

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 12, 2024

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

CASE NUMBER: BOA2409-0001
APPLICANT: F & S Land Development, LLC.
OWNER: F & S Land Development, LLC.
LOCATION: NC 42 Fuquay-Varina, NC 27526
ZONING: RA-30
ACREAGE: 1.13 & 0.92 (Combined 2.05) PIN#: 0645-19-2986.000 / 0646-10-2128.000
LAND USE CLASSIFICATION: Low Density Residential
WATERSHED: High Quality Watershed

REQUEST: Offices (Business or Professional) with associated accessory uses

AERIAL:



Directions from Lillington: Travel US 401 North toward Fuquay – Turn left onto Christian Light Road – Turn left onto Oakridge Duncan Road – Right onto NC 42 – Properties are located on the left just after passing Lonnie Betts Drive.

PHYSICAL CHARACTERISTICS

- A. Site:** Both parcels are currently vacant.
- B. Surrounding Land Uses:** Single-family residential home sites and a variety of commercial / industrial activities.
- C. Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of NC 42 is 5200 vehicle trips per day.
- Site distances are good to the west and fair to the east due to slight curvature and elevation change in this section of NC 42.

BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the construction and operation of office space for business and professional purposes along with associated accessory uses (flex space).
- These properties did come before the Board of Adjustment in May of 2023 under different ownership and was granted a Special Use Permit for the construction and operation of an automobile repair facility.
- The applicant has not completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use.
- The Planning Department suggests the recombination of the two parcels into one as the applicant has illustrated on the proposed site plan.
- This requested use would also require outside review and permitting from other agencies pertaining to storm water, natural resource controls and transportation.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols 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
Offices, General												
Offices (Business of Professional)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B

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

Low Density Residential: Single family detached residential intended to remain predominantly suburban in character and provide for low-density single-family residential development on lots smaller than those in Rural Residential areas. Gross densities of 1-3 dwelling units per acre depending on utilities, soils and character of adjacent development

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

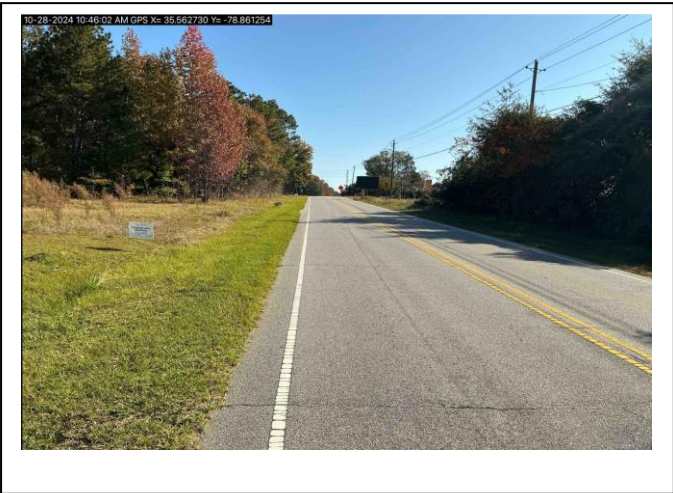
Site



Across Street



Street View



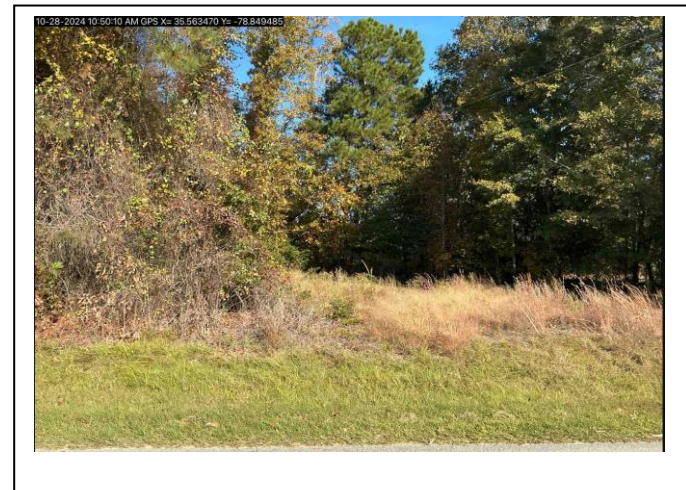
Street View



Adjoining Property



Adjoining Property



SUBMITTED SITE PLAN



SITE PLAN INFORMATION	
1. NAME:	F AND S DEVELOPMENT, LLC
2. STREET ADDRESS:	516C 42 BUSINESS PARK, FAYETTEVILLE, NORTH CAROLINA 27808
3. P.U.N.:	0945-16-2088.000 & 0945-10-2128.000
4. EXISTING LAND USE:	VACANT
5. PROPOSED LAND USE:	LIGHT INDUSTRIAL
6. TOTAL NUMBER OF LOTS:	1
7. TOTAL SITE AREA:	16.237 SF (0.37 ACRES)
8. DEVELOPED AREA:	2 ACRES
9. CURRENTLY PROPOSED ZONING:	IND-M (SPECIAL USE PERMIT REQUIRED)
10. EXISTING BUILDING USE & SF:	NONE
11. PROPOSED BUILDING SF:	85,000 SF (OR MORE)
12. PROPOSED BUILDING LOT COVERAGE:	17.75%
13. BUILDING SETBACKS:	FRONT - 33 FT SIDE - 10 FT REAR - 10 FT
14. MAX BUILDING HEIGHT:	25 FT
15. PROPOSED BUILDING HEIGHT:	25 FT
16. INSIDE CITY LIMITS:	NO
17. INSIDE FLOOD HAZARD BOUNDARY:	NO (PER FEMA MAP #1720046861 & 172004665) EFFECTIVE DATE: 10/20/2016
18. PARKING REQUIRED:	1 PER 5 EMPLOYEES (MINIMUM 24FT) 48 EMPLOYEES (2 + 24 SPACE MINIMUM REQUIRED)
19. TOTAL PARKING PROVIDED:	24 SPACES (1 ADA + 23 REGULAR)
20. PROPOSED IMPERVIOUS SURFACE AREA:	8 SF / 0.18 ACRES 84,840 SF / 1.94 ACRES (90.17%) TOTAL IMPERVIOUS
21. WATERSHED / RIVER BASIN:	UT TO AYOZITE CREEK / CAPE FEAR RIVER BASIN (STREAM BEDS @ 16-15.25' METAL HIGH)
22. DEED BOOK / PAGE:	4248 / 1014



F AND S LAND DEVELOPMENT, LLC
4801 WARE ROAD
FAYETTEVILLE, NORTH CAROLINA 27808
42 BUSINESS PARK
SPECIAL USE PERMIT
PRELIMINARY SITE PLAN

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONDITIONS, ENCUMBRANCES OR ADVERSITIES EXIST BETWEEN ARCHITECTED/PLANNED, STRUCTURAL & CIVIL DRAWINGS & ARCHITECTURAL PANS. IF SUCH SITE CONDITIONS ARE DISCOVERED (DURING OR AFTER CONSTRUCTION), CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

REVISION:	DATE:

PROJECT NO.:
DRAWN BY:
REVIEWED BY:

SHEET NUMBER:
C3.0
OF 55 SHEETS

