

AGENDA
HARNETT COUNTY BOARD OF ADJUSTMENT
Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546
July 8, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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| 1. Call to order | 8. Cross-examination from the Board and others |
| 2. Invocation | 9. Close Conditional Use Hearing |
| 3. Swearing in of witnesses | 10. Deliberation by Board of Adjustment |
| 4. Briefing on application being considered | 11. Findings of Fact Checklist |
| 5. Public Hearing opened | 12. Decision by Board of Adjustment or Other Motion |
| 6. Testimony from applicant | 13. Approval of Minutes |
| 7. Testimony from other witnesses | 14. Board in Closed Session |

Special Use

1. BOA2406-0001. Caden & Payton Gregory. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0640-34-7016.000; .84 acres; Upper Little River Township; Intersection SR # 1308 (Manor Hills Road) & 1309 (Thames Ave).
2. BOA2406-0002. Roy M. Harrington / Harrington Companies, LLC. An Outdoor Flea Market in an RA-30 Zoning District; Pin # 0611-20-7005.000; 12.86 acres; Upper Little River Township; Intersection of US 421 N & SR # 1274 (Cortez Morrison Road).
3. BOA2405-0005. Senter-Coffield LLC & C/O William J Senter / McAdams-David Bergmark. A Planned Unit Development (PUD) in an RA-30 Zoning District; Pin #'s 0664-20-6936.000; 0664-21-6024.000; 0664-20-8178.000, 0664-30-2816.000; 104.4 acres; Black River Township; SR # 1441 (Chalybeate Springs Road) & SR # 1442 (Parrish Road).
4. BOA2405-0004. Central Carolina Equity Partners / Boone Trail Café, LLC. A Convenience Store/Restaurant in an RA-30 Zoning District; Pin # 0610-98-3186.000; 5.23 acres; Upper Little River Township; Intersection SR# 1265 (Cool Springs Road) & US 421 N.

SNIA-Special Nonresidential Intensity Allocation-Watershed Board

5. SNIA2406-0001. Boone Trail Café, LLC. A Special Nonresidential Intensity Allocation Permit (SNIA) for the development of property as a Convenience Store with Fuel Center and full Restaurant, RA-30 Zoning District; Pin # 0610-98-3186.000; 5.23 +/- acres; Upper Little River Township; Intersection SR# 1265 (Cool Springs Road) & US 421 N.