

HARNETT COUNTY PLANNING BOARD

Tuesday September 2, 2025

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 # PLAN2502-0002**
Landowner / Applicant: C and W Country Mart, LLC / Barnwell Capital; 3.05 +/- acres;
Pin # 9568-76-3173.000; From RA-20 M to Commercial Zoning District; Barbecue
Township; Intersection of NC 87 N & SR # 1205 (Olivia Road).
5. Other Business
6. Adjourn



REZONING STAFF REPORT

Case: PLAN2502-0002
Sarah Arbour, Planner II
sarbour@harnett.org

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

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
☐ Avasboro
☒ Barbecue
☐ Black River

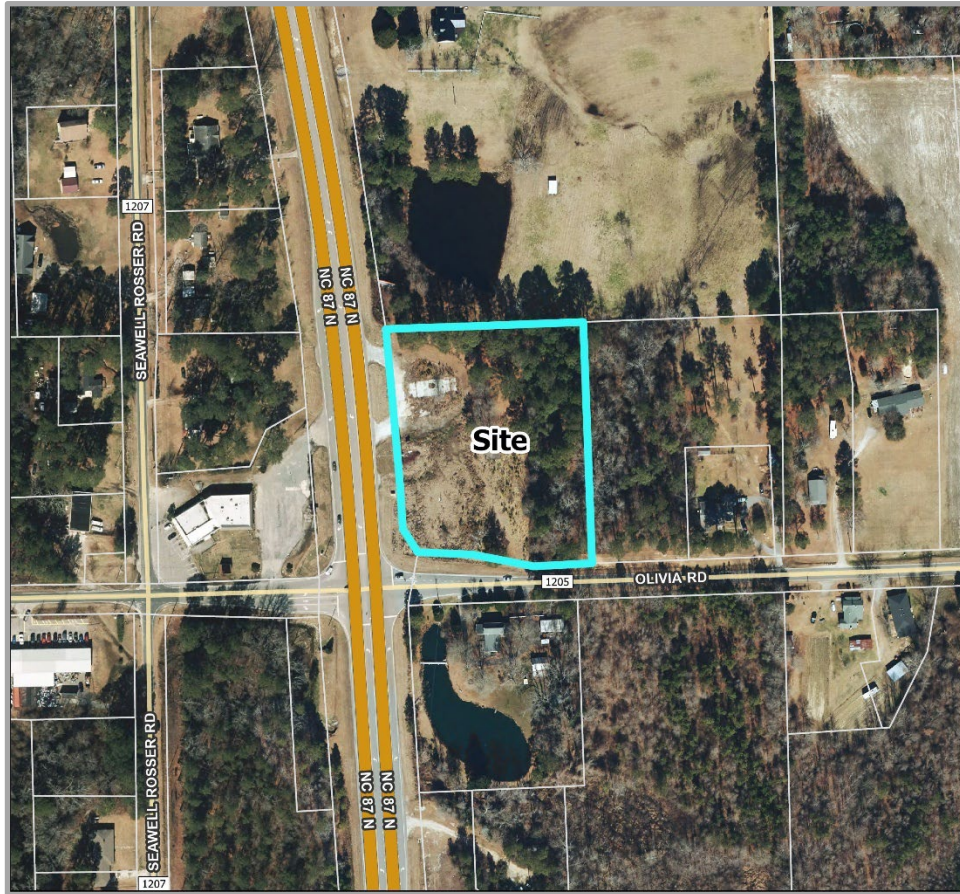
- ☐ Buckhorn
☐ Duke
☐ Grove
☐ Hectors Creek

- ☐ 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.

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

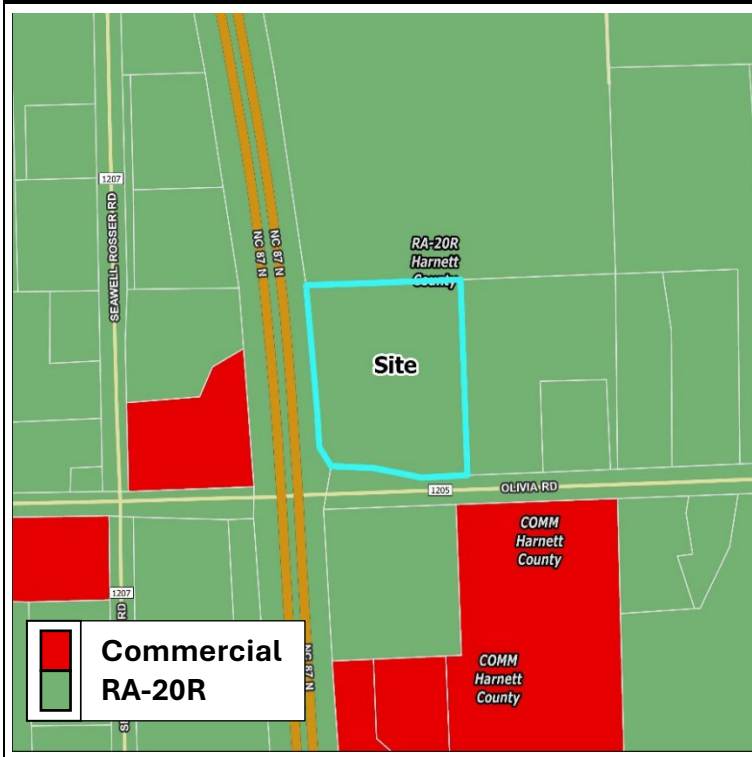
Olivia Rd. 800

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		

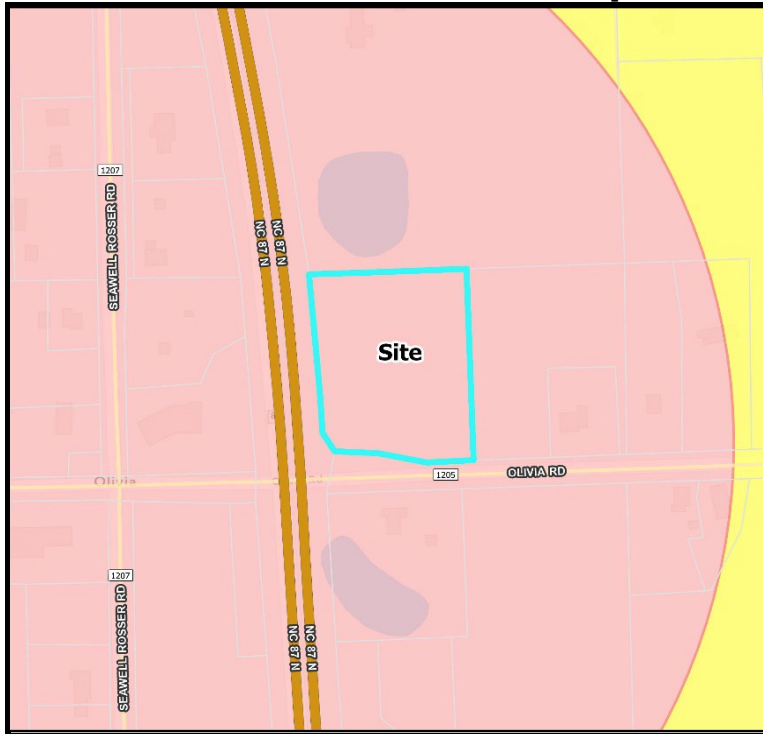
The following is a summary list of potential uses. For all applicable uses for each Zoning district please refer to the UDO's Table of Uses

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	X	X
Natural Preserves	X	X
Bona Fide Farms	X	X
Single Family		X
Manufactured Homes, Design Regulated		X
Manufactured Homes		X
Multi-Family		X
Institutional	X	X
Commercial Service	X	X
Retail		X
Wholesale	SUP	
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



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.

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**.

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



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 2502-0002
Hearing Date: Sept, 2, 2025

Applicant Information

Owner of Record:

Name: C and W Country Mart, LLC
Address: 162 Park Avenue
City/State/Zip: Randolph, NJ 07869
E-mail: tcristello162@gmail.com
Phone: 973-868-5795
Fax: _____

Applicant:

Name: Barnwell Capital
Address: 3782 S Kings Hwy
City/State/Zip: Myrtle Beach, SC 29577
E-mail: chris@barnwellcapital.com
Phone: 919-656-0070
Fax: _____

Property Description

PIN(s): 9568-76-3173.000

Acreage: 3.05 Total Acres_____

Address/SR No.: 3856 NC 87 N SANFORD, NC 27332

Directions from Lillington: _____

Deed Book: 1911 Page: 0946
Plat Book: 2025 Page: 396

Utilities Available:

Water:

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

Sewer:

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

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

Signatures

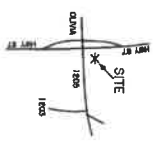
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

			
Property Owner Signature	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.



VICINITY MAP

N.C.S.S. MONUMENT
WOMACK
NC GRID COORDS.
N = 590,273.3336'
E = 1,965,774.078'

NC GRID COORDS.
N = 586,253.121'
E = 1,967,290.860'

PAGE
653/478

COMBINED FACTOR = 0.9998636



I, MELVIN A. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1144, PAGE 246); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1144, PAGE 10000; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 1-100; THAT I HAVE SIGNED MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18 DAY OF MARCH A.D. 2004

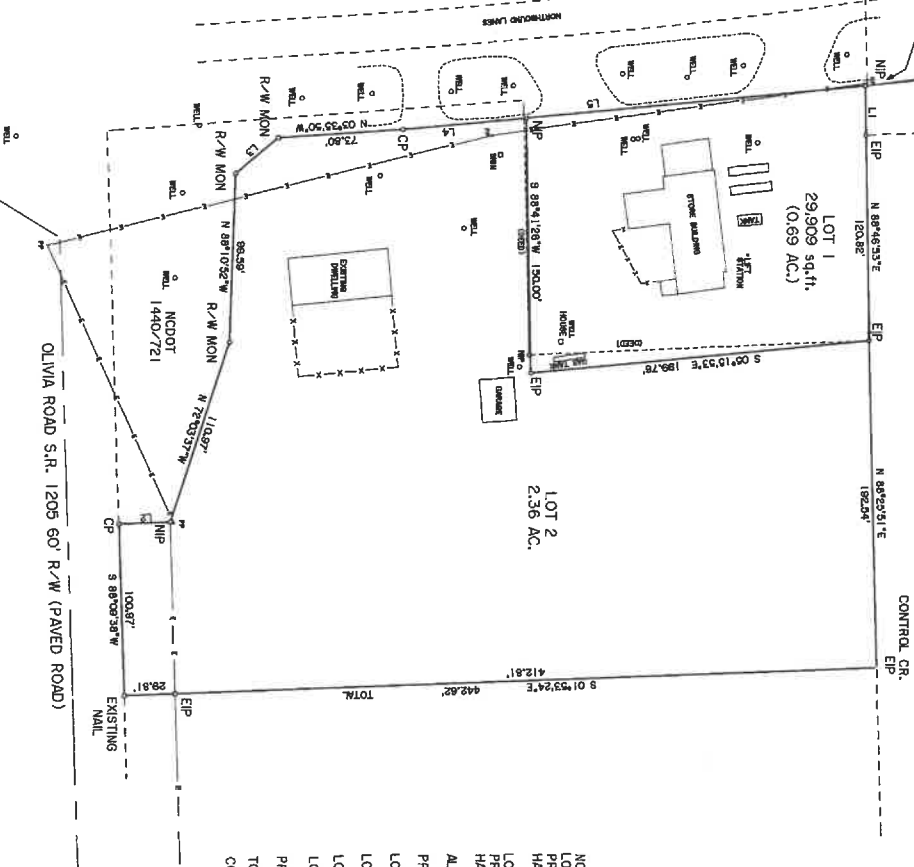
Melvin A. Graham
SURVEYOR REGISTRATION NUMBER L-3471

STATE OF NORTH CAROLINA
COUNTY OF HARNETT
REVIEW OF DEED OF HARNETT COUNTY
RECORD NO. 2-19-2004
DATE REVIEW OFFICER

NOTES:
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT ESTABLISH A NEW STREET OR CHANGE AN EXISTING STREET.

COURSE	BEARING	DISTANCE
1	N 89°46'33"E	28.18'
2	N 01°50'22"W	30.00'
3	N 05°02'31"W	72.25'
4	N 05°02'31"W	72.25'
5	N 05°15'35"W	200.00'

NC HWY B7
(PAVED 4 LANE ROAD)



NOTES:
LOT 1 CONSIST OF ALL OF THE RANDY W. PEEDIN PROPERTY AS RECORDED IN D.B. 1263, PG. 689 HARNETT COUNTY REGISTRY.
LOT 2 CONSIST OF ALL OF THE RANDY W. PEEDIN PROPERTY AS RECORDED IN D.B. 1144, PG. 246 HARNETT COUNTY REGISTRY.
ALL AREAS BY COORDINATE METHOD
PROPERTY ZONED RA-20R
LOT 1 PIN # 9568-76-3173
LOT 1 PARCEL ID # 039568 0001
LOT 2 PIN # 9568-76-4090
LOT 2 PARCEL ID # 039568 0042
PROPERTY NOT IN A WATERSHED
TOTAL AREA = 3.05 AC.
COUNTY WATER



NOTED AT THE HARNETT COUNTY CLERK'S OFFICE
ON 10/1/04
BY: *Melvin A. Graham*
REGISTERED SURVEYOR
L-3471

TOWNSHIP		COUNTY		STATE	
BARBECUE		HARNETT		NC	
(OWNER)	SURVEY FOR	DATE:			
RANDY W. PEEDIN		03/18/2004			
P.O. BOX 264		SCALE:			
OLIVIA, NC 28368		1" = 50'			
		PROJECT:			
		1904			
MELVIN A. GRAHAM, P.L.S.		REVISION:			
3679 NICHOLSON ROAD					
CAMERON, NC 28326					
PHONE (919) 489-8174					

Map # 2004-217



Dear Harnett County Zoning,

We are requesting to rezone the property identified by Harnett County GIS PIN #s 9568-76-4090.000 and 9568-76-3173.000 to general commercial which we believe would be a natural fit for this property given its location. The post office is directly across the street and the property is located at a hard corner of a heavily trafficked signalized intersection. Our hope is to develop a new gas station and convenience store here. The property was previously a convenience store with gas many years ago as well, so it has been utilized commercially in the past.

This site is located in a relatively rural area of Harnett County, and the closest grocery store is around 7-8 miles in either direction with this site at the midpoint. This leads us to believe that a new convenience store or another commercial use location would be a good amenity for those living in the area to come.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Chris Daniels', with a stylized flourish at the end.

Chris Daniels

Member

Barnwell Capital, LLC