

HARNETT COUNTY PLANNING BOARD

Monday October 7, 2024

6:00 p.m.

Harnett County Development Services
420 McKinney Parkway, Lillington, NC 27546

PUBLIC HEARING

1. Call to order and welcome – Chairman Kathy Wood
2. Invocation & Pledge of Allegiance
3. Approval of Minutes

New Business

4. **Proposed Zoning Change: Case #PLAN2408-0003**
Landowner / Applicant: Linda Martinson Natole; 1.0 +/- acres; Pin # 0534-78-9229.000; From RA-20R to Commercial Zoning District; Anderson Creek Township; Intersection SR # 2045 (Elliott Bridge Road) & SR # 2048 (Bethel Baptist Road).
 5. **Proposed Zoning Change: Case #PLAN2409-0001**
Landowner / Applicant: Weeks Farms, Inc. / Seth Thompson; 68 +/- acres; Pin # 0558-89-7024.000; From Industrial to RA-20R Zoning District; Lillington Township; US Hwy 401 S.
 6. Other Business
 7. Adjourn
-

REZONING STAFF REPORT

Case: PLAN2408-0003

Sarah Arbour, Long Range Planner

sarbour@harnett.org

Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: October 7, 2024

County Commissioners: October 21, 2024

Rezoning Request : RA-20R to Commercial

Applicant Information

Owner of Record:

Name: Linda Marie Natole Martinson
Address: 1281 E. Boiling Springs Rd.
City/State/Zip: Southport, NC 28461

Applicant:

Name: Linda Marie Natole Martinson
Address: 1281 E. Boiling Springs Rd.
City/State/Zip: Southport, NC 28461

Property Description

PIN(s): 0534-78-9229.000 Acreage: 1.00
Address/SR No.: 3389 Bethel Baptist Rd. Linden, NC 28356

Township:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> (01) Anderson Creek | <input type="checkbox"/> (05) Buckhorn | <input type="checkbox"/> (09) Johnsonville |
| <input type="checkbox"/> (02) Averasboro | <input type="checkbox"/> (06) Duke | <input type="checkbox"/> (10) Lillington |
| <input type="checkbox"/> (03) Barbecue | <input type="checkbox"/> (07) Grove | <input type="checkbox"/> (11) Neill's Creek |
| <input type="checkbox"/> (04) Black River | <input type="checkbox"/> (08) Hectors Creek | <input type="checkbox"/> (12) Stewart's Creek |
| | | <input type="checkbox"/> (13) Upper Little River |

Vicinity Map



Physical Characteristics

Site Description: The property is 1-acre in size located at the intersection of Bethel Baptist Rd. and Elliot Bridge Rd. The property is currently used as a private club.

Background: A conditional use permit was granted in August 2014, which permitted use of the property as a private club. The property has been utilized for this purpose since. In June of 2014, a petition to rezone the property to Commercial was filed with the county, but the request to rezone the property was denied.

Surrounding Land Uses: Surrounding land uses consist of single-family residences, agricultural activities, and a gas station & convenience store.

Services Available

Water:

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

Sewer:

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

Transportation:

Annual Daily Traffic Counts

Bethal Baptist Rd. **1,000**

Elliot Bridge Rd. **2,700**

Site Distances: **Fair**

Intersection of Elliot Bridge Rd. and Bethel Baptist Rd.



Zoning District Compatibility



Zoning Districts

- Commercial
- RA-20R
- Conservation

	Current RA-20R	Requested Commercial
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family	X	X
Manufactured Homes, (with design criteria)	X	
Multi-Family	X Special Use	
Institutional	X	X
Commercial Services	Special Use	X
Retail	X	X
Wholesale		Special Use
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.

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:

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.

Land Use Classification Compatibility



Land Use Classifications

- Low Density Residential
- Agricultural/ Rural Residential
- Environmentally Sensitive Areas

	ZONING	Land Use
	Commercial	Low Density Residential
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, Design Regulated		X
Manufactured Homes		X
Multi-Family		Special Use
Institutional	X	X
Commercial Service	X	Special Use
Retail	X	
Wholesale	Special Use	
Industrial		
Manufacturing		

The above is a summary list of potential uses.

Low Density Residential: Single family detached residential intended to remain predominantly suburban in character and provide for low density single-family residential development on lots smaller than those in Rural Residential areas. Gross densities of 1-3 dwelling units per acre depending on utilities, soils and character of adjacent development.

Site



Surrounding Properties



Road View



Elliot Bridge Road N. View



Elliot Bridge Road S. View



Bethel Baptist Road W. View



Bethel Baptist Road E. View

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 subject property is contiguous to properties with a Commercial zoning designation. The request would not require an evaluation for reasonableness as a small-scale rezoning.

- Yes No **B. There is a 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 a convincing demonstration that all uses permitted under the proposed district would be in the interest of the public and not merely in the interest of the individual group. A zoning change to the Commercial zoning district would potentially allow for more commercial uses than permitted in the residential zoning designation. More commercial services could have a positive economic impact on this area.

- 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 in the proposed district classification would be appropriate in the area included in the proposed change. The uses permitted in the Commercial zoning district are more appropriate for the site than residential 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. Commercial use of the property would be compatible with the existing uses in the area, which include a gas station and convenient store directly across the road as well as the private club currently located on the subject property.

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

While the requested zoning district is not compatible with the current future land use classification, Low Density Residential, Planning Services is currently updating the comprehensive land use plan and will recommend that this area be re-evaluated to better reflect the existing land uses in this changing area.

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

As stated in the evaluation, the requested rezoning to **Commercial** is reasonable. The zoning change would support the current use non-residential use of the property and would be compatible with the neighboring commercially zoned properties. 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



APPLICATION FOR ZONING CHANGE

Planning Department
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$250
Receipt: _____
Permit: Plan 2408-0003
Hearing Date: Oct. 7, 2024

Applicant Information

Owner of Record:

Name: LINDA MARIE NATOLE MORTINSON
Address: 1281 E. Bowling Spring Rd
City/State/Zip: SOUTHPORT NC 28461
E-mail: lindanatole@gmail.com
Phone: 910-880-0705
Fax: _____

Applicant:

Name: SAME AS OWNER OF RECORD
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____

Property Description

PIN(s): 0534-78-9229

Acreage: 1 Acres

Address/SR No.: 3389 Bethel Baptist Rd LINDEN NC 28356 28390 OR 28354
Directions from Lillington: W TOWARD MAIN ST / R ON MAIN ST / slight left onto S. 10th ST / @ TURN
(S) MAIN ST / (R) ON NC-210 SOUTH 6 miles / (L) Elliott bridge RD 4.6 miles
(R) TURN ON Bethel BAPTIST Rd.

Deed Book: 003205 Page: 000083
Plat Book: _____ Page: _____

Utilities Available:

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

Sewer:

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

APN #: 010534 0095

Existing Zoning:

- Conservation
- RA-20M
- RA-20R
- RA-30
- RA-40
- Commercial
- Light Industrial
- Industrial
- Office & Inst'l

Requested Zoning:

- Conservation
- RA-20M
- RA-20R
- RA-30
- RA-40
- Commercial
- Light Industrial
- Industrial
- Office & Inst'l

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

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Linda Matteson Natale
Property Owner Signature

8/26/24
Date

Authorized Agent Signature

Date

Requirements for Consideration

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:

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2.2 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.
- 2.3 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.)
- 2.4 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.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices.

Requirements for Consideration

2.1 The proposal will place this property with similarly situated in the area in the same category as the property directly across the street is zoned as commercial

2.2 There is convincing demonstration that uses permitted under this proposed district classification would be in general public interest and not merely in the interest of the individual or small group due to the fact that there is a convenience and restaurant directly across the street, It is my belief that allowing the proposal to change to commercial will bring the opportunity for possible business back to this property as it was a gas station and repair shop in earlier years.

2.3 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) I believe this area is developing quickly with many residential homes being built which will benefit from a business that will serve the public as well as increase tax revenue for the city.

2.4 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. The proposal for rezoning to commercial would improve this property and give it a better ability to have a thriving business which will serve the community. There is a convenience store, gas station and restaurant across the street (zoned commercial which I did not object to when that rezoning was proposed several years ago) and a greenhouse less than a mile up the road. As stated previously there has been a great deal of change to this area with residential homes and neighborhoods being built. A commercial business would add to the advancement of this community. Also may provide an opportunity for employment for local residents.

2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices. The proposed change would be in accordance with the comprehensive plan and sound planning practices due to the fact that there is already commercial business within a one mile radius such as stated above. Also this property was originally a repair shop and gas station in previous years.

Thank you for your consideration,
Linda Martinson Natole.



REZONING STAFF REPORT

Case: PLAN2409-0001
Sarah Arbour, Long Range Planner
sarbour@harnett.org

Phone: (910) 814-6414 Fax: (910) 814-8278

Planning Board: October 7, 2024

County Commissioners: October 21, 2024

Rezoning Request : Industrial to RA-20R

Applicant Information

Owner of Record:

Name: Weeks Farms, Inc.
Address: PO Box 787
City/State/Zip: Dunn, NC 28335

Applicant:

Name: Seth Thompson
Address: 510 N. Powell Avenue
City/State/Zip: Dunn, NC 28334

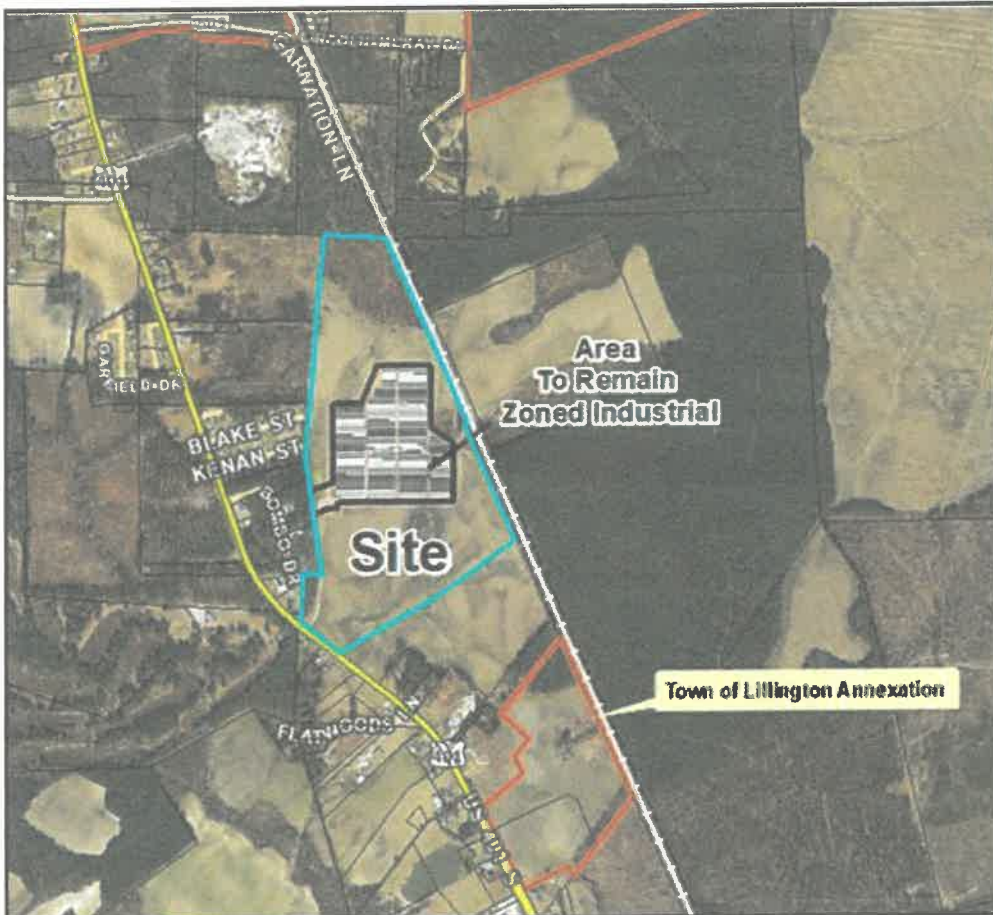
Property Description

PIN(s): 0558-89-7024.000 Acreage: +/- 38.8
Address/SR No.: 2561 US 401 S. Lillington, NC

Township:

- | | | |
|--|---|---|
| <input type="checkbox"/> (01) Anderson Creek | <input type="checkbox"/> (05) Buckhorn | <input type="checkbox"/> (09) Johnsonville |
| <input type="checkbox"/> (02) Avasboro | <input type="checkbox"/> (06) Duke | <input checked="" type="checkbox"/> (10) Lillington |
| <input type="checkbox"/> (03) Barbecue | <input type="checkbox"/> (07) Grove | <input type="checkbox"/> (11) Neill's Creek |
| <input type="checkbox"/> (04) Black River | <input type="checkbox"/> (08) Hectors Creek | <input type="checkbox"/> (12) Stewart's Creek |
| | | <input type="checkbox"/> (13) Upper Little River |

Vicinity Map



Site Description: The property is a 98-acre tract of land currently used for agricultural activities and a solar energy facility. It has direct access to US HWY 401, and a 100-foot railway right-of-way bounds the property on the eastern side.

Background: The property is currently split zoned with a +/- 19-acre portion of the property located in the RA-20R zoning district, and a +/- 79 acre portion of the property zoned Industrial. This zoning request will include the areas of the property outside of the solar energy facility, which will remain zoned Industrial.

This area is beginning to change from industrial to a mixed-use environment that is becoming increasingly residential, particularly with the recent annexation and rezoning of a property by the town of Lillington from Harnett County Industrial to residential.

Surrounding Land Uses: Surrounding land uses consist of single-family residences, a manufactured home park, agricultural activities, vacant land and forest land.

Services Available

Water:

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

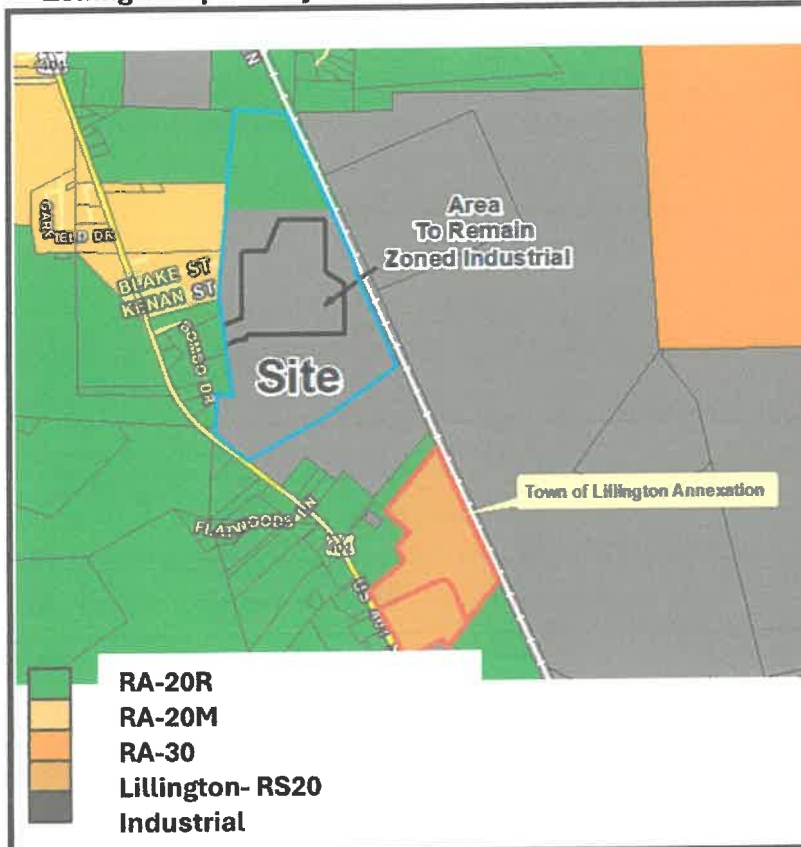
Sewer:

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

Transportation:

Annual Average Daily Counts: **6,000**
 Site Distances: **Fair**

Zoning Compatibility



	Current Industrial	Requested RA-20R
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, (with design criteria)		X
Multi-Family		X Special Use
Institutional	X	X
Commercial Services	X	Special Use
Retail		
Wholesale	X	
Industrial	X	
Manufacturing	X	

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.

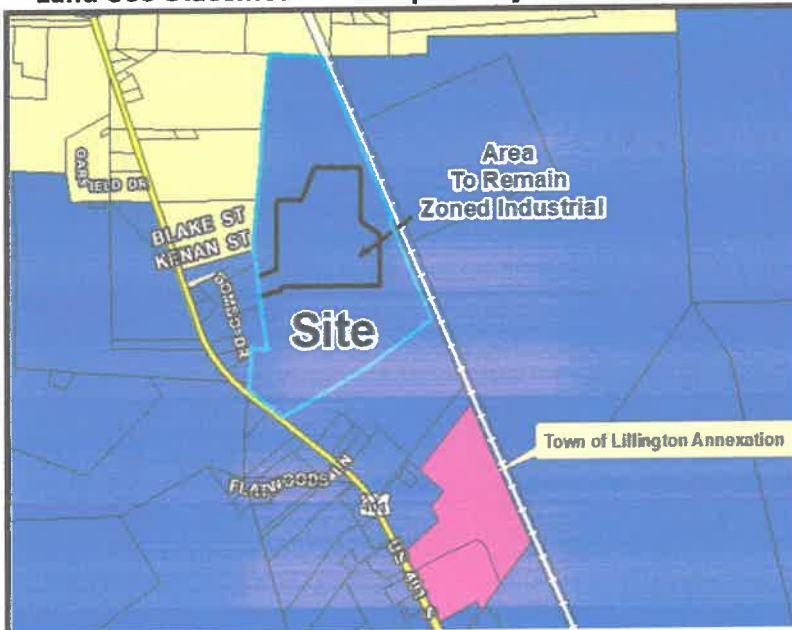
RA-20R:

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.

Industrial:

The purpose of this district, Industrial (IND), is to promote and protect both existing industrial activities and potential sites which are considered suitable for industrial use, to prohibit uses of land which would substantially interfere with the continuation of uses permitted in the district, and to promote the operation of well-planned and maintained industrial facilities.

Land Use Classification Compatibility



- Low Density Residential
- Agricultural/ Rural Residential
- Town of Lillington

	ZONING	Land Use
	Commercial	Low Density Residential
Parks & Rec	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, Design Regulated		X
Manufactured Homes		X
Multi-Family		Special Use
Institutional	X	X
Commercial Service	X	Special Use
Retail	X	
Wholesale	Special Use	
Industrial		
Manufacturing		

The above is a summary list of potential uses. For all applicable uses for each Zoning district, please

Agricultural/Rural Residential:

Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

Site







Road View





Across Road



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 subject property is a split zoned property, and approximately 19 acres of the property is zoned RA-20R, the requested zoning designation. The property is also contiguous to properties zoned RA-20R. The request would not require an evaluation for reasonableness as a small-scale rezoning.

- Yes No **B. There is a 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 a convincing demonstration that all uses permitted under the proposed district would be in the interest of the public and not merely in the interest of the individual group. A zoning change to the RA-20R zoning district would allow for residential uses of the property, which is more compatible with the surrounding land uses than the uses permitted in the current zoning district.

- 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 in the proposed district classification would be appropriate in the area included in the proposed change. The uses permitted in the RA-20R zoning district are more appropriate than the more intense uses permitted in the current zoning designation.

- 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. Use of the property for residential purposes is more compatible with the surrounding land uses and poses a smaller risk of materially or adversely affecting the neighborhood than the uses permitted in the current zoning designation.

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

The request to change the zoning from the Industrial zoning designation to the RA-20R is in accordance with the comprehensive land use and sound planning practices. The underlying land use of the property is Agricultural/Rural Residential, a land use designation which primarily supports agriculture, forestry, and low-density residential uses.

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

As stated in the evaluation, the requested rezoning to **RA-20R** is reasonable. The requested zoning is more compatible with the surrounding land uses and the future land use designation. 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

APPLICATION FOR ZONING CHANGE

Harnett
COUNTY

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee:
Receipt:
Permit:
Hearing Date:

Applicant Information

Owner of Record:

Name: Weeks Farms, Inc
Address: PO Box 787
City/State/Zip: Dunn, NC 28335
E-mail: _____
Phone: 919-820-0746
Fax: _____

Applicant:

Name: Seth Thompson
Address: 510 N. Powell Avenue
City/State/Zip: Dunn, NC 28334
E-mail: setht@wellonsconstruction.com
Phone: 919-868-1733
Fax: _____

Property Description

PIN(s): 0558-89-7024.000 Acreage: 98.4 Acres
Address/SR No.: US 401 S
Directions from Lillington: Take US 401S out of Lillington for 2.1 miles. Property will be on left side

Deed Book: 3195 Page: 28
Plat Book: _____ Page: _____

Existing Zoning:

- Conservation
- RA-20M
- RA-20R
- RA-30
- RA-40
- Commercial
- Light Industrial
- Industrial
- Office & Inst'l

Requested Zoning:

- Conservation
- RA-20M
- RA-20R
- RA-30
- RA-40
- Commercial
- Light Industrial
- Industrial
- Office & Inst'l

Township:

- (01) Anderson Creek
- (02) Averagesboro
- (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

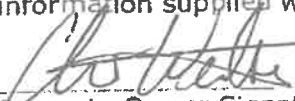
Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Article XII of the Zoning Ordinance

Change land use from agriculture to low density residential

Signatures

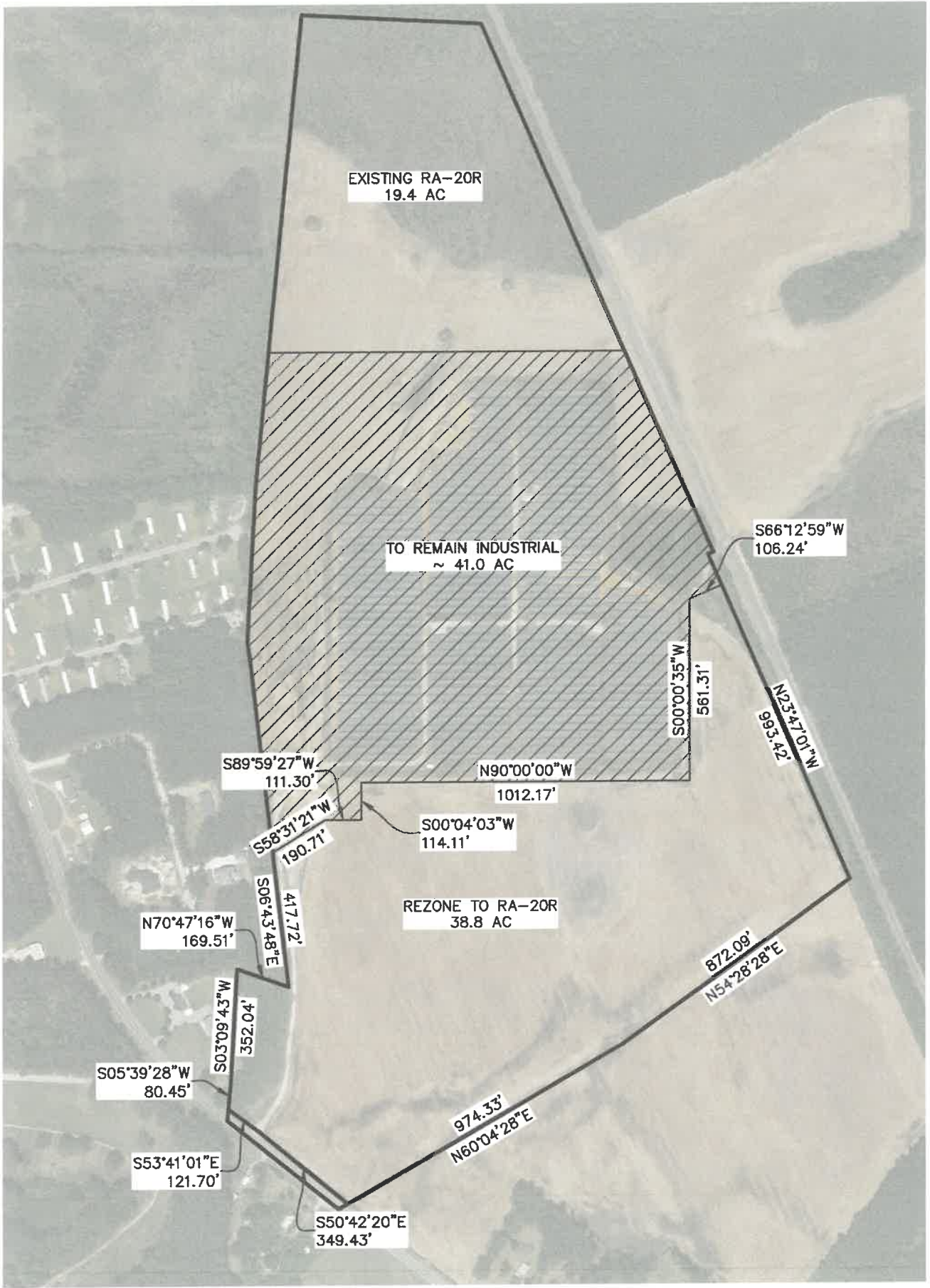
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:


Property Owner Signature

8-28-24
Date

Authorized Agent Signature

Date



EXISTING RA-20R
19.4 AC

TO REMAIN INDUSTRIAL
~ 41.0 AC

REZONE TO RA-20R
38.8 AC

S66°12'59"W
106.24'

S00°00'35"W
561.31'

N23°47'01"W
995.42'

S89°59'27"W
111.30'

N90°00'00"W
1012.17'

S58°31'21"W
190.71'

S00°04'03"W
114.11'

N70°47'16"W
169.51'

S06°43'48"E
417.72'

872.09'
N54°28'28"E

S05°39'28"W
80.45'

S03°09'43"W
352.04'

974.33'
N60°04'28"E

S53°41'01"E
121.70'

S50°42'20"E
349.43'

EXPLANATION FOR ZONING REQUEST

This property is currently split zoned RA-20R and Industrial. The owner would like to develop a portion of the property as a single family residential subdivision. There is a solar farm on the property. We are requesting to rezone the property outside of the solar farm lease area to RA-20R.

- 2.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. The request will rezone the subject property the same as the adjoining properties and leave a portion of the property for the solar farm zoned Industrial. The rezoning request will be in harmony with the existing community.
- 2.2 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. The request will allow the property to continue to be developed as a single family residential development. The property is served by public sewer and public water to allow for residential development. No industrial uses beyond the existing solar farm are planned for the property. The rezoning request will allow for the construction of single family homes to fill the continuing need for this area.
- 2.3 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.) The request is to rezone specifically from Industrial to RA-20R. Only residential uses are allowed. The rezoning request would be to allow single family development similar to the adjacent properties.
- 2.4 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. The rezoning request will allow the subject property to be developed as a residential neighborhood. The surrounding properties with exception to the southern parcel are zoned RA-20R. The character of the neighborhood should not be impacted by the rezoning request.
- 2.5 The proposed change is in accordance with the comprehensive plan and sound planning practices. The proposed request is in harmony with the surrounding neighborhood. This is not spot zoning.