



# REZONING STAFF REPORT

Case: PLAN 2101-0003

Jay Sikes, Mgr. of Planning Services

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

Phone: (910) 893-7525

Fax: (910) 814-8278

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

Requesting a Rezoning from RA-40 to RA-30

## Applicant Information

### Owner of Record:

Name: Buckhorn Farms of NC, LLC

Address: 9820 NC 42

City/State/Zip: Holly Springs, NC 27540

### Applicant:

Name: Mauldin-Watkins Surveying, PA

Address: PO Box 444

City/State/Zip: Fuquay-Varina, NC 27526

## Property Description

PIN(s): 0625-78-0787 & 0625-78-5740

Acreage: 64.60

Address/SR No.: NC 42

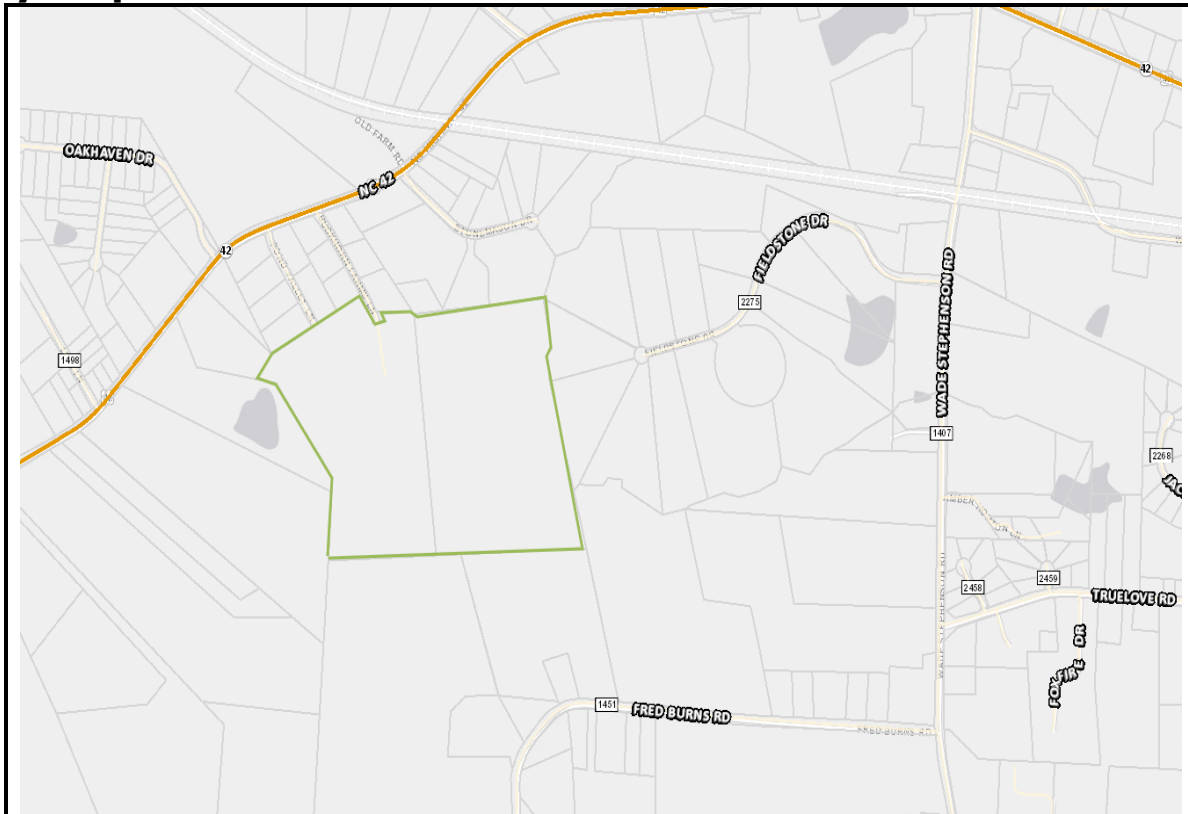
Township:

- (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

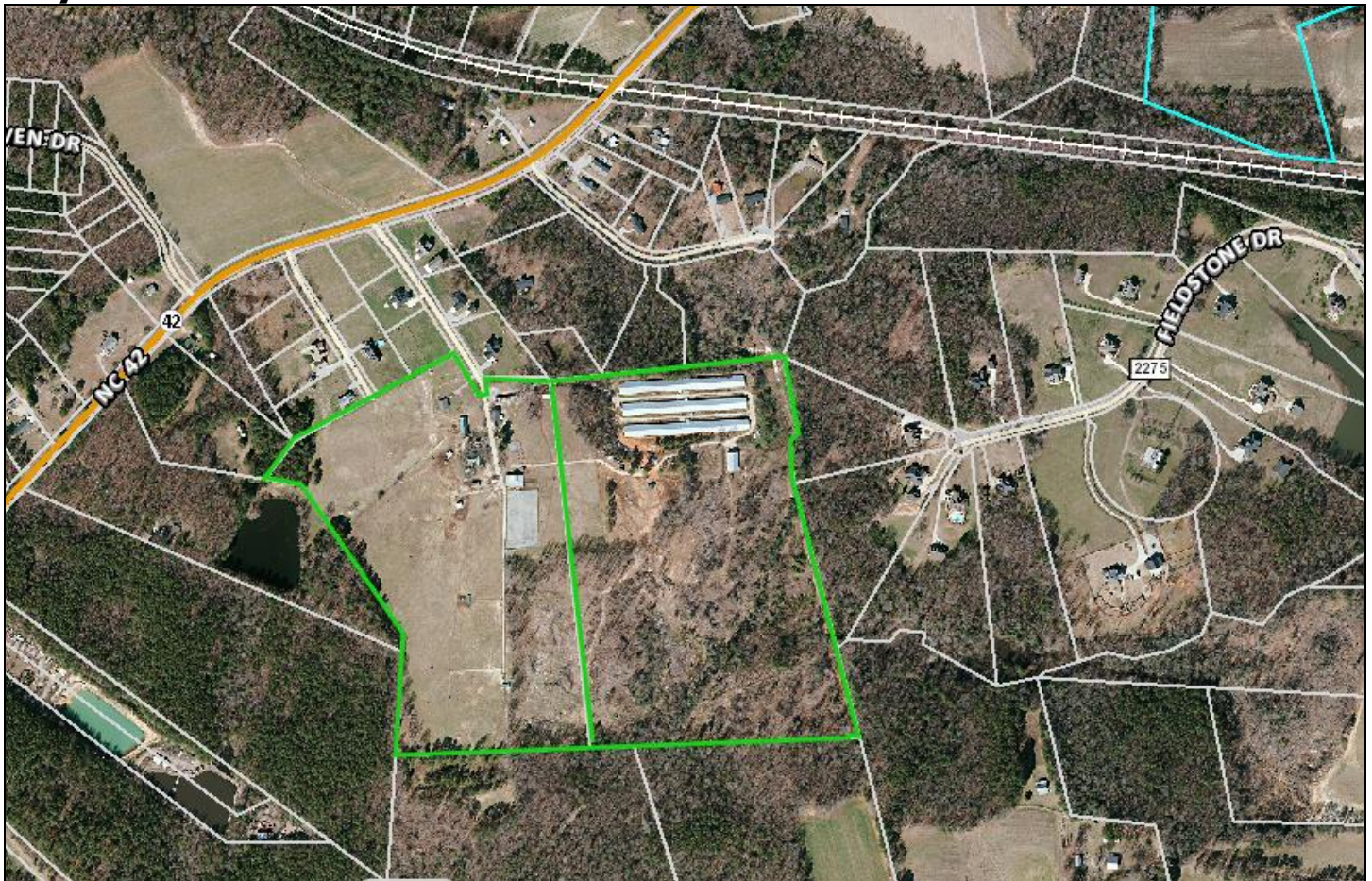
## Vicinity Map



---

---

## Physical Characteristics



**Site Description:** The property is primarily agricultural use.

**Surrounding Land Uses:** There are some major subdivisions in the vicinity, as well as single family residential lots and agricultural uses.

---

---

## Services Available

Water:

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

Sewer:

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

Transportation:

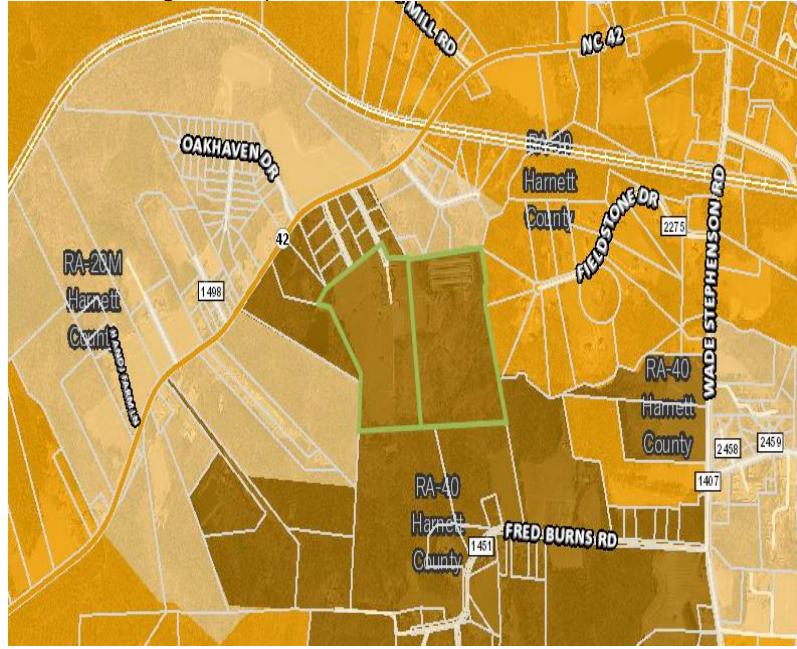
Annual Daily Traffic Count:  
3,200 along NC 42.

Site Distances: Good

---

## Zoning District Compatibility

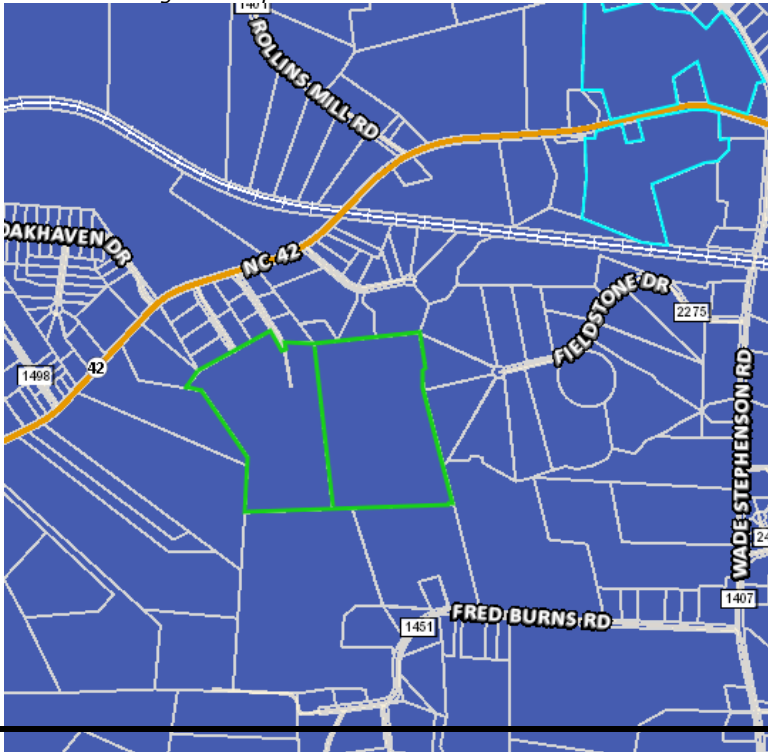
The following is a summary of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses.



	CURRENT RA-40	REQUESTED RA-30
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 (SUP required)		
Multi-Family (SUP required)		X
Institutional	X	X
Commercial Services		
Retail		
Wholesale		
Industrial		
Manufacturing		

## Land Use Classification Compatibility

The following is a summary of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses.



	ZONING RA-30	LAND USE Ag & RR
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, Design Regulated	X	X
Manufactured Homes Multi-Family (via a SUP)	X	X
Institutional		
Commercial Service		
Retail		
Wholesale		
Industrial		
Manufacturing		

# Site Photographs



Site



adjacent homes & possible access rd



adjacent homes & possible access rd



Site & adjacent homes

---

---

## 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 adjacent zoning districts.
- Yes  No The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
*REASONING:* The requested zoning is compatible with the Land Use classification of Agricultural & Rural Residential. These areas are typically outside of public sewer service areas and often within the Water Supply Watershed areas. Lower density, single-family residential lots approx. ½ acre or greater are typical in these areas.
- Yes  No The proposal does ENHANCE or maintain the public health, safety and general welfare.  
*REASONING:* The requested rezoning to RA-30, would enhance or maintain the public health, safety, and general welfare due to the existing residential uses within the area.
- Yes  No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness.  
*REASONING:* Since this parcel is adjacent to the same zoning district, this application does not need to be considered for a Small Scale rezoning.
- 
- 

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

As stated in the evaluation, the requested rezoning to **RA-30** would not have an unreasonable impact on the surrounding community as it is compliant with the County's Land Use Plan as well as it is adjacent to the same classification. Therefore, it is recommended that this rezoning request be **APPROVED**.

---

---

## Additional Information

On February 1<sup>st</sup>, the Harnett County Planning Board voted unanimously (5-0) to recommend approval of application based on compatibility with County's Land Use Plan as well as similarity with the existing residential uses in this area.

Several citizens attended the meeting and 3 spoke in opposition. Their concerns were...

- Traffic and vehicle speeds along Hwy 42
- The wish to preserve the rural landscape
- Desire to preserve the area's rural landscape
- Schools are overcrowded already