

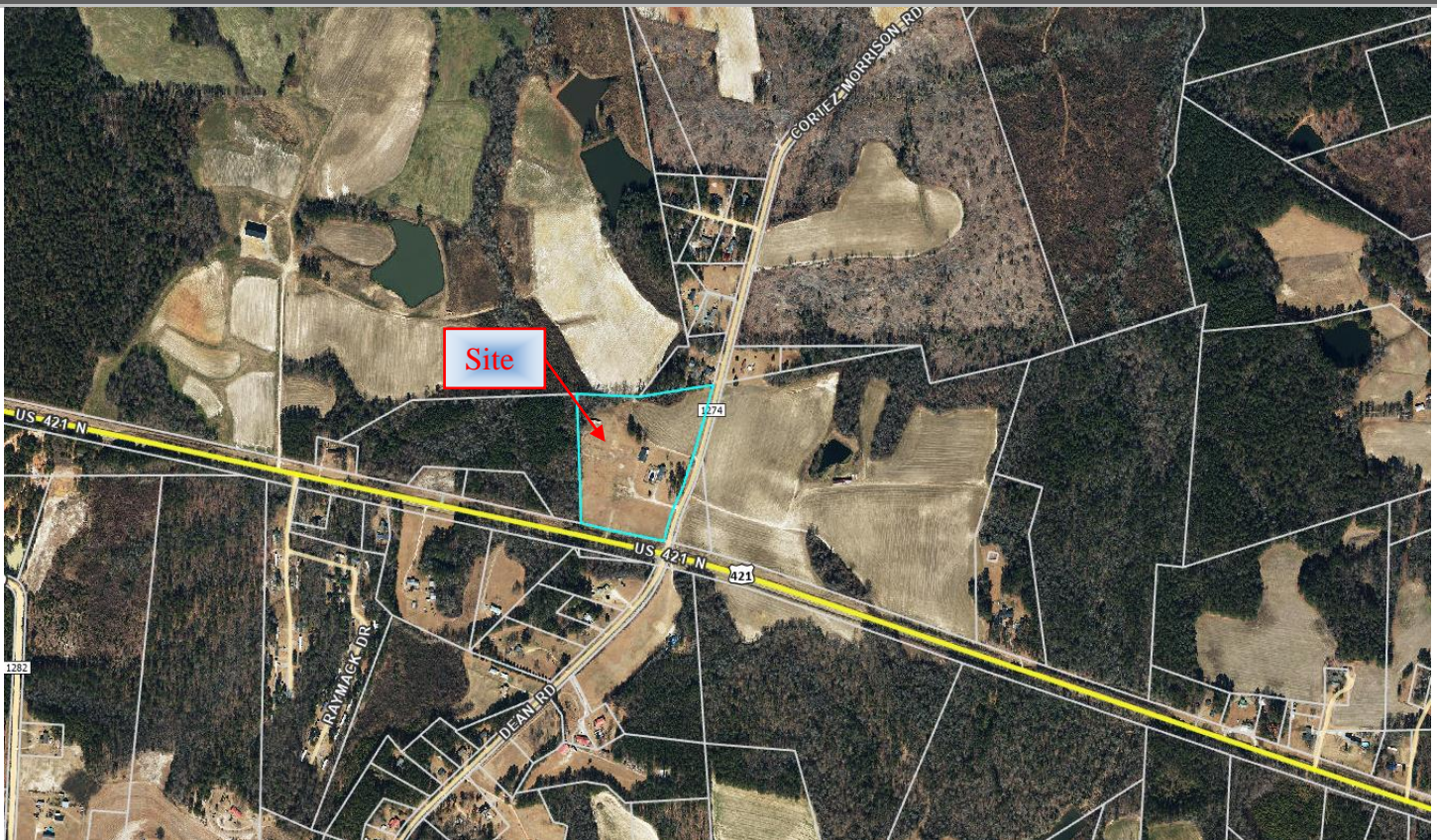
HARNETT COUNTY
BOARD OF ADJUSTMENTS
July 8, 2024

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

CASE NUMBER: BOA2406-0002
APPLICANT: Harrington Companies, LLC.
OWNER: Harrington Companies, LLC.
LOCATION: 79 Cortez Morrison Road Lillington, NC 27546
ZONING: RA-30 Acreage: 12.86 PIN#: 0611-20-7005.000
LAND USE CLASSIFICATION: Agricultural
NC WATERSHED: WS-IV-P

REQUEST: Outdoor Flea Market

AERIAL:



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

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a residential dwelling, multiple stick built and prefabricated structures.
- B. **Surrounding Land Uses:** Residential / Agricultural / Forestry
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of US 421 North is 7300. The traffic count for Cortez Morrison Road is unavailable.
- Site distances are good along this section of US 421 and fair for the section of Cortez Morrison Road.

BACKGROUND:

- The applicant is seeking to render compliance to a land use violation related to the operation of an outdoor flea market currently operating in the RA30 zoning district.
- The applicant has recently applied for and received a text amendment to allow indoor/outdoor flea markets as a special use within the current zoning district.
- The applicant previously completed a predevelopment meeting for the operation of a farmers market. Since the opening of the farmers market, the operations have grown to a land use classification of a flea market.
- During the site inspection, it was detected that an automobile repair facility is also located on the property. In order to render compliance to this violation, the property owner would be required to discontinue and remove this activity from the property or secure a special use permit.
- 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.
- 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. If the development is calculated to exceed the allowed 24% built upon area. The applicant will need to secure a SNIA from the Watershed Board.
- The proposed site is located within an Agricultural and Rural Residential area 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 |
|--|-----|----|------|-----|------|-------|-------|--------|--------|-------------------|-----------------|---------------------|
| RETAIL SERVICES | | | | | | | | | | | | |
| Flea Markets, Rummage, Second Hand Sales & Activities, Indoor & Outdoor | | | P* | | | | S* | S* | S* | 1 per 300 sq. ft. | 3 | M |

7.6.2 Flea Markets, Rummage, Second Hand Sales, & Activities, Indoor & Outdoor

Indoor & Outdoor facilities shall be subject to the following requirements:

- A. Preparation and sale of perishable foods shall be regulated by NCGS 130A-247 and 130A-248, and T15A NCAC 18A.2600.
- B. Sale or trade of exotic, domestic, or farm animals shall be prohibited.
- C. Any outdoor display area shall comply with the regulations of Section “Display Area” of Article VII “Development Design Guidelines” of this Ordinance, as applicable, and in no case shall any items be left outdoors when the facility is not open for business.
- D. All buildings or structures shall be installed in accordance with the North Carolina State Building Code.
- E. All temporary articles of outdoor display, including but not limited to fold-up tables, racks, tents, tarps, shelters, coverings of any type, or vehicles used, shall be removed from dusk to dawn.
- F. All outdoor flea markets shall be located on a minimum of ten (10) acres of contiguous land.

Article XIV. Definitions & Certifications

Section 2.0 General Definitions & Acronyms

Flea Markets, Rummage, Secondhand Sales & Activities, Outdoor

Outdoors sales area in which typically more than one (1) space is set aside or rented, and is intended for use to sell a variety of articles such as those which are either homemade, hand-crafted, new, used, old, or obsolete.

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/ 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-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



Site



Street View / 421 Toward Sanford



Street View / 421 Toward Lillington



Street View / Cortez Morrison Road



Street View / Dean Road



Adjoining Property Across 421



Adjoining Property Across Cortez Morrison



Tire Service Signage



Tire Service Facility



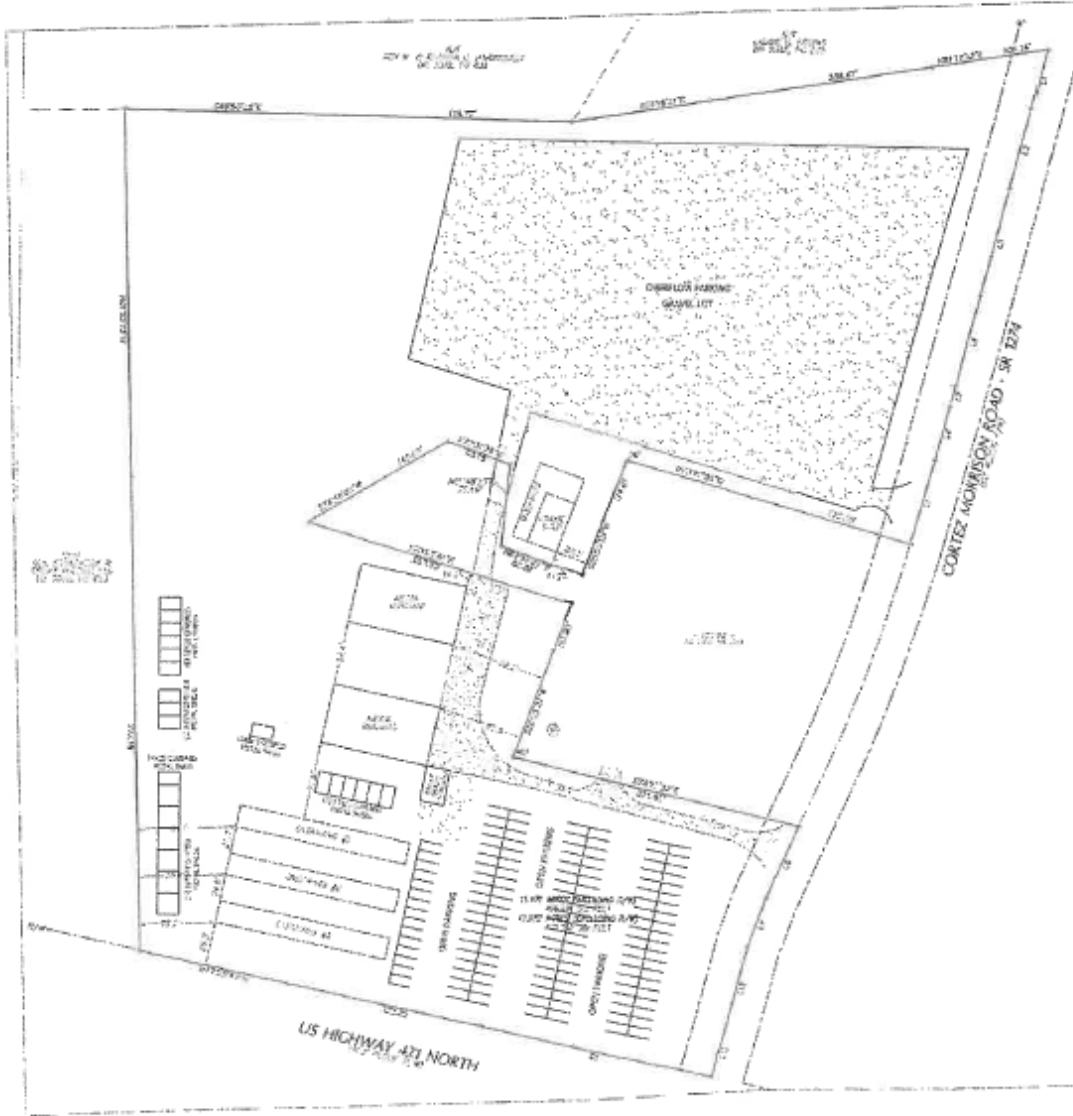
Storage of Merchandise



Storage of Merchandise



SUBMITTED SITE PLAN



SITE PLAN
SCALE 1" = 100'

HARRINGTON COMPANIES, LLC
HIGHWAY 421 MARKETPLACE
 79 CORTEZ MORRISON ROAD, BROADWAY, NC



ALBERTA MC
 855 349 7581
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