

HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 12, 2026

Staff Contact: Meade Bradshaw III, CZO
(910) 893-7525 or mbradshaw@harnett.org

CASE NUMBER: BOA2609-0002
APPLICANT: F&S Land Development
OWNER: F&S Land Development
LOCATION: 94 Lunker Lane
ZONING: RA-30
ACREAGE: 1.31 PIN# 0646-10-0367
LAND USE CLASSIFICATION: Employment
WATERSHED: High Quality Watershed (a portion of site)

REQUEST: Office Use in the Residential-30 Zoning District

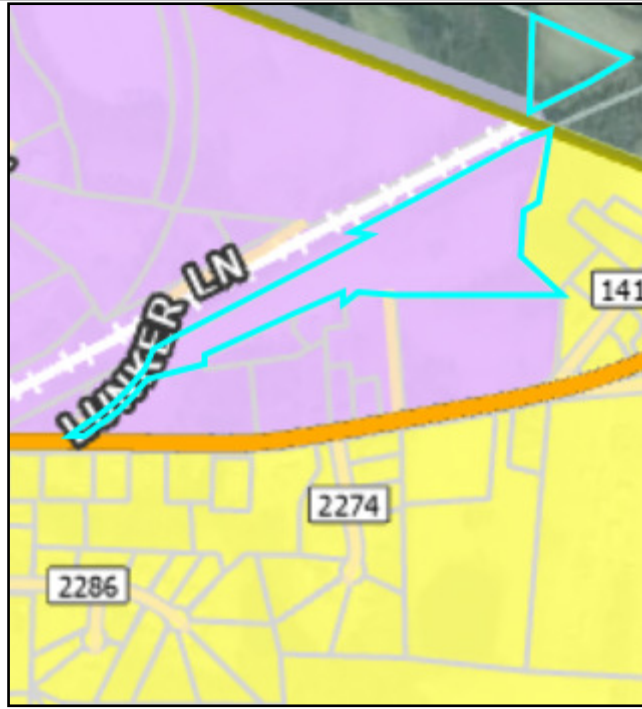
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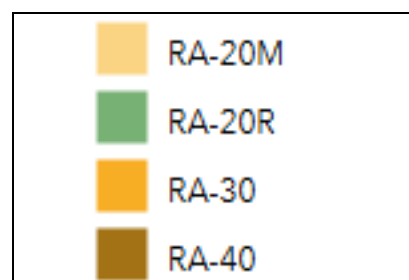
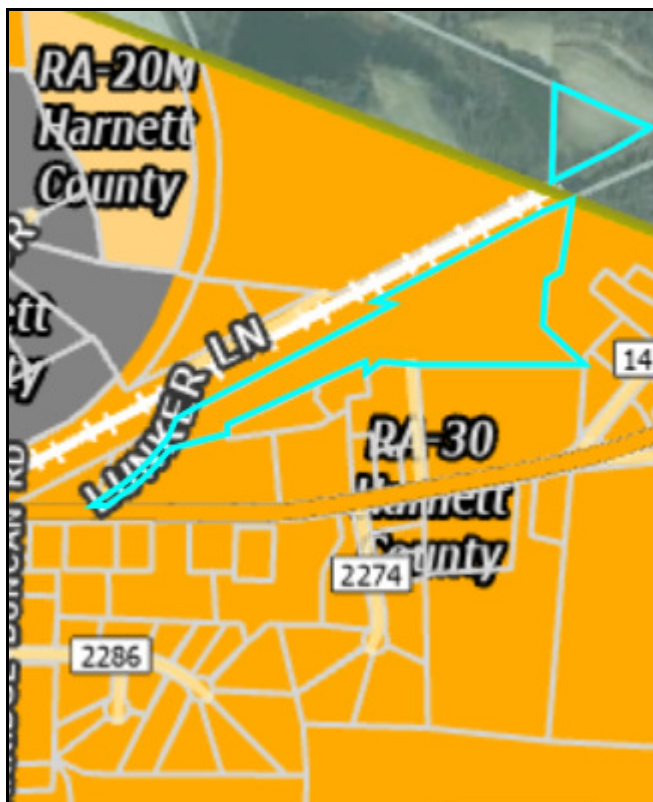
Directions from Lillington:

Drive North on US Highway 401. Turn left on Piney Grove Rawls Road. Turn Left on West Academy Street (NC 42). The site is approximately 1.5 miles on the right

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



HIGH QUALITY WATERSHED



PHYSICAL CHARACTERISTICS

- A. **Site:** There is an existing mini-storage facility with an associated office on the site.
- B. **Surrounding Land Uses:** N - Single-family residence, S - Single-family residence, E - Single-family residence, W - Single-family residence
- C. **Utilities:** Water - Public Sewer - N/A

TRANSPORTATION:

- The Annual Average Daily Traffic on this section of NC 42 is 5,200.
- Site distances are adequate in both directions.

BACKGROUND:

- Applicant would like to construct *Offices (Business or Professional)* within an existing *Storage, Self Mini-Warehouse/Outdoor* in the RA-30 Zoning District. The size of the office area, existing and proposed, would be approximately 1,200 square feet.
- If approved, this project will go through the minor site plan process as well as appropriate permitting. This process will ensure any special conditions specified as part of the approval process are adhered to.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Commercial Uses												
Offices (Business or Professional)	P	P	P			S	S	S	S	1 per 200 square feet	3	B

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

FUTURE LAND USE CATEGORIES/ NONRESIDENTIAL AND MIXED-USE AREAS

EMPLOYMENT GROWTH AREA

These areas are located along major thoroughfares and include prime locations for economic development opportunities. Uses encouraged in the Employment Growth Areas include but are not limited to industrial, warehouse, office, research and development, techflex, medical, energy, and distribution. Residential development is appropriate only when not in conflict with existing or future industry or commercial uses or focal development areas.

SITE PHOTOS

Site



Looking West on Highway 42



Adjacent single-family residences

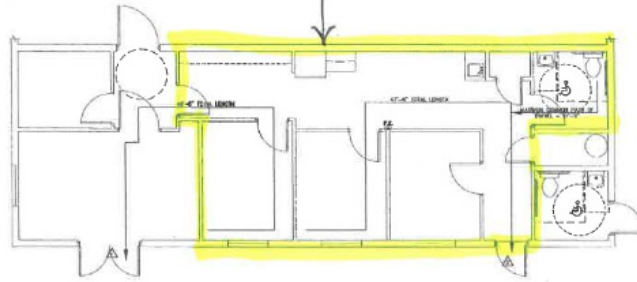


Single-family residences across Highway 42



SUBMITTED SITE PLAN

Area For Special Use Consideration



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