

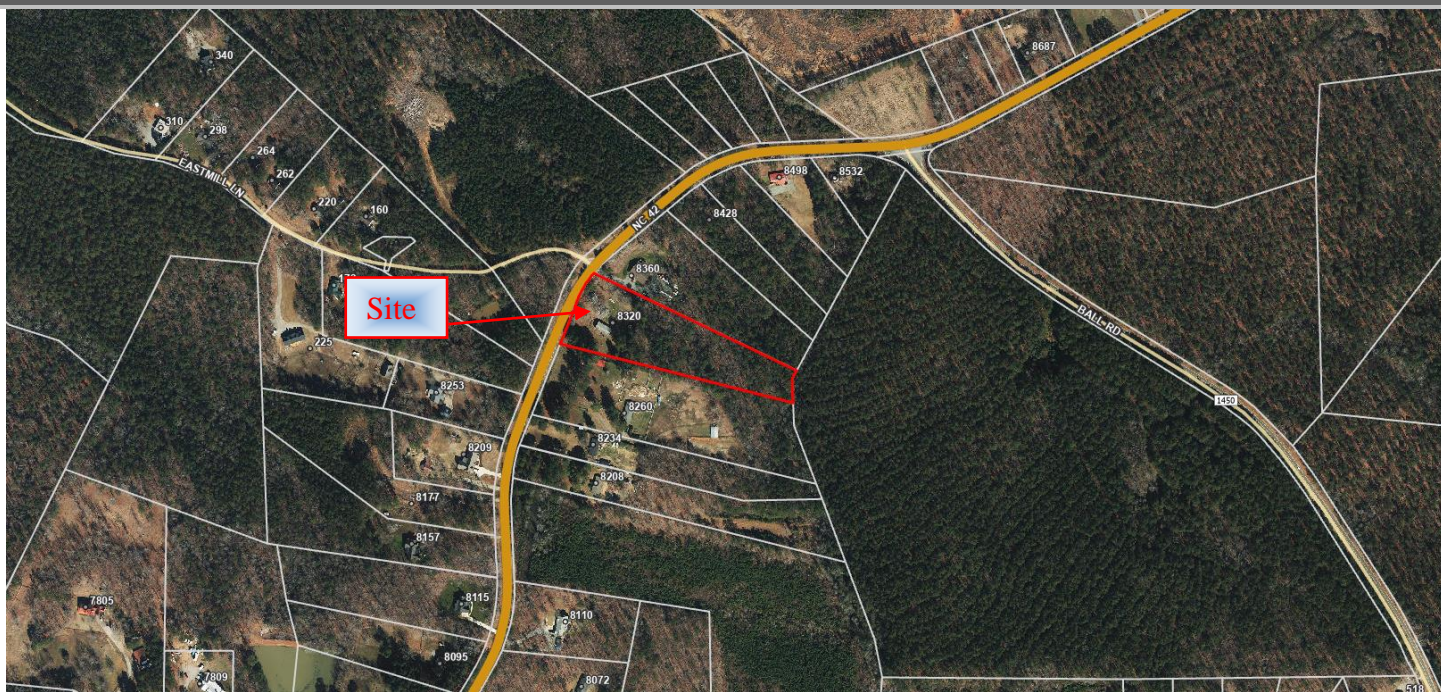
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 12, 2025

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

**CASE NUMBER:** BOA2503-0002  
**APPLICANT:** Blaire Drose  
**OWNER:** CBD Homes LLC.  
**LOCATION:** 8320 NC 42 Holly Springs, NC 27540  
**ZONING:** RA-30      **Acreage:** 3.74      **PIN#:** 0625-15-0335.000  
**LAND USE CLASSIFICATION:** Agricultural  
**NC WATERSHED:** High Quality Watershed

**REQUEST:** Storage, Self Mini-Warehouse / Outdoor (RV & Boat Storage)

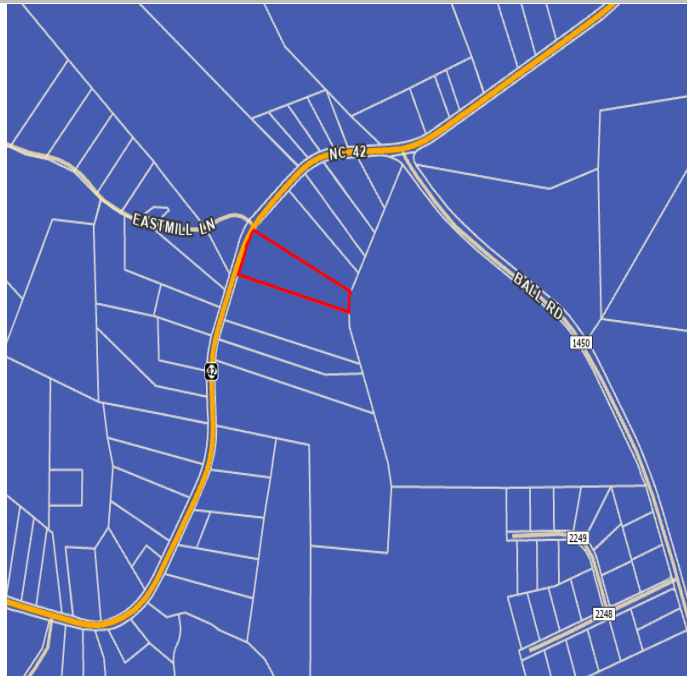
**AERIAL:**



**Directions from Lillington:** Travel US 401 North toward Fuquay Varina – Turn left onto Christian Light Road – Turn left onto Cokesbury Road – Turn left onto Ball Road – Turn left onto NC 42 - Property is located on the left just after Eastmill Lane.

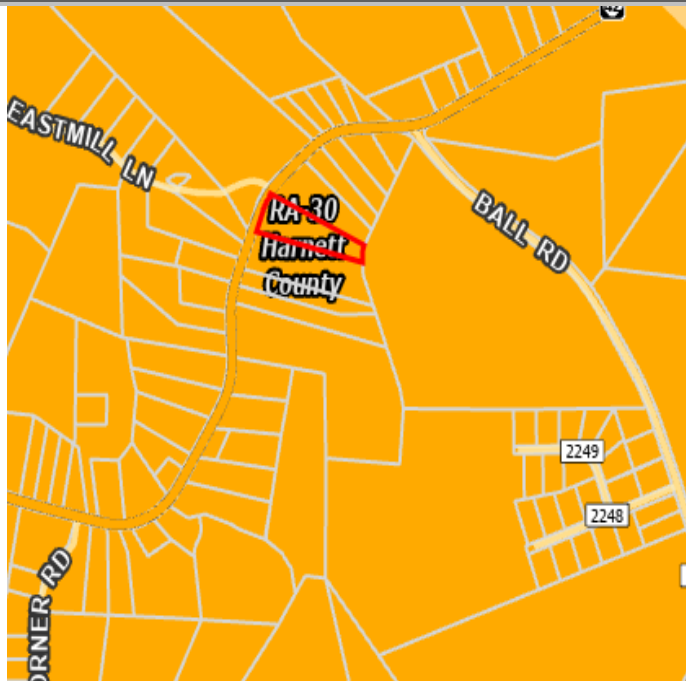


## LAND USE CLASSIFICATION MAP

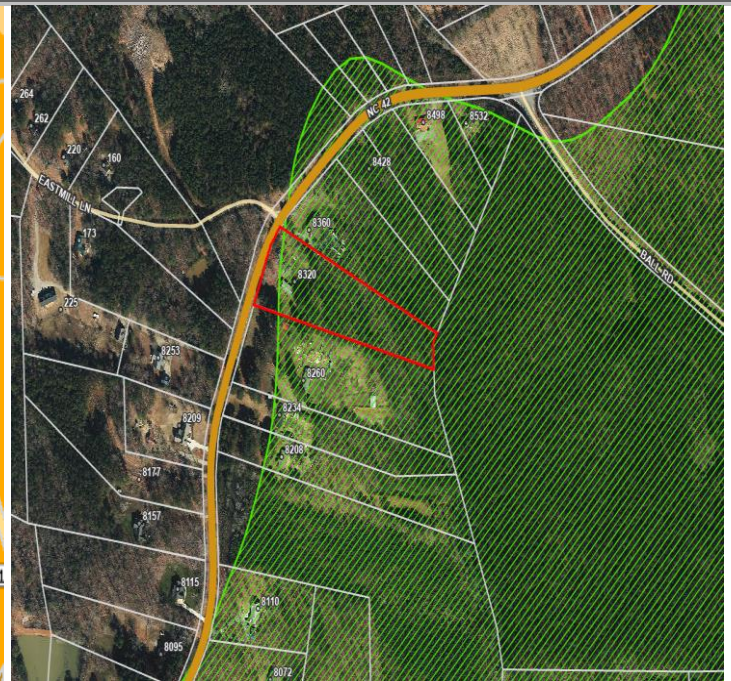


- Agricultural
- Angier ETJ
- Benson ETJ
- Broadway ETJ
- Coats ETJ
- Compact Mixed Use
- Compatibility Development Target Area
- Dunn ETJ
- Employment Mixed use
- Environmentally Sensitive Areas
- Erwin ETJ
- Lillington ETJ
- Low Density Residential
- Medium Density Residential
- Military
- Military Corridor Buffer
- Protected Areas
- Rural Center

## ZONING DISTRICT MAP



## WATERSHED MAP

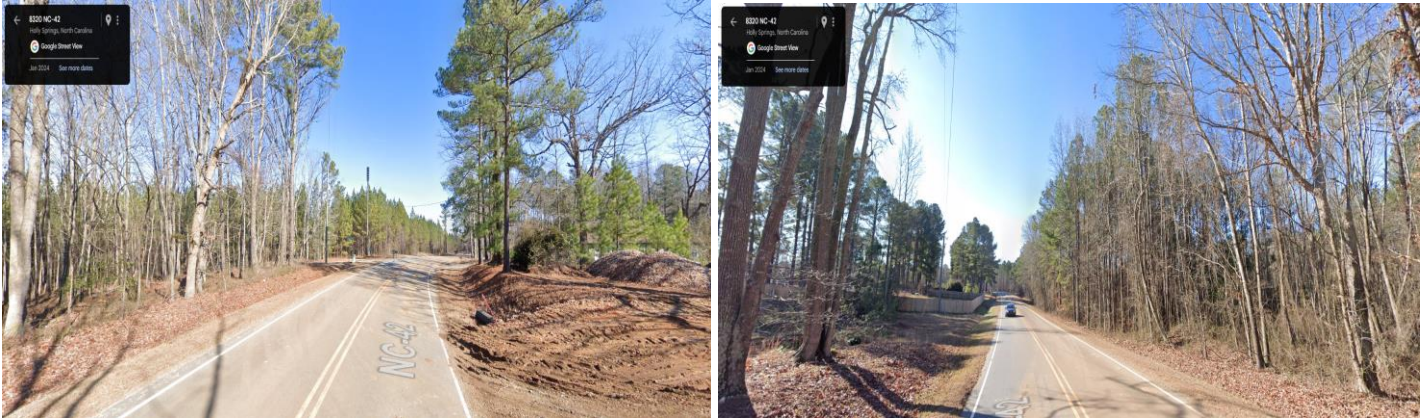


## PHYSICAL CHARACTERISTICS

- A. Site:** Currently a vacant lot due to the demolition of a previous structure and natural vegetation.
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** Water – Public Sewer – Private

## TRANSPORTATION:

- Annual daily traffic count for this section of NC 42 is 2600 vehicle trips per day.
- Site distances are limited along this section of NC 42 due elevation changes and curvature of the roadway.



## BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Self, Mini-Warehouse Storage 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.
- Due to the property being located within the High Quality Watershed, state agencies will be included in the review and permitting process of the development.

## 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>WAREHOUSING &amp; FREIGHT HANDLING</b>												
<b>Storage, Self Mini-Warehouse</b>	P*	P*	P*				S*	S*	S*	see Office, if applicable	3	S

#### 8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- Maximum building height of 20 feet.
- A secured fence of at least six (6) feet in height shall surround the perimeter of the storage facility.
- Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

D. No outside storage shall be permitted except as provided below.

E. Outdoor storage of boats, vehicles (including motorcycles), recreational vehicles, campers, equipment, materials, etc in designated spaces shall meet the following requirements:

1. If outdoor storage space is proposed the area shall be designated as outdoor storage on the required site plan.

a. Existing facilities expanding to include outdoor storage shall submit a revised site plan showing such, in accordance with the provisions of this Ordinance.

2. Area designated for outdoor storage shall not be visible from adjacent right(s)-of-way and shall install a Type D Buffer along the exterior of the perimeter fencing.

3. If associated with a mini-storage facility that will have enclosed storage buildings, outdoor storage space(s) shall be located at the rear or side of the site.

4. No inoperable vehicles, or other items as listed above, shall be stored on-site unless on a towable trailer with the intent to transport in a timely manner.

F. The storage of hazardous, toxic, or explosive substances shall be prohibited.

G. No business activity sales, service, or repair activities, other than rental of the storage units or spaces, shall be conducted within the storage facilities.

## **ARTICLE XIV. DEFINITIONS & CERTIFICATIONS**

### **2.2 General Definitions**

#### **Storage, Self Mini-Warehouse**

A building or group of buildings designed to provide separate access to individually rented storage units used exclusively for storing customer's goods or wares. No sales, service, or repair activities other than the rental of storage units and its related activities, are permitted within storage units.

## **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/ AGRICULTURAL and RURAL RESIDENTIAL AREAS**

**Agricultural and Rural Residential:** Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

### **LAND USE GOALS & STRATEGIES**

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

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



## SITE PHOTOS

Site



Adjoining Property



Adjoining Property



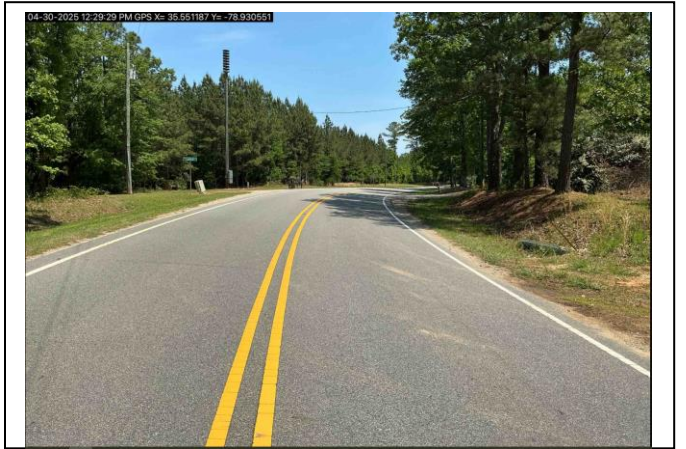
Across Street



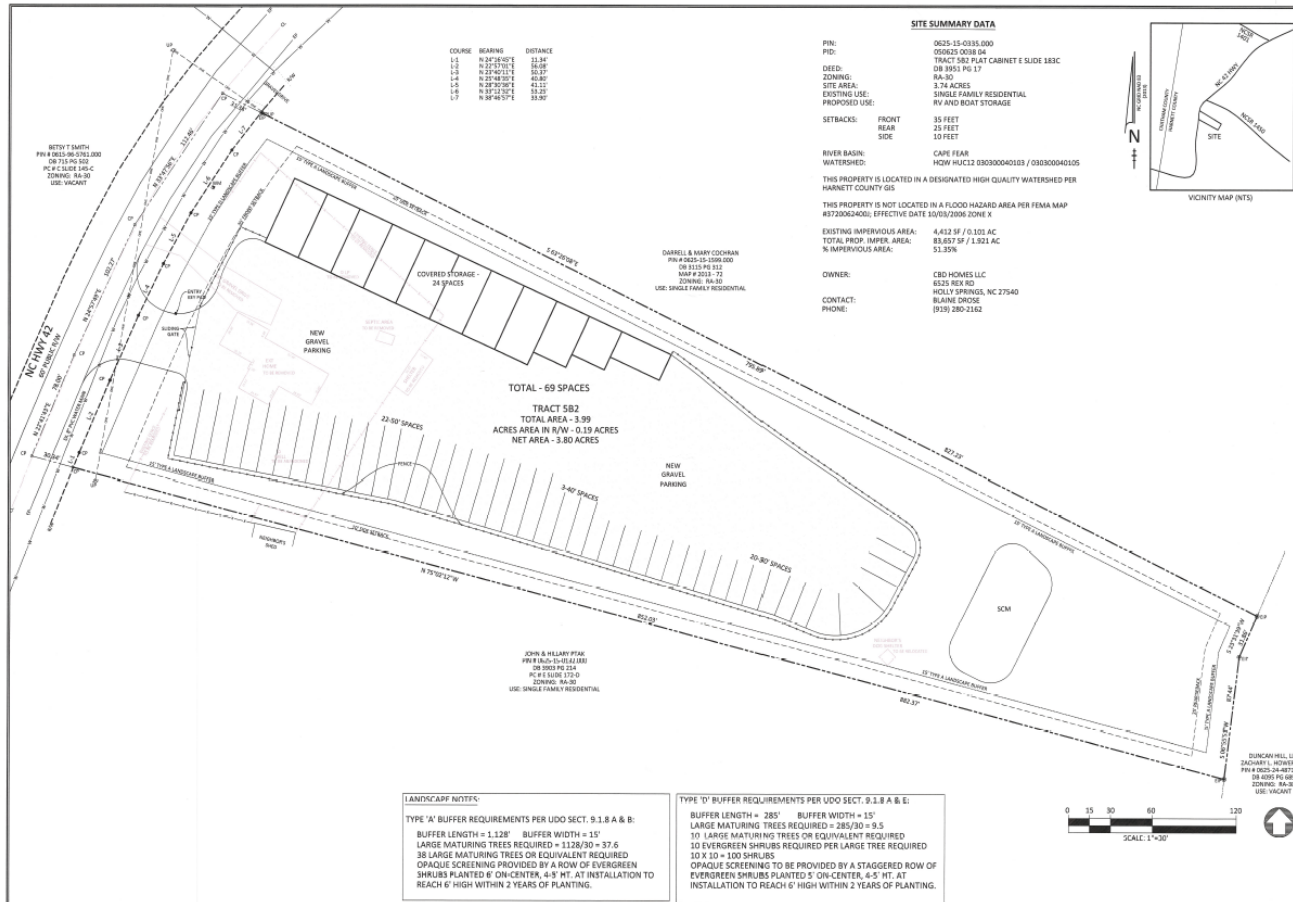
Street View



Street View



# SUBMITTED SITE PLAN



 <b>ARCADIA</b> ENGINEERING																						
4928 LINGLAND DR. STE. 235 HOLLY SPRINGS, NC 27540 TELEPHONE: 919 363-5422 FACSIMILE: 919 363-5477																						
																						
3-01-20																						
<b>PRELIMINARY</b> NOT RELEASED FOR CONSTRUCTION FOR REVIEW ONLY																						
NORTH CAROLINA																						
BUCKINGHAM TOWNSHIP HARNETT COUNTY																						
<b>DROSE STORAGE</b> 4320 NC HWY 42 HOLLY SPRINGS, NC 27540																						
SPECIAL USE PERMIT APPLICATION - SKETCH PLAN																						
DRAWN BY: _____ CHECKED BY: _____ EAH: _____ TSS: _____ DATE: _____ DATE: _____																						
<b>REVISIONS</b>																						
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