

HARNETT COUNTY  
BOARD OF ADJUSTMENTS

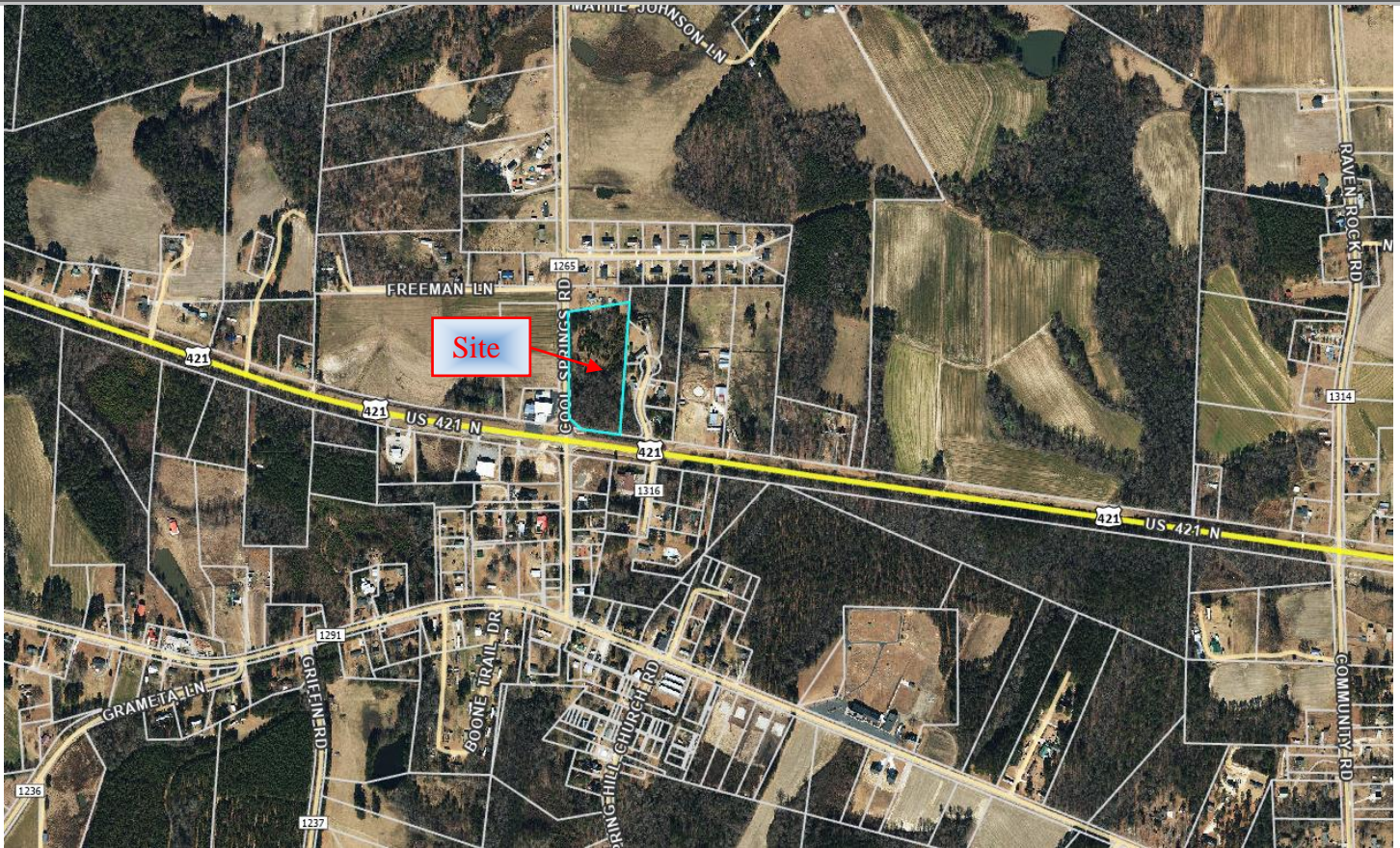
June 10, 2024

Staff Contact: Randy Baker, Assistant Manager of Planning Services  
(910) 893-7525 or rbaker@harnett.org

**CASE NUMBER:** BOA2403-0003  
**APPLICANT:** Boone Trail Cafe, LLC.  
**OWNER:** Central Carolina Equity Partners, LLC  
**LOCATION:** US 421 North Lillington, NC 27546  
**ZONING:** RA-30      Acreage: 5.26      PIN#: 0610-98-3186.000  
**LAND USE CLASSIFICATION:** Rural Center  
**NC WATERSHED:** WS-IV-P

**REQUEST:** Convenience Store and Restaurant

**AERIAL:**



**Directions from Lillington:** Travel US 421 North out of Lillington - Property is located on the right at the intersection of Cool Springs Road and US 421 North.

**PHYSICAL CHARACTERISTICS**

- A. Site:** Currently undeveloped 5.26-acre parcel containing natural vegetation and forestry products.
- B. Surrounding Land Uses:** Residential / Agricultural / Commercial
- C. Utilities:** Water – Public    Sewer – Private

## TRANSPORTATION:

- Annual daily traffic count for this section of US 421 North is 7700. The traffic count for Cool Springs Road is 1000 vehicle trips per day.
- Site distances are good along this section of US 421 as well as the site distances for Cool Springs Road.

## BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a convenience store and restaurant facility.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and thorough review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- This site is located within the NC Watershed protected area of the County. The development proposed is calculated to be below the allowed 24% built upon area. This would exempt the developer from being required to apply for a SNIA from the Watershed Board.
- The proposed site is located within a Rural Center Development Node as illustrated in the Harnett County Future Land Use Plan. Quality commercial and retail development is consistent with the strategies and goals referenced within future land use plan.

## 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
<b>RETAIL SERVICES / COMMERCIAL USES</b>												
<b>Convenience Stores &amp; Convenience Type Business Establishments</b>	P*	P*	P*	P*		S*	S*	S*	S*	1 per 150 sq. ft.	3	M
<b>Restaurant</b>	P*	P*	P*	P*		S*	S*	S*	S*	1 per 4 seats + 1 per 2 employees	3	A

## 7.2.2 Restaurant

- A. Restaurants with drive-through service shall have a minimum cueing lane length to accommodate eight (8) vehicles. Said cueing lane shall not interfere with any required drive aisles or parking access.
- B. Any outdoor seating or area used as part of the establishment shall not obstruct the sidewalk and shall meet building setback requirements.
- C. No amplified noise shall be permitted outdoors when located within 500 feet of a residential use. Further, the noise emitted from such facility shall be in compliance with the applicable regulations of the Harnett County Sheriff's Department.

### **Restaurant** (As defined by the Harnett County UDO)

An establishment where the primary use is preparation, serving, and consumption of food and drink, mostly within the principal building.

## 7.6.1 Convenience Stores & Convenience Type Business Establishments

- A. A maximum of 5,000 square feet of gross floor area shall be permitted
- B. Area dedicated to the preparation and distribution of food for on-site consumption shall be limited to 25 percent (25%) of the total floor space.
- C. Any canopy, including those for provided for fuel servicing, shall be a minimum of 20 feet from adjacent right(s)-of-way.

### **Convenience Store** (As defined by the Harnett County UDO)

A retail establishment of up to 5,000 square feet selling primarily food products, household items, newspapers and magazines, candy, and beverages, a limited amount of freshly prepared foods such as sandwiches and salads for on or off-premises consumption, and which may be used for the retail dispensing or sales of vehicular fuels. Convenience business establishments shall not be construed to encompass retail sales not geared toward neighborhood convenience.

# HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

## **FUTURE LAND USE PLAN**

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

## **FUTURE LAND USE CATEGORIES/ DEVELOPMENT NODES**

Rural Centers: Small scale commercial centers. The exact location and extent of the Rural Centers will be market driven, however, the non-residential footprint will usually be less than 50,000 square feet in these areas.

## **LAND USE GOALS & STRATEGIES**

LU-1: Reinforce countywide economic development goals with land use decisions.

LU-2: Encourage growth where infrastructure exists.

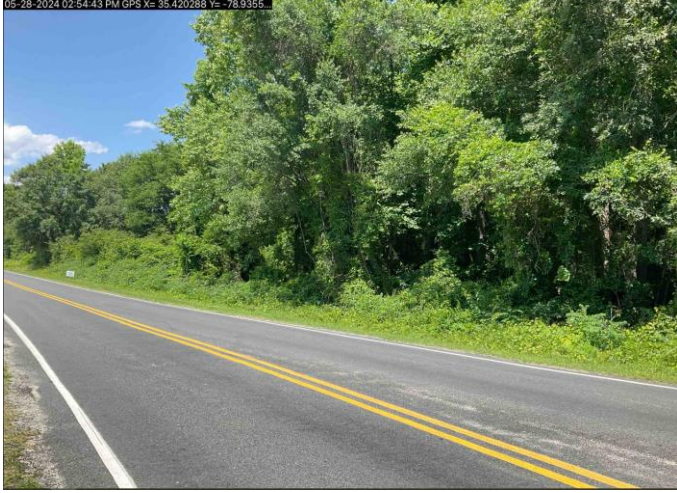
LU-3: Promote quality commercial and retail development at well-located sites in order to help reverse retail leakage trends.

LU-3.1: Encourage commercial and retail development at the intersections of existing and planned arterials in and near Development Nodes as identified on the Future Land Use Map.



**SITE PHOTOS**

**Site / Cool Springs Road View**



**Site / Hwy. 421 View**



**Street View / Cool Springs Road**



**Street View / Cool Springs Road**



**Adjoining Property**



**Adjoining Property / Across Cool Springs Road**





