001

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Planning Board: February 1, 2021 County Commissioners: February 15 2021

Requesting a Rezoning from RA-40 to RA-20R

Applicant Information

Owner of Record:

Name: Harnett Central Holdings, LLC

Address: 10305 Penny Rd

City/State/Zip: Raleigh, NC 27606

Applicant:

Name: Stancil & Assoc, PLS, PA

Address: PO Box

City/State/Zip: Angier, NC 27501

Property Description

PIN(s): 0652-47-0150, 0652-47-6597, 0652-47-7401, 0652-47-7213, 0652-47-7008, 0652-46-7901, 0652-46-7717 Acreage: 75.01

Address/SR No.: SR # 2215 (Harnett Central Rd) & SR # 1437 (Ballard Rd)

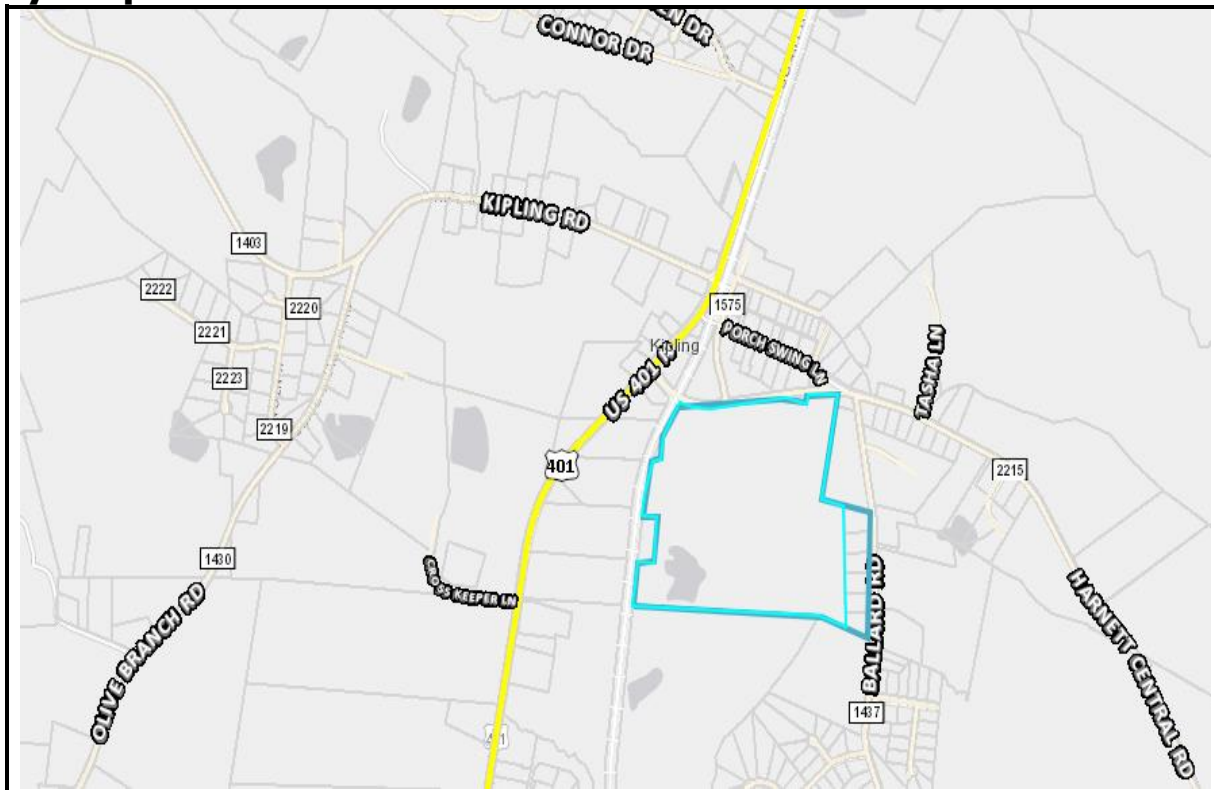
Township:

- (01) Anderson Creek
- (02) Averasboro
- (03) Barbecue
- (04) Black River

- (05) Buckhorn
- (06) Duke
- (07) Grove
- (08) Hectors Creek

- (09) Johnsonville
- (10) Lillington
- (11) Neill's Creek
- (12) Stewart's Creek
- (13) Upper Little River

Vicinity Map



Vicinity Map

Physical Characteristics



Site Description: Site is currently vacant, farmland.

Surrounding Land Uses: Undeveloped land, residential & agricultural uses, and several non-residential uses.

Services Available

Water:

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

Sewer:

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

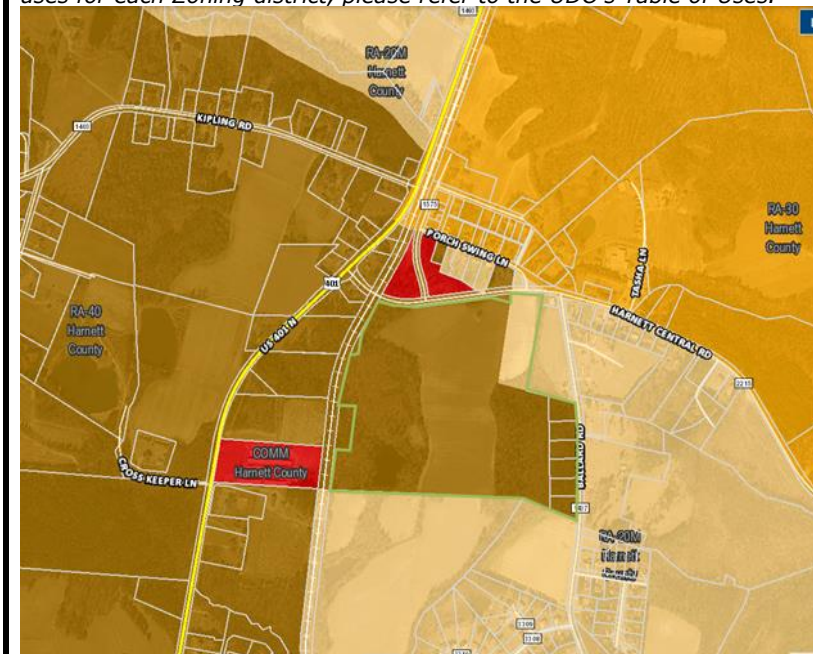
Transportation:

Annual Daily Traffic Count: 9,800 on US 401; 1,600 on Harnett Central Rd; 830 on Ballard Rd

Site Distances: Good

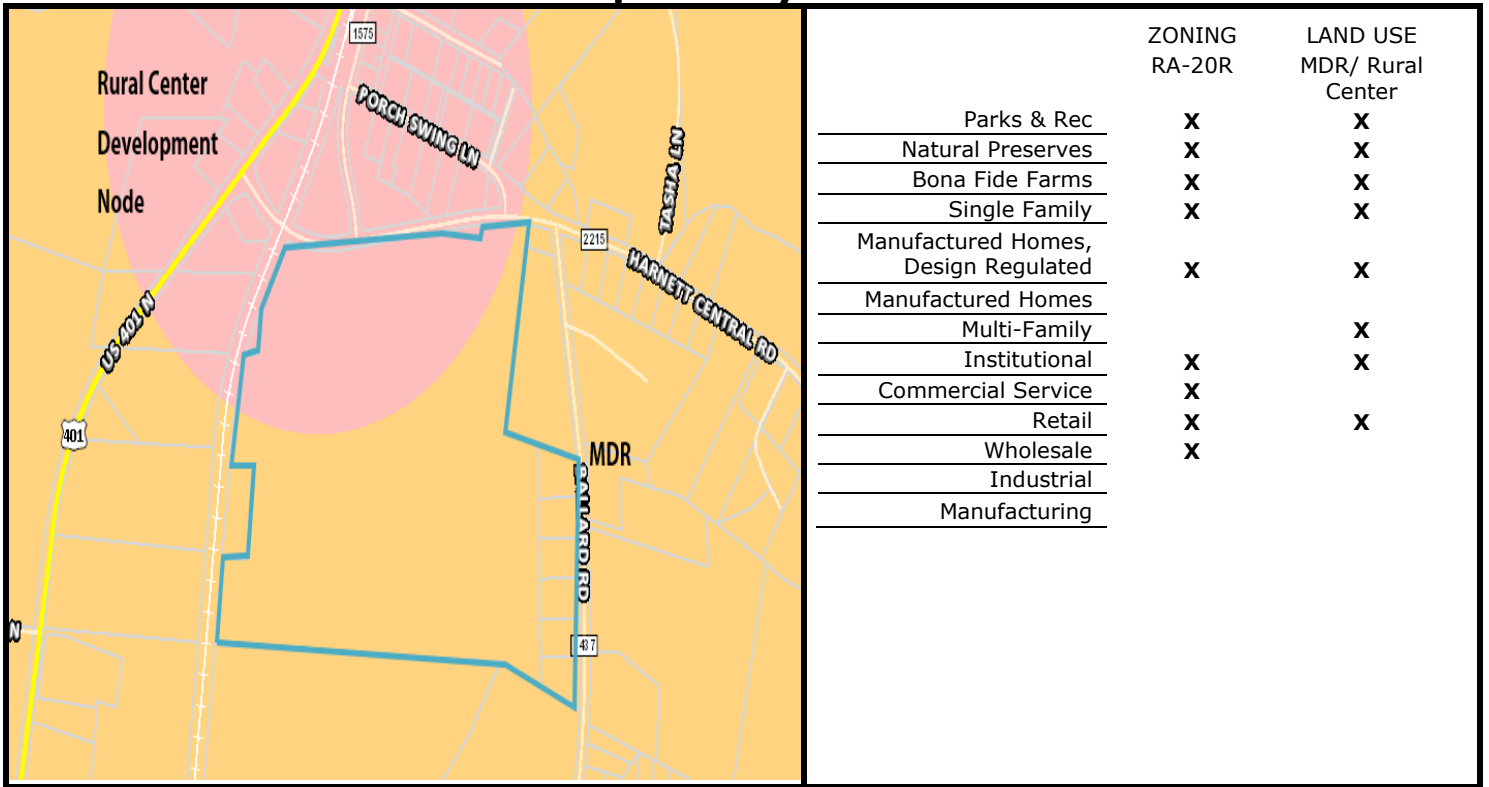
Zoning District Compatibility

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.



	CURRENT RA-40	REQUESTED RA-20R
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, (with design criteria)		X
Manufactured Homes		X
Multi-Family		X (with CUP)
Institutional	X	X
Commercial Services		X (with CUP)
Retail		X (with CUP)
Wholesale		
Industrial		
Manufacturing		

Land Use Classification Compatibility



Evaluation

- Yes No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The impact to the surrounding community is reasonable, as the requested zoning district is similar in nature to the surrounding area.
- Yes No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning is compatible with the overall land use classification of Medium Density Residential with a Rural Center development node. These areas may include mixed-use developments that utilize public water & sewer that could yield higher densities while including open space, etc.
- Yes No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The requested zoning to RA-20R would maintain the public health, safety and general welfare due to the existing residential uses within the area, as well as future improvements that could occur.
- Yes No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.
REASONING: Due to the size of this parcel and the similarities to adjacent zoning districts, this application does not need to be considered for a Small Scale rezoning.

Site Photographs



Subject Property (Ballard Rd)



Ballard Rd property across the street/ future phase; currently zoned RA-20M



Subject Property (Harnett Central Rd)



Ballard Rd street view & adjacent properties



Harnett Central Rd street view & site



Harnett Central Rd street view & site

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

As stated in the evaluation, the requested rezoning to **RA-20R** would not have an unreasonable impact on the surrounding community welfare based on the existing residential uses and compatibility with the County's Land Use Plan. Therefore, it is recommended that this rezoning request be **APPROVED**.

Additional Information

On February 1st, the Harnett County Planning Board voted (4-1) to recommend approval of application based on compatibility with County's the Land Use Plan.

Several citizens attended the meeting and one spoke in opposition. Her concerns included...

- Traffic at the intersection of Ballard & Harnett Central Rd
 - Traffic at the Harnett Central & Hwy 401 intersection
 - Too many proposed residential subdivisions in the area already
 - Schools are overcrowded already
 - Existing property values could be effected
 - Need for green space & walking areas for all citizens
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Traditional Standards of Review and Worksheet

STANDARDS OF REVIEW

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