

## Donna Johnson

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**From:** Randy L. Baker  
**Sent:** Wednesday, October 11, 2023 9:59 AM  
**To:** Rhonda Harrington, RC Commodities Inc  
**Cc:** Donna Johnson  
**Subject:** RE: Harrington's Marketplace

Good Morning Mrs. Harrington,

I would like to Thank You for reaching out to Donna Johnson to take steps to address one of the violations that was detected.

A few weeks ago I had a conversation with Mark Manning concerning the process of compliance and the steps that would need to be taken.

He mentioned to me that he would relay the steps and would most likely recommend to seek assistance from someone more geared to deal with this process.

These are the steps that I advised him on:

1. The structure located on the site that is currently utilized as an office has not been properly permitted or inspected. The resolve to this issue would be to obtain an electrical permit and have the structure properly inspected and receive approval.
2. The property was originally permitted as a farm related produce stand / farmers market. The current use of the property has expanded to include outdoor flea market activities. The Unified Development Ordinance currently does not permit Outdoor Flea Market activities within the current zoning district. A resolve to this issue would be to have the property owners request a text amendment that would allow for Outdoor Flea Market Activities to be allowed within the RA Zoning Districts with Special Use Approval. This amendment would place the Outdoor Flea Market in the same category as the Indoor Flea Market. If the text amendment is approved and the Board of Adjustment grants the special use approval then the property owners would proceed to the Developmental Review Process and perform the necessary site improvements that are required of such land use activities. Without these measures being taken the other option for compliance would be to cease any activities that would be considered as Outdoor Flea Market operations.

If you would like to arrange a meeting with a Planner to discuss the amendment process, please contact me and I will make sure we schedule a time.

The amendment to the Ordinance would be the next step that you could take if you wished to continue the Flea Market activities on the property.

Thank You for your cooperation,

Randy Baker

**From:** Rhonda Harrington, RC Commodities Inc <rhonda@rccommodities.com>  
**Sent:** Wednesday, October 11, 2023 9:14 AM  
**To:** Randy L. Baker <rbaker@harnett.org>  
**Subject:** Harrington's Marketplace

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Good Morning Mr. Baker,

I got your voicemail and apologize for not getting back to you until now. We are still in tobacco season and just hanging on at the moment. 😊

I am working with Donna Johnson on the office building and getting that permit corrected.

We removed the items you spoke to us about on the phone.

I apologize, I cannot remember the other items we need to account for. Could you please remind me via email? That way I can keep it on my items to do and start getting that taken care of.

Thank you again for working with us! We appreciate it very much!

Take care,  
Rhonda

**Rhonda G. Harrington**

Vice President

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