



# REZONING STAFF REPORT

Case: PLAN2502-0002  
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Planning Board: September 2, 2025

County Commissioners: September 15, 2025

## Rezoning from RA-20R to Commercial

### Applicant Information

#### Owner of Record:

Name: C and W Country Mart, LLC  
Address: 162 Park Avenue  
City/State/Zip: Randolph, NJ 07869

#### Applicant:

Name: Barnwell Capital, LLC  
Address: 3782 S. Kings Hwy  
City/State/Zip: Myrtle Beach, SC 29577

### Property Description

PIN(s): 9568-76-3173.000 Acreage: 3.05  
Address/SR No.: 3856 NC 87 N., Sanford, NC

#### Township:

- ☐ Anderson Creek  
☐ Averbosboro  
☒ Barbecue  
☐ Black River

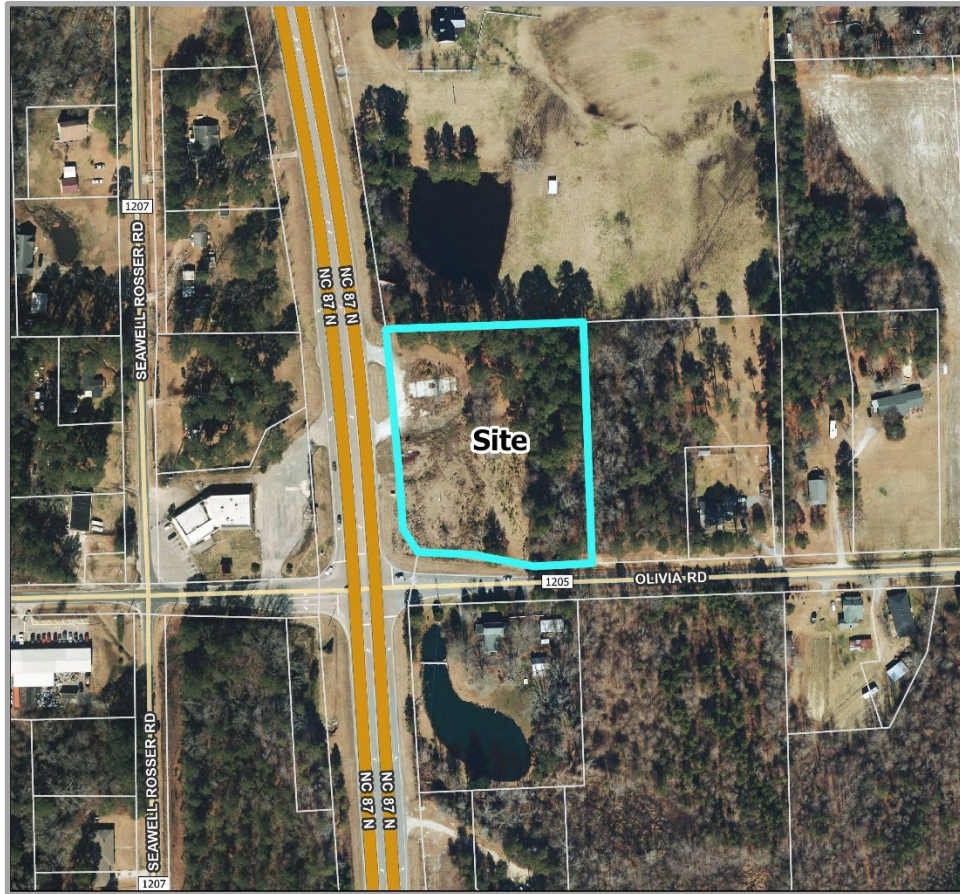
- ☐ Buckhorn  
☐ Duke  
☐ Grove  
☐ Hectors Creek

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

### Vicinity Map



## Physical Characteristics



### Site Description

The site is a vacant, corner lot previously used as a gas station and convenience store. A half-circle driveway and some remnants from the previous store remain on the property. A portion of the property is wooded.

### Surrounding Land Uses

Surrounding land uses consist of a convenience store, a post office, massage parlor, single-family residences, and vacant land.

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## Services Available

Water:

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

Sewer:

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

### Transportation:

Annual Average Daily Traffic counts (AADT):

**NC HWY 87 N.** 26,500

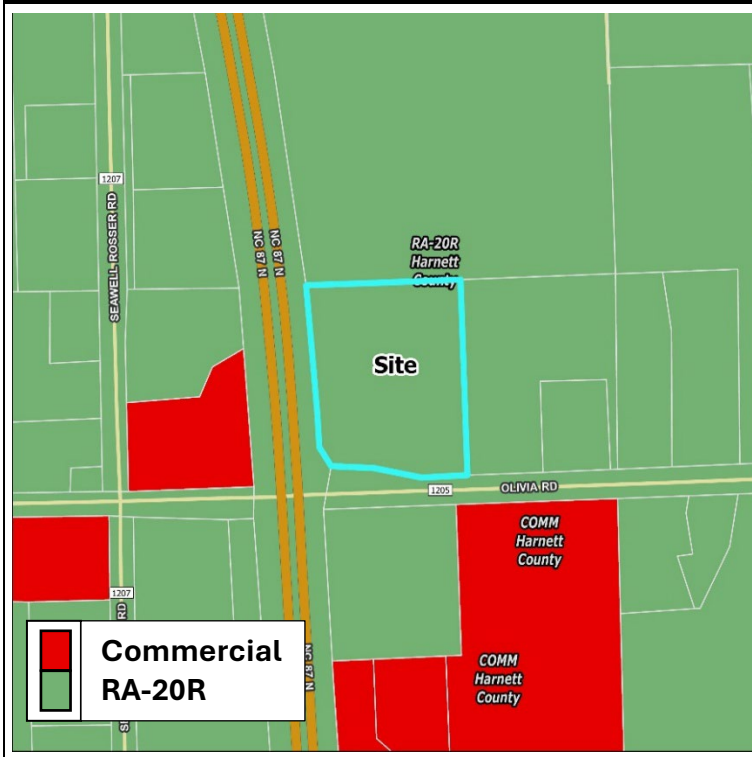
**Olivia Rd.** 800

### Site Distances:

**NC Hwy 87 N. :** Good

**Olivia Rd.:** Good

## Zoning District Compatibility



	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	SUP	
Institutional	X	X
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

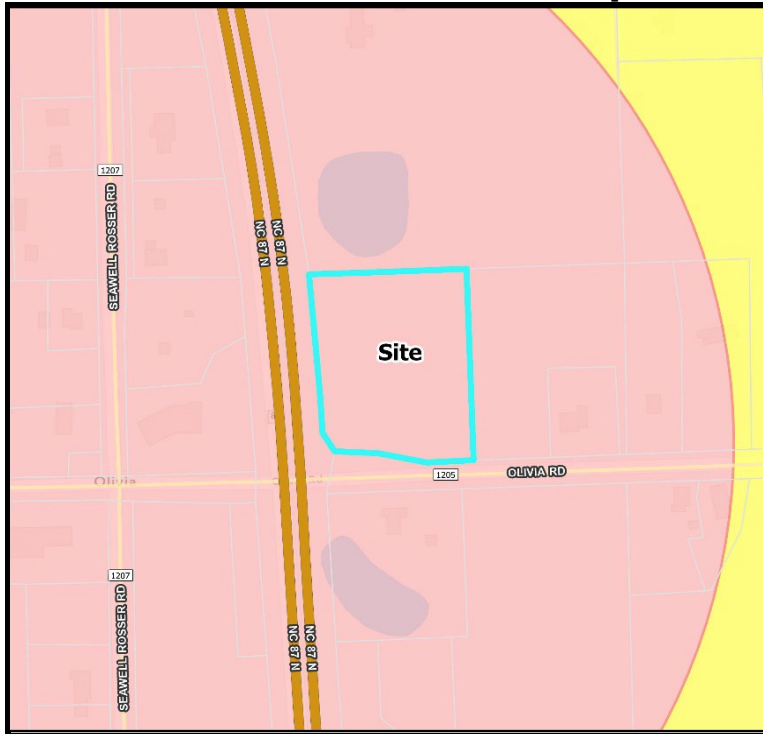
### Highway Corridor Overlay District (HCOD):

The Highway Corridor Overlay District encourages commercial/nonresidential development that promotes safe traffic patterns through shared access, lateral access, and shared parking. The Overlay also consists of enhanced commercial development standards that have been implemented along the corridor that provide attractive entrances or "gateways" into the county.





## Land Use Classification Compatibility



	ZONING	LAND USES
	Commercial	Rural Center
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		<b>X</b>
Manufactured Homes, Design Regulated		<b>X</b>
Manufactured Homes		<b>X</b>
Multi-Family		<b>X</b>
Institutional	<b>X</b>	<b>X</b>
Commercial Service	<b>X</b>	<b>X</b>
Retail		<b>X</b>
Wholesale	<b>SUP</b>	
Industrial		
Manufacturing		

*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.*

### 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 nonresidential 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.

### Site Photographs







### NC 87 N. & Olivia Rd. Intersection





**NC HWY 87 N. South View**



**NC HWY 87 N. North View**



**Olivia Rd. East View**



**Olivia Rd. West View**



**Across Street**





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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 property is located in an area characterized by established commercial uses and is proximity to properties in the Commercial 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.**

The requested zoning district is compatible with the underlying land use, Rural Center. This land use classification encourages commercial land uses and economic development throughout the county. The uses permitted in the Commercial zoning district are compatible with the underlying land use.

- ☒ 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 zoning 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. Additionally, the property has access to a major thoroughfare and public utilities.

- ☒ 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.

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

The requested zoning district is compatible with the future land use classification, Rural Center. The Rural Center Future Land Use classification supports small scale, market-driven commercial centers.

Additionally, the proposed change is in accordance with the following goal from the Land Use chapter of the Future Land Use Plan:

### Land Use Recommendations:

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

**Strategy 4A:** Encourage commercial and retail development in nonresidential and mixed-use areas identified on the Future Land Use Map.

**Strategy 4B:** Encourage context sensitive site design in and near Rural Centers and Historical Communities identified on the Future Land Use Map.

**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. Other potential gateways could be key entries to proposed village districts.

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

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

As stated in the evaluation, the requested rezoning to **Commercial** would not have an unreasonable impact on the surrounding community based on compatibility with established non-residential uses, availability of infrastructure, and compatibility with the underlying future land use plan. It is recommended that this rezoning request be **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:

- |                              |                             |  |
|------------------------------|-----------------------------|--|
| <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