

## MEMORANDUM

**TO:** Harnett County Board of Adjustment Members

**FROM:** Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*

**DATE:** June 26, 2024

**RE:** **July 8, 2024 Meeting**

On this meeting agenda, there are the following:

- One (1) DWMH in an RA-30 Zoning District.
- An Outdoor Flea Market in an RA-30 Zoning District.
- A Planned Unit Development in an RA-30 Zoning District.
- A Convenience Store/Restaurant in an RA-30 Zoning District.
- A SNIA in an RA-30 Zoning District.

**PLEASE CALL** in advance if you **WILL NOT** be able to attend the meeting.

AGENDA  
HARNETT COUNTY BOARD OF ADJUSTMENT  
Harnett County Development Services  
420 McKinney Parkway  
Lillington, NC 27546  
July 8, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

- |   |   |
|---|---|
| 1. Call to order                            | 8. Cross-examination from the Board and others      |
| 2. Invocation                               | 9. Close Conditional Use Hearing                    |
| 3. Swearing in of witnesses                 | 10. Deliberation by Board of Adjustment             |
| 4. Briefing on application being considered | 11. Findings of Fact Checklist                      |
| 5. Public Hearing opened                    | 12. Decision by Board of Adjustment or Other Motion |
| 6. Testimony from applicant                 | 13. Approval of Minutes                             |
| 7. Testimony from other witnesses           | 14. Board in Closed Session                         |

**Special Use**

1. BOA2406-0001. Caden & Payton Gregory. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0640-34-7016.000; .84 acres; Upper Little River Township; Intersection SR # 1308 (Manor Hills Road) & 1309 (Thames Ave).
2. BOA2406-0002. Roy M. Harrington / Harrington Companies, LLC. An Outdoor Flea Market in an RA-30 Zoning District; Pin # 0611-20-7005.000; 12.86 acres; Upper Little River Township; Intersection of US 421 N & SR # 1274 (Cortez Morrison Road).
3. BOA2405-0005. Senter-Coffield LLC & C/O William J Senter / McAdams-David Bergmark. A Planned Unit Development (PUD) in an RA-30 Zoning District; Pin #'s 0664-20-6936.000; 0664-21-6024.000; 0664-20-8178.000, 0664-30-2816.000; 104.4 acres; Black River Township; SR # 1441 (Chalybeate Springs Road) & SR # 1442 (Parrish Road).
4. BOA2405-0004. Central Carolina Equity Partners / Boone Trail Café, LLC. A Convenience Store/Restaurant in an RA-30 Zoning District; Pin # 0610-98-3186.000; 5.23 acres; Upper Little River Township; Intersection SR# 1265 (Cool Springs Road) & US 421 N.

**SNIA-Special Nonresidential Intensity Allocation-Watershed Board**

5. SNIA2406-0001. Boone Trail Café, LLC. A Special Nonresidential Intensity Allocation Permit (SNIA) for the development of property as a Convenience Store with Fuel Center and full Restaurant, RA-30 Zoning District; Pin # 0610-98-3186.000; 5.23 +/- acres; Upper Little River Township; Intersection SR# 1265 (Cool Springs Road) & US 421 N.

HARNETT COUNTY  
BOARD OF ADJUSTMENTS

July 8, 2024

Staff Contact: Emma Harris, Planner I  
(910) 893-7525 or eharris@harnett.org

CASE NUMBER: BOA2406-0001  
APPLICANT: Caden & Payton Gregory  
OWNER: Caden & Payton Gregory  
LOCATION: 205 THAMES AVE LILLINGTON, NC 27546  
ZONING: RA-30  
ACREAGE: .80  
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Double-wide Manufactured Home in RA-30 Zoning District

AERIAL: PIN#: 0640-34-7016.000



**Directions from Lillington:** Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn Right onto US-421 N / W Front St – Turn right onto Thames Ave – Arrive at 205 Thames Ave.

**PHYSICAL CHARACTERISTICS**

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural activities, a cemetery, a self-storage facility, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** Water – Public Sewer – Private

## TRANSPORTATION:

- The annual daily traffic count for Thames Avenue is unavailable, however the adjacent road, US 421 N has an annual daily traffic county of 8200.
- Site distances are fair due to the topography and curvature of the road.

## BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

## 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>RESIDENTIAL USES</b>												
<b>Multi-Section Manufactured Homes (on individual parcel)</b>							S* P*	P*	P*	2 per dwelling unit	1	R-3

#### 3.1.3 Multi-Section Manufactured Homes

##### RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- The structure shall be built to the HUD code for manufactured homes.
- When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.
- The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- The tongue or towing device shall be removed.

## 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

**Medium Density Residential:** Medium density residential with a mix of housing types including single family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes

## LAND USE GOALS & STRATEGIES

LU-2: Encourage growth where infrastructure exists.

LU-4: Accommodate a mixture of housing types in appropriate areas.

## SITE PHOTOS

Site/205 Thames Ave.



Sign Posted



Adjacent Properties



Street View



Across Street/Thames Ave.



Across Street/Manor Hills Rd.









# Residential Special Use Permit

Planning Department  
420 McKinney Parkway  
P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$175.00  
Receipt: \_\_\_\_\_  
Date Submitted: 6-10-24  
Meeting Date: 7-8-24  
Case #: BOA 2406-001

## Applicant Information

### Owner of Record:

Name: Caden Gregory + Payton Gregory  
Address: 10325 NC 210 N  
City/State/Zip: Angier NC 27501  
E-mail: Caden.gregory@gmail.com  
Phone: (919) 621-4558

### Applicant:

Name: Caden Gregory + Payton Gregory  
Address: 10325 NC 210 N  
City/State/Zip: Angier NC 27501  
E-mail: Caden.gregory@gmail.com  
Phone: (919) 621-4558

## Property Description

PIN(s): 0640-34-7016.000 Acreage: .84 acres *Subsect 1308 Monks Road 1309 Thames St on the right*  
Address/SR No.: 205 Thames Ave Lillington NC 27546  
Directions from Lillington: Turn right at the main light in Lillington over the railroad tracks go past IGA about a mile past  
Deed Book: 4199 Page: 2909 Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Zoning District: Harnett County RA-30 Township: Upper Little River  
Flood Plain & Panel: N/A (29) Watershed Dist: IV  
Water:  Public (Harnett County) Sewer:  Public (Harnett County)  
 Private (Well)  Private (Septic Tank)

## Requested Use:

Special Use for Manufactured Home (Double Wide)

## Required Information:

1. Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done?  No  Yes  
Date of Meeting: \_\_\_\_\_ NCDOT Contact: \_\_\_\_\_
3. Is a Driveway Permit required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues?  No  Yes

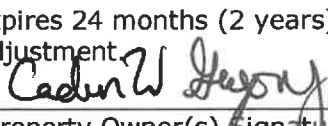


**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

<b>TITLE BLOCK INFORMATION</b>	
Name of Project & Date (Including all Revision Dates)	<input type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input type="checkbox"/>
Deed Reference of Tract(s)	<input type="checkbox"/>
Zoning Classification of Tract(s)	<input type="checkbox"/>
Location (Including Township, County, & State)	<input type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
<b>GENERAL REQUIREMENTS</b>	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input type="checkbox"/>
Gross Acreage of Development	<input type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>
<b>SITE PLAN</b>	
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/>
Hazardous Materials to be Stored on Site	<input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input type="checkbox"/>
Existing & Proposed Utility Areas	<input type="checkbox"/>
Parking Space Typical	<input type="checkbox"/>
Parking Lot Material	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>
<b>BUFFERING REQUIREMENTS</b>	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input type="checkbox"/>

### Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

  
 Property Owner(s) Signature



06/09/24  
 Date

## Written Statement

\*\* Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting - Please print answers \*\*

### Public Convenience & Welfare

1. Why are you requesting this use? To have an affordable home for our growing family on our lot that we already own
2. Why is this use essential or desirable to you? To provide a home for our family close to our jobs & families
3. Why is this use essential or desirable to the citizens of Harnett County? Instead of being an overgrown wooded lot it will have a nice home that is well taken care of

### On-site & Surrounding Land Uses

4. What is on the property now? Trees & Weeds
5. What uses are on the surrounding properties in the general vicinity? Residential homes Single Family
6. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding area. It will be a nice home with a good family that will bring joy and value to the neighborhood. It will look better than being a overgrown lot.

### Utilities, Access Roads, Drainage, etc...

7. Please select one:  Public (County) Water  Private Well  
 Public (County) Sewer  Private Septic Tank
8. Describe the driveway (width and surface) that you will be using to enter and exit the property. Right now we have gravel driveway but plan to put concrete if approved 24ft
9. Describe the drainage of this property. Good slope to the property with ditch on 2 sides to drain water.
10. How is your trash and garbage going to get to the landfill? Use a trash service to come pickup trash

### Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Low traffic neighborhood off Hwy 421. You cannot see the lot from 421. Adding this home would not have an impact on traffic.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? There is a driveway right across thames ave. maybe 25ft.

### Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Any
14. Additional Comments the Board should consider in reviewing your application: If approved we can assure that we will bring value to the neighborhood. Keep a well maintained house and yard. We have already put a lot of work + Money into the lot to make it a nice place to live.

## Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

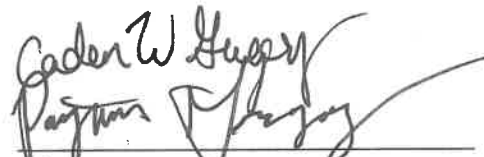
The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

**Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.**

**A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.**

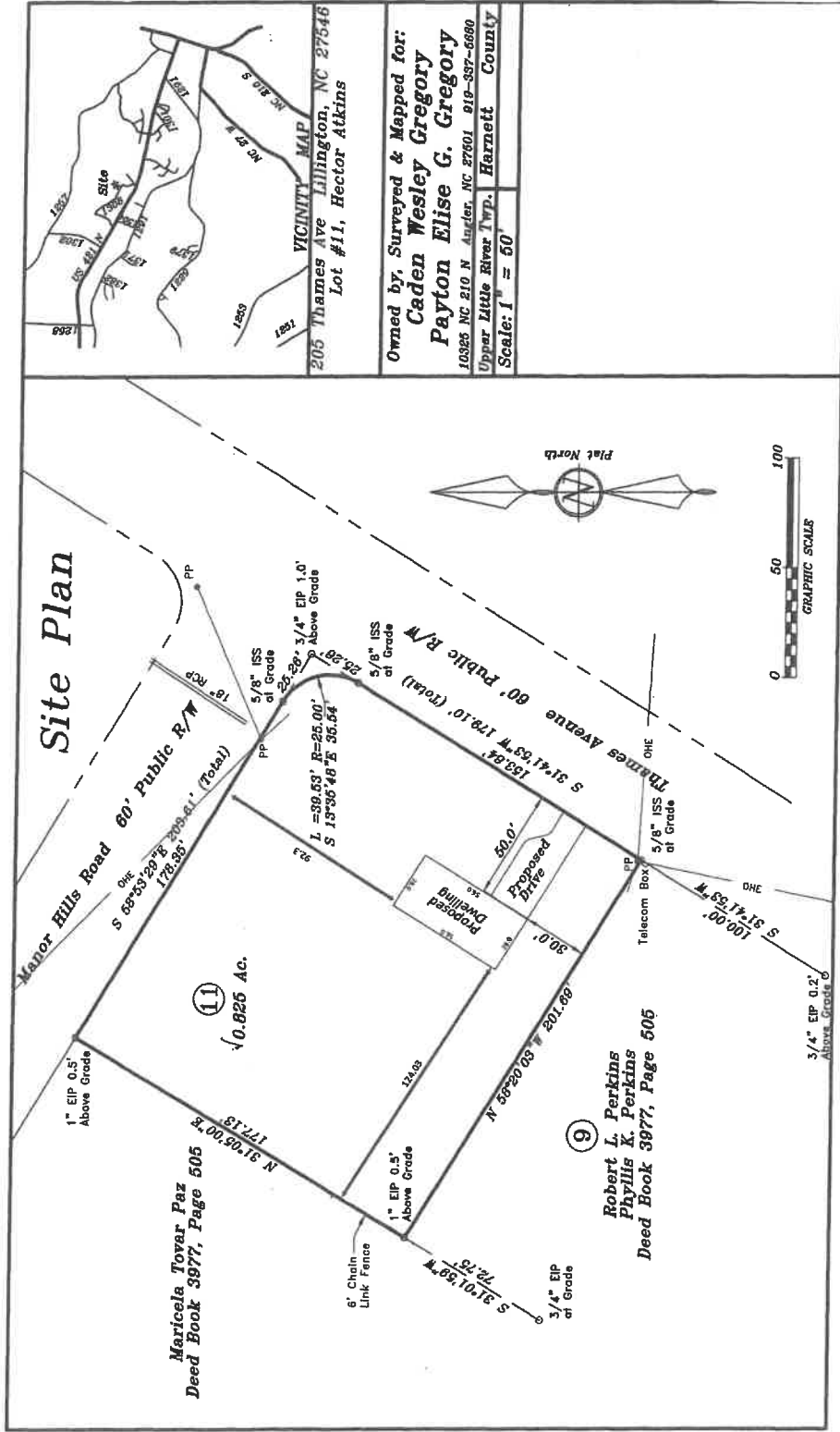
**Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.**

\*\* I have received and read the above statement:

  
Signature

06/09/24  
Date





**HARNETT COUNTY BOARD OF ADJUSTMENT  
CONDITIONAL USE PERMIT WORKSHEET**

**APPLICANT: Caden & Payton Gregory**

**CASE NUMBER: BOA2406-0001**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
  
5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS TO CONSIDER:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

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 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. 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
<b>RETAIL SERVICES</b>												
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



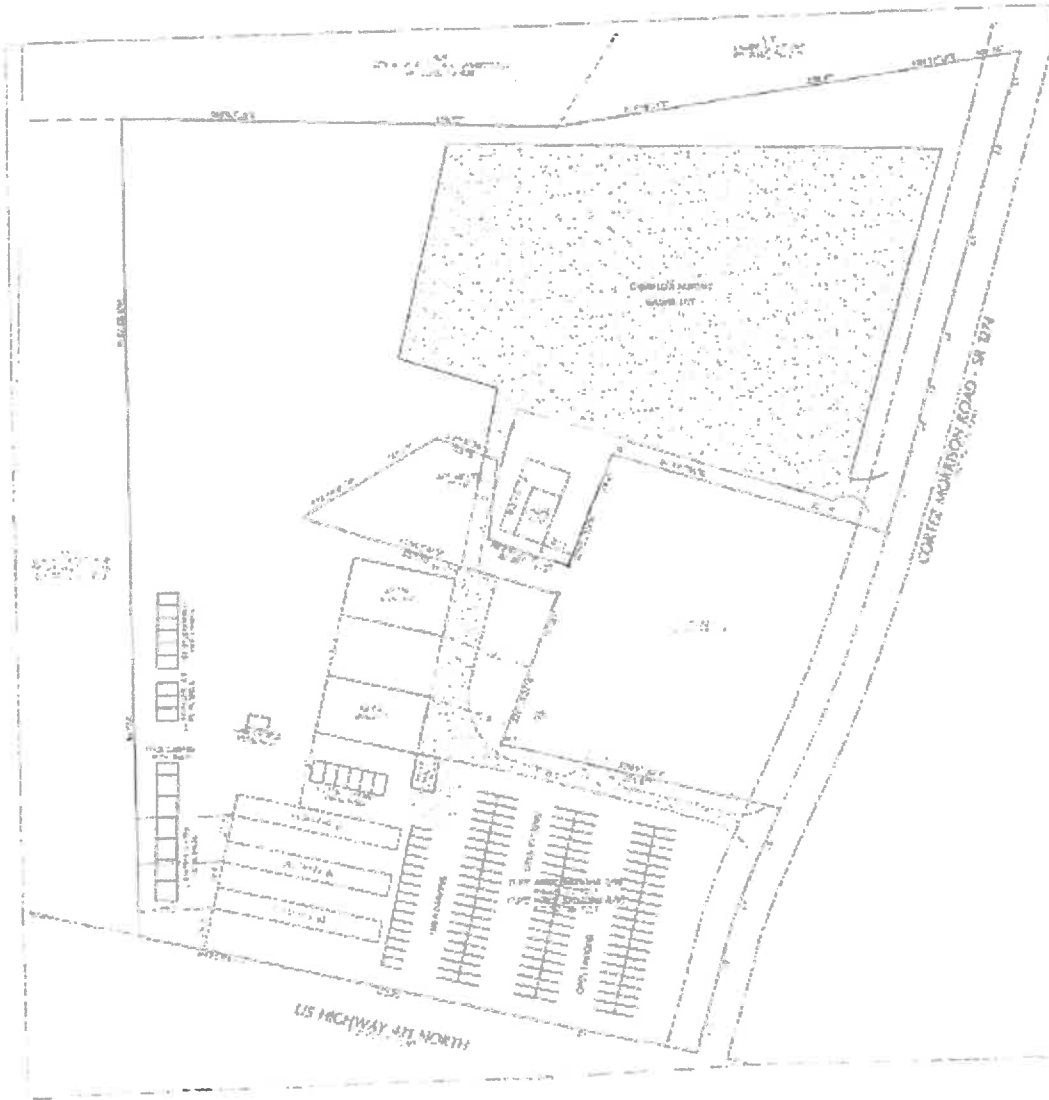
Storage of Merchandise



Storage of Merchandise




**SUBMITTED SITE PLAN**



**SITE PLAN**  
SCALE 1" = 100'

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



PROJECT NO.	08-000-100
DRAWN BY	R.W.G.
DATE	6/20/11
PAGE NO.	1



# Non-Residential Special Use Permit

Planning Department  
420 McKinney Parkway  
P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$500.00  
Receipt: \_\_\_\_\_  
Date Submitted: 6-10-24  
Meeting Date: July 8, 2024  
Case #: BOA 2406-002

## Applicant Information

### Owner of Record:

Name: Roy M. Harrington  
Address: Po Box 234  
City/State/Zip: Wilson, NC 27894  
E-mail: Harringtoncompanies@gmail.com  
Phone: (919)775-9511

### Applicant:

Name: Harrington Companies LLC  
Address: PO Box 234  
City/State/Zip: Wilson, NC 27894  
E-mail: Harringtoncompanies@gmail.com  
Phone: (919)775-9511

## Property Description

PIN(s): 0611 -20- 7005.000 Acreage: 12.86 acres *Intersect*  
Address/SR No.: 79 Cortez Morrison Rd *US 421 N E. SR 1274*  
Directions from Lillington: Take 421 North toward Sanford, take right on Cortez Morrison Road; *Cortez Morrison Rd*  
first driveway on the left  
Deed Book: 4020 Page: 0588 Plat Book: 2016 Page: 0588  
Zoning District: Harnett County *LA 30 20* Township: Upper Little River  
Flood Plain & Panel: No Watershed Dist: Southern Coastal  
Water:  Public (Harnett County) Sewer:  Public (Harnett County) Plain 133A *WSIV*  
 Private (Well)  Private (Septic Tank)

## Requested Use:

Special Use for Text Amendment for Outdoor Flea Market

## Required Information:

1. Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done?  No  Yes  
Date of Meeting: \_\_\_\_\_ NCDOT Contact: \_\_\_\_\_
3. Is a Driveway Permit required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues?  No  Yes

**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

TITLE BLOCK INFORMATION	
Name of Project & Date (Including all Revision Dates)	<input type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input type="checkbox"/>
Deed Reference of Tract(s)	<input type="checkbox"/>
Zoning Classification of Tract(s)	<input type="checkbox"/>
Location (Including Township, County, & State)	<input type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input type="checkbox"/>
Gross Acreage of Development	<input type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/>
Hazardous Materials to be Stored on Site	<input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input type="checkbox"/>
Existing & Proposed Utility Areas	<input type="checkbox"/>
Parking Space Typical	<input type="checkbox"/>
Parking Lot Material	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input type="checkbox"/>

### Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

*Ray M. Hargis*  
 Property Owner(s) Signature

*Khondra Haining*

6/7/24  
 Date



# Written Statement

\*\* Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting – Please print answers \*\*

## Public Convenience & Welfare

1. Why are you requesting this use? To operate a general purpose flea market on a 12 acre tract of land.
2. How will this use benefit the citizens of Harnett County? Nice facility to buy and sell goods and encourage microbusinesses to grow in Harnett County. This provides a market for individuals who otherwise would not be able to operate a brick and mortar store, it also provides a shopping opportunity for Harnett County.

## On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? There will be little to no impact on surrounding properties. Site has private drive from state road, off road parking sufficient buffer from all neighbors.

## Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Driveways are gravel and are 50 foot in width. Both drives enter and exit onto Cortez Morrison Road.
5. Describe the drainage of this property. Natural drainage soil is sandy and absorbs rain and runoff very well. Property is level and water doesn't pool in any location.
6. How is your trash and garbage going to get to the landfill? 30 yard trash dumpster on site

## Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Driveways enter and exit onto Cortez Morrison Road. Traffic on Cortez Morrison Road is very light. There is only residential traffic and some agricultural traffic on Cortez Morrison Road. This Road is a dead end roadway. Site distance are as follows: South Drive: 224 ft to the South, 750 ft to the North. North Driveway: 527 ft to the South, 450 ft to the North.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? Nearest driveway is 770 ft to the North. Hwy 421 is 260 ft to the South of the driveway.

## General

9. How many employees will this development employ? 2 employees and around 70 vendors
10. What is the estimated investment of the development? \$500,000
11. What experience do you have in the proposed field? Operated Harrington Marketplace since 2008 in Lee County.

## Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Any reasonable conditions relating to the operation hours.
13. Additional comments the Board should consider in reviewing your application: This is a location in a rural area which provides a great opportunity for individual to operate a business and gives people in the area a shopping experience without having to drive to a town or a city.

## Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is or will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

**Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.**


**A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.**

**Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.**

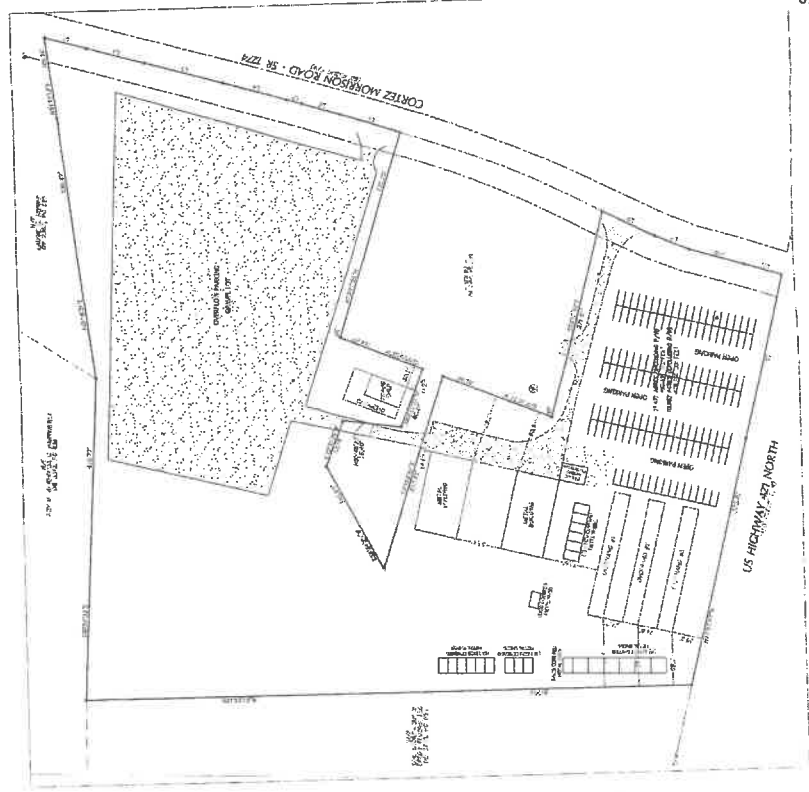
\*\* I have received and read the above statement:

  
Signature \_\_\_\_\_ Date 6/7/24

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



PROJECT NO.	1818-001-001
DRAWN BY:	J.M.O.
E.I.M.O.	
DATE:	11/17/2018
SHEET:	1 OF 1
PAGE NO.	1



SITE PLAN  
 SCALE 1" = 100'

**HARNETT COUNTY BOARD OF ADJUSTMENT  
CONDITIONAL USE PERMIT WORKSHEET**

**APPLICANT: Harrington Companies, LLC**

**CASE NUMBER: BOA2406-0002**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
  
5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS TO CONSIDER:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_



HARNETT COUNTY  
BOARD OF ADJUSTMENTS

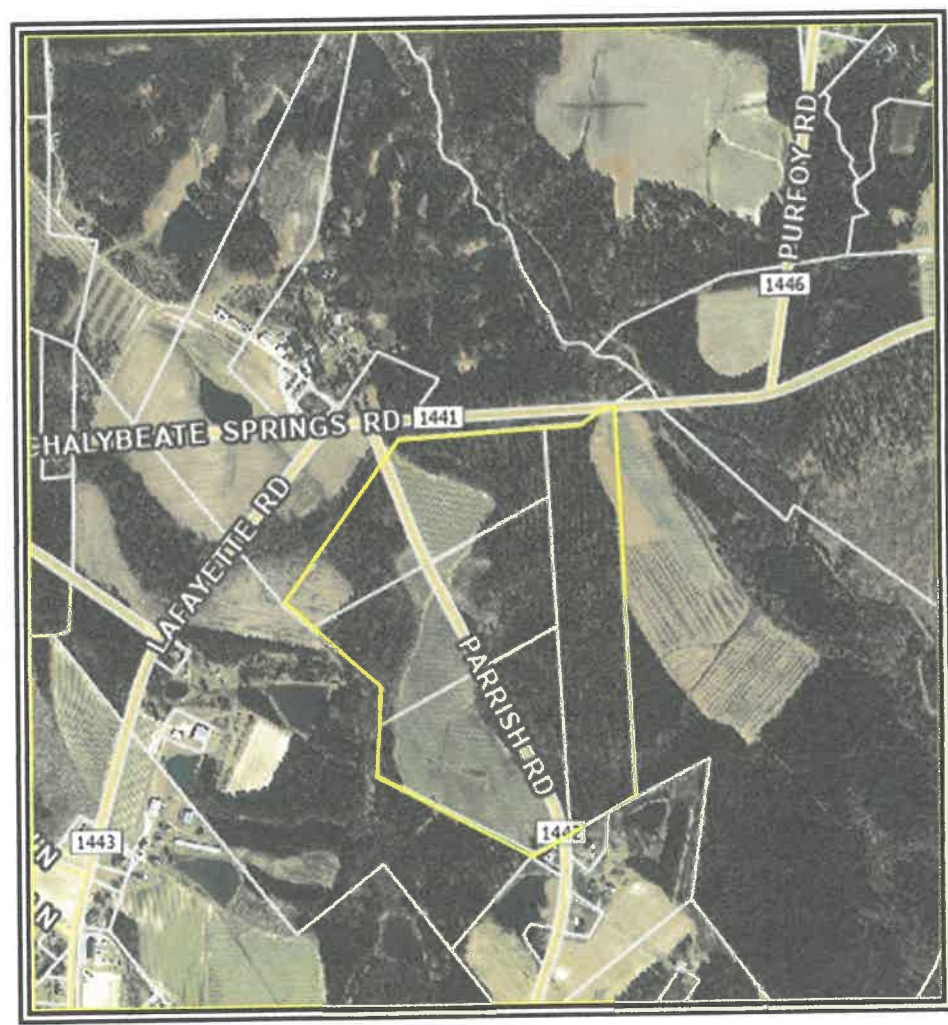
July 8, 2024

Staff Contact: Meade Bradshaw III, CZO, Senior Planner  
(910) 814-6410 or mbradshaw@harnett.org

CASE NUMBER: BOA2405-0005  
APPLICANT: McAdams  
OWNER: Senter-Coffield LLC & C/O William J Senter  
LOCATION: Black River Township  
STATE ROAD #: Parrish Road/ 1442  
ZONING: RA-30 & Conservation  
ACREAGE: +/- 104.4  
PIN: 0664-20-6936, 0664-21-6024, 0664-20-8178, 0664-30-2816

RUQUEST: Planned Unit Development – 181 single-family detached homes; 167 townhomes & +/- 2,000 square feet Commercial

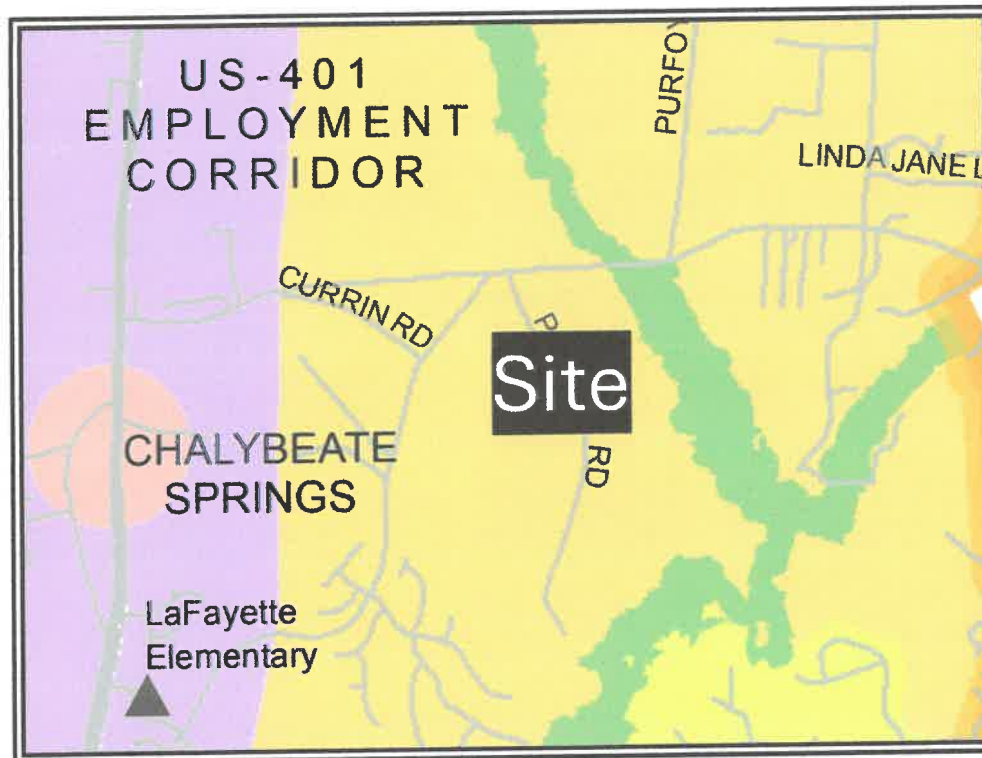
MAP



## PHYSICAL CHARACTERISTICS

- A. **Site:** The parcels are currently vacant.
- B. **Surrounding Land Uses:** Surrounding land uses consist of single-family detached dwellings and agricultural land.

### Future Land Use Map



#### Medium Density Residential (orange)

Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small lot homes and patio homes. Gross densities of 2-5 dwelling units per acre, located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

## PROJECT INFORMATION

- Overall density is 3.3 dwelling units per acre.
- The development will comply with the supplied development guidelines, municipal ordinances, and board conditions.
- 34.38 acres of open space, or 34.2% percent of total acreage. This also includes associated buffers, a swimming pool, dog park, and walking trails around the proposed stormwater control measures (ponds).
- Street trees, sidewalks, perimeter buffering, and curb & gutter street cross-sections, and improved open space will be required. The supplied development guidelines illustrates these details.
- Approximately 348 units total to be developed; 181 Single-family detached and 167 Townhome.

- This project is to be served by public water and sewer. The applicant has provided Harnett Regional Water with calculations that verify that there are services available to supply the development.
- The land use classification for this area is “Medium Density Residential”.
- If approved, this proposal will also go through the Development Review Board, following the major subdivision review process. This will entail thorough review and analysis from Harnett County Planning, Fire Marshal, Engineering, Public Utilities, E911 Addressing. State and Federal departments including NCDOT, NCDEQ, and The Army Corps of Engineers will also be included at this time.
- A full technical review has not been performed at this time.

### PROJECT INFORMATION CONTINUED:

- Dwelling unit breakdowns are as follows:

<u>LOT SIZE</u>	<u>NUMBER OF LOTS</u>
Single-family detached lots - 9,000 sq. ft.	181
Townhome	167

- Parking
  - Single-family detached
    - Parking requirement – 2 spaces/unit
  - Townhome
    - Parking Requirement – 1.5 spaces/bedroom; 1/bedroom for more than 2 bedrooms
      - Required if all 3 bedroom – 4 spaces/unit = 668
      - Proposal – 587 spaces (requesting approval of an alternative parking plan)

### TRANSPORTATION:

- Sight distances are adequate at all proposed points of ingress/egress on Parrish Road.
- A traffic impact analysis was submitted showing no significant impact on Chalybeate Springs Road.
- 2,600 vehicle trips per day along Chalybeate Springs Road.
- Site distances are adequate at all proposed points of ingress/egress on Parrish Road.
- Off-site improvements at the intersection of Chalybeate Springs Road and US Hwy 401 are recommended.
  - A traffic signal installed prior to the 100<sup>th</sup> Certificate of Occupancy
  - A southbound left turn lane on US Hwy 401
- The developer has proposed the plan and a traffic impact analysis to NCDOT and has received some preliminary comments regarding improvements along the existing roadway. The engineer of record is here to answer any questions that relate to this.

### COUNTY UDO USE REGULATIONS:

#### Planned Unit Development

A PUD may modify the requirements set forth in the UDO, if the applicant demonstrates how the proposed development is superior to that accomplished through conventional ordinance application. Superior design criteria exceed the standard development requirements of the Harnett County Unified Development Ordinance. While there are numerous techniques that may be utilized for each of the criteria below, it is up to the applicant to determine what is most appropriate for the proposed PUD.



**SITE PHOTOS**



Posted Sign on PIN 0664-20-6936



Posted Sign on PIN 0664-21-6024



Posted sign on PIN 0664-20-8178



Posted sign on PIN 0664-30-2816





Outdoor Shooting Range across Chalybeate Springs Road



Single-Family residence to the adjacent south



Single-Family residence to the adjacent south on Parrish Road



# Non-Residential Special Use Permit

Planning Department  
420 McKinney Pkwy  
P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

**Total Fee:** \$1,500.00  
**Receipt:** 129606  
**Date Submitted:** 5/16/24  
**Meeting Date:** 7/8/24  
**Case #:** BOA 2405-0005

## Applicant Information

### Owner of Record:

Name: SENTER-COFFIELD LLC & C/O WILLIAM J SENTER  
Address: 1500 BLACK CHESTNUT DR  
City/State/Zip: WILMINGTON, NC 28405-5249  
E-mail: wjsenter@aol.com  
Phone: 601.624.5063

### Applicant:

Name: McAdams (David Bergmark)  
Address: 621 Hillsborough St, STE 500  
City/State/Zip: Raleigh NC, 27603  
E-mail: bergmark@mcadamsc.com  
Phone: 919-449-4005

## Property Description

PIN(s): 0664-20-6936.000, 0664-21-6024.000, 0664-20-8178.000, 0664-30-2816.000 Acreage: 104.4 acres  
Address/SR No.: Parrish Rd (SR # 1442)  
Directions from Lillington: From Lillington: head north on NC 210, LFT N Raleigh St, LFT W Williams ST W Williams becomes Chalybeate Springs Rd, LFT on Parrish Rd  
Deed Book: 3175 Page: 0485 & 0756 Plat Book: 2003 Page: 667  
Zoning District: RA-30 Township: Black River  
Flood Plain & Panel: 3720066400J & 3720066200J Watershed Dist: Buies Creek  
Water:  Public (Harnett County)  Private (Well) Sewer:  Public (Harnett County)  Private (Septic Tank)

## Requested Use:

Special Use for Mixed Use Planned Unit Development (SFD detached, Townhomes, & Non-Res.)

## Required Information:

1. Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done?  No  Yes  
Date of Meeting: 3/25/24 NCDOT Contact: Lee R Hines
3. Is a Driveway Permit required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues?  No  Yes

**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

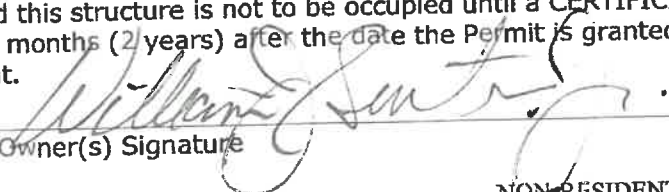
= Included with SUP Sketch Plan     
  = To be included with subsequent site plan     
 N/A = Not applicable to this submittal.

TITLE BLOCK INFORMATION	
Name of Project & Date (Including all Revision Dates)	<input checked="" type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification of Tract(s)	<input checked="" type="checkbox"/>
Location (Including Township, County, & State)	<input checked="" type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input checked="" type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input checked="" type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input checked="" type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input checked="" type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input checked="" type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input checked="" type="checkbox"/>
Gross Acreage of Development	<input checked="" type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input checked="" type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input checked="" type="checkbox"/>
Building Envelope & Required Setbacks	<input checked="" type="checkbox"/>
Existing & Proposed Utilities	<input checked="" type="checkbox"/>
Signage Location, Easement, Type, & Size	<input checked="" type="checkbox"/>
Existing Structure(s) Located on Site	<input checked="" type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input checked="" type="checkbox"/>
Erosion Control Plan Submitted	<input checked="" type="checkbox"/>
Hours & Days of Operation	N/A <input checked="" type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input checked="" type="checkbox"/>
Hazardous Materials to be Stored on Site	N/A <input checked="" type="checkbox"/>
Existing & Proposed Mechanical Areas	N/A <input checked="" type="checkbox"/>
Existing & Proposed Trash Containment Areas	N/A <input checked="" type="checkbox"/>
Existing & Proposed Utility Areas	N/A <input checked="" type="checkbox"/>
Parking Space Typical	<input checked="" type="checkbox"/>
Parking Lot Material	<input checked="" type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input checked="" type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	N/A <input checked="" type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	N/A <input checked="" type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input checked="" type="checkbox"/>

**Signatures**

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

Property Owner(s) Signature



5-9-24  
Date

## Written Statement

\*\* Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting – Please print answers \*\*

### Public Convenience & Welfare

1. Why are you requesting this use? **See Exhibit A**
2. How will this use benefit the citizens of Harnett County? **See Exhibit A**

### On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? **See Exhibit A**

### Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. **See Exhibit A**
5. Describe the drainage of this property. **See Exhibit A**
6. How is your trash and garbage going to get to the landfill? **See Exhibit A**

### Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. **See Exhibit A**
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? **See Exhibit A**

### General

9. How many employees will this development employ? **See Exhibit A**
10. What is the estimated investment of the development? **See Exhibit A**
11. What experience do you have in the proposed field? **See Exhibit A**

### Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. **See Exhibit A**
13. Additional comments the Board should consider in reviewing your application: **See Exhibit A**



## Action by the Board of Adjustment

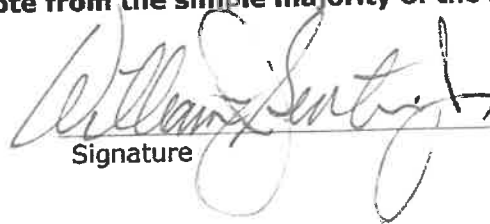
The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

**Note: There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.**

\*\* I have received and read the above statement:

  
Signature

5-9-24  
Date

## **Exhibit A: SUP Response Statements (Parrish Road PUD)**

1. **Why are you requesting this use?**
  - a. **Response Statement:** In recognition of the increasing need and demand for new homes and commercial applications to support Harnett County's growing population, the applicant is requesting to develop a Planned Unit Development consisting of single-family detached homes, townhomes, and future neighborhood business use along Parrish Road.
  
2. **How will this use benefit the citizens of Harnett County?**
  - a. **Response Statement:** As identified in the Harnett County NW Area plan, this portion of Harnett County is experiencing unprecedented growth, emanating from communities to the north including but not limited to Wake County and Fuquay Varina. The proposed Planned Unit Development will help address these growth needs by providing a diverse range of residential living options to residents moving into the area. Furthermore, by establishing a small commercial tract next to the clubhouse and in close proximity to Chalybeate Road, the Parrish Road PUD will allow neighborhood residents to address some commercial needs without leaving the confines of their neighborhood and without adding unnecessary trips on existing roadways.
  
3. **How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why and how it will or will not affect the surrounding areas?**
  - a. **Response Statement:** The future residents of the Parrish Road PUD will play a critical role in supporting the commercial businesses Harnett County is seeking to attract in proximity to the new NC 55 bypass. The inclusion of townhomes within the development's residential offerings will provide a much-needed living alternative at a somewhat higher density more capable of supporting commercial businesses. At the same time, the incorporation of perimeter and street yard buffers will serve as natural transitions between the proposed development and future county subdivisions. The Parrish Road PUD does not abut any existing county neighborhoods, ensuring a limited impact to existing residents.
  
4. **Describe the driveway (width and surface) that you will be using to enter and exit the property.**
  - a. **Response Statement:** The residential components of the Parrish Road PUD will be served by new local roads (public ROW for the SFD detached portion of the site and private ROW for the Townhome POD) consisting of curb, gutter, and asphalt and designed to meet NCDOT and Harnett County construction standards. Pavement width shall be 29' in conformance with the Harnett County UDO. The commercial out-lot provided near Chalybeate Springs Road will be served by one of the development's new local roads.
  
5. **Describe the drainage of this property.**
  - a. **Response Statement:** The Parrish Road PUD will include curb, gutter, and storm drains on all public streets, as well as numerous stormwater control measures distributed on the low portions of the site to collect stormwater runoff outside of the public ROW. Lots shall be graded to convey storm drainage to these SCMs provided throughout the site.

6. **How is your trash and garbage going to the landfill?**
  - a. **Response Statement:** The Parrish Road PUD will establish a Homeowners Association which will contract with a private waste service to provide curbside trash collection to neighborhood residents.
  
7. **Describe the traffic conditions and sight distances at the State Road that serves the property.**
  - a. **Response Statement:** Parrish Road is currently a rural 2-lane roadway with approximately 10-foot travel lanes. Existing AADT data for Parrish Road is not reported by NCDOT but is estimated to be less than 100 vpd based on existing traffic volumes collected. The proposed development is expected to generate approximately 3,425 additional daily trips along Parrish Road which is still expected to operate well below the estimated capacity of this roadway of 9,000 vpd. Based on review of the roadway at the proposed site driveway locations, there are no anticipated sight distance issues along this section of Parrish Road.
  
8. **What is the approximate distance between your driveway and the next nearest driveway or intersection.**
  - a. **Response Statement:** The closest existing intersection is the intersection of Parrish Road and Chalybeate Springs Road. The proposed PUD would create a new local road approximately 325 ft south of this existing intersection along Parrish Road.
  
9. **How many employees will this development employ?**
  - a. **Response Statement:** The only permanent employees (post construction) associated with this development would be those working in the proposed clubhouse and the small commercial out-lot. Since the exact use for this commercial outlot is not determined at this time, an estimate of employees is not yet possible.
  
10. **What is the estimated investment of the development?**
  - a. **Response Statement:** 30 million dollars.
  
11. **What experience do you have in the proposed field?**
  - a. **Response Statement:** Forestar is one of the largest single-family residential community developers in the nation. Approximately one out of every 50 new single-family homes in the U.S. is built on a Forestar lot. With 38 offices across the country, including Raleigh, North Carolina, Forestar's operations span 57 markets in 23 states as of March 31, 2024. Additionally, Forestar was the only residential community developer listed in Newsweek's America's Most Trusted Companies 2022.

Locally, Forestar has several mixed-use communities under development. Bexford, located just outside of Fuquay Varina, includes nearly 400 single-family and townhome sites. Upon completion, homeowners will enjoy a pool, clubhouse, fitness stations, dog parks, multiple playgrounds and landscaped walking trails. Wilson's Ridge in Johnston

County features a mix of 250 single-family and townhome sites and includes playgrounds, dog parks and landscaped trails. In this region Forestar has delivered many quality communities that people are proud to call home.

Advanced Civil Design and McAdams are partnering to provide civil engineering, entitlement, and design services to support Forestar's development. Both firms have over 20 years of experience in the fields of planning, design, and engineering and have worked on a wide variety of residential and commercial projects – both locally and regionally.

**12. State any conditions that you will be willing to consider as part of the approve Special Use Permit.**

- a. Response Statement: The applicant commits to provide, at a minimum, a pool, cabana, playground, and dog park to provide easily accessible recreational opportunities to future residents. The applicant also commits to providing an 8' wide multi-use path with fitness stations connecting the main pool/amenity area to the townhome pod to the south. Finally, the applicant commits to adhere to the customized dimensional standards, architectural conditions, and alternative parking plan outlined in the associated PUD document.

**13. Additional comments the Board should consider in reviewing your application.**

- a. Response Statement: The Parrish Road PUD will offer a variety of residential living options, from smaller townhomes to larger single-family lots. Not only will this mix accommodate a range of market demands, but it will also allow Parrish Road residents to move-up or move-down as their living needs change over time. As a result, neighborhood residents can age in place without leaving the community which they have helped to establish and learned to cherish.

Furthermore, the population and consumer base created by the Parrish Road PUD will help support the desired Employment Mixed Use Development Node shown on the adopted Future Land Use Plan on Hwy 401 just to the west, between Rawls Church Road and Kipling Road.





**SITE DATA TABLE**

Total Area: +/- 104.39 AC  
 Single Family Lots: 123 Lots (60' x 150' Min.)  
 58 Lots (75' x 120' Min.)  
 Townhome Lots: +/- 167 Lots  
 Commercial: +/- 31,384 sf (2k Building)  
 Open Space: +/- 34.38 AC (34.2%)

**LEGEND**

- SINGLE FAMILY
- TOWNHOME
- COMMERCIAL
- 15' PERIMETER BUFFER
- SIDEWALK

**SITE FEATURES**

- 01** Single Family
- 02** Townhomes
- 03** Open Space
- 04** Pump House
- 05** Community Amenity
- 06** Future Commercial
- 07** SCM
- 08** Wetland

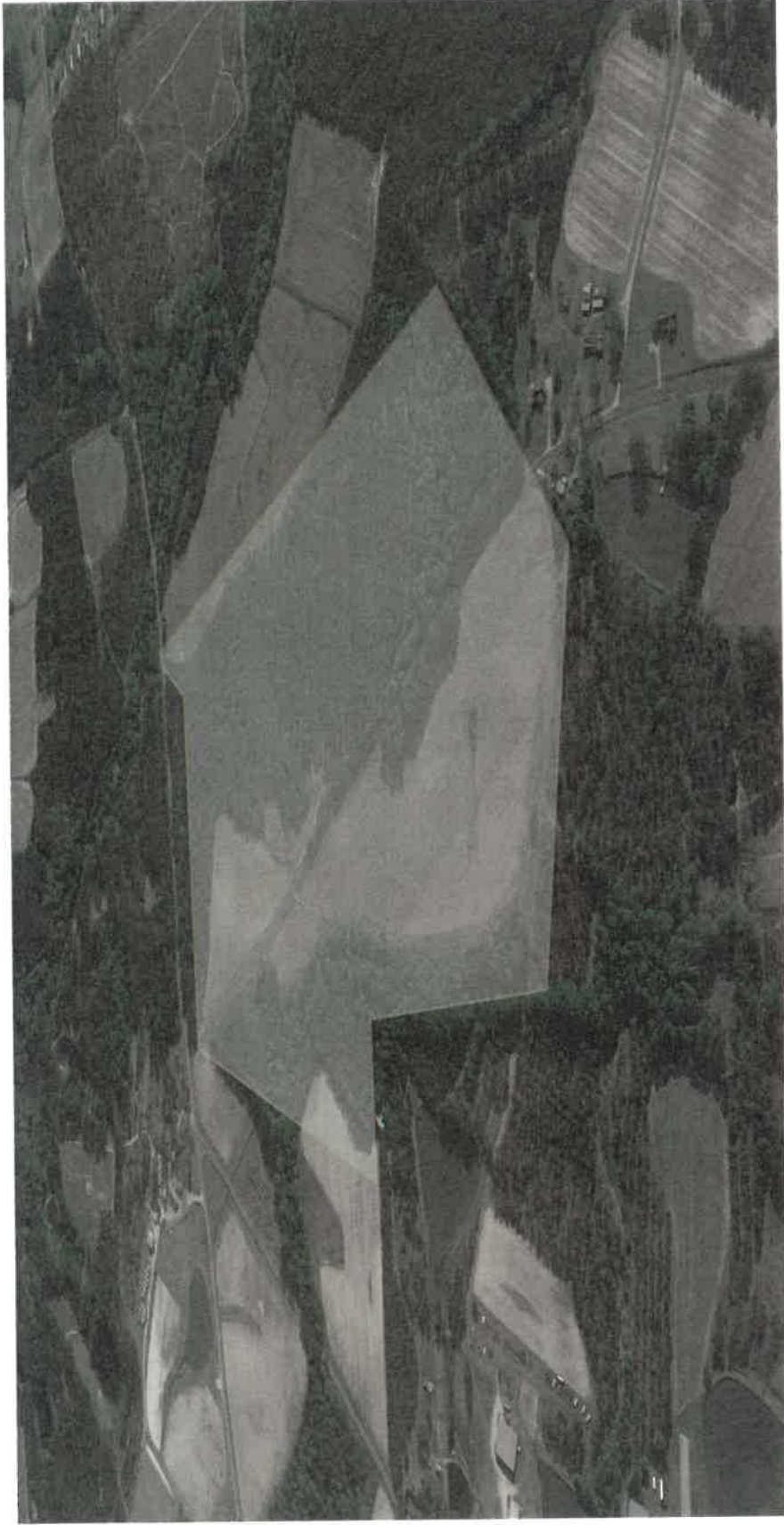
  
 DRAWN AT  
**SCALE: 1"=120'**



# PARRISH ROAD PLANNED UNIT DEVELOPMENT

May, 2024

Harnett County, North Carolina



■ Aerial view of Parrish Road Harnett County, NC

# PLANNED UNIT DEVELOPMENT

Submittal Date: May 10th, 2024

First Re-submittal Date: June 14th, 2024

## DEVELOPER - FORESTAR

Donna Crowder - Director, Entitlements - Carolinas East Division

## ENGINEERING & DESIGN - ADVANCED CIVIL DESIGN

James Whitacre - Managing Partner

## PLANNING - MCADAMS

David Bergmark - Senior Planner



# Contents

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VISION

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AMENITIES

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APPENDIX

# INTRODUCTION + VISION

## VISION

The proposed Parrish Road Development (PUD) is located on six parcels near the intersection of Chalybeate Springs Road and Parrish Road in Harnett County - just a few miles west of the Town of Angier, NC. The approximate 100-Acre site is well positioned to offer a mixture of housing types, passive and active areas of recreational areas and on-site commercial opportunities.

### Statement of Justification

The Harnett County Future Land Use Map designates this site as medium density residential and the current zoning of the land is RA-30. The site is currently surrounded by RA-30 zoned parcels with much of the existing development occurring to the west of the site.

The Parrish Road Development is proposed as a primarily residential development made up of a mixture of single family detached homes and townhome units. The development will also offer an outparcel for commercial development along Parrish Road.

The proposed development will offer residents amenities distributed throughout the site as well as environmental features protected and accessible to all. The amenity center located within the residential portion of the site will have a pool and cabana. Smaller pocket parks and dog parks for all residents will be arranged around the site connected by paths and trails.

The following page elaborates on the overall vision of the proposed Parrish Road Development.

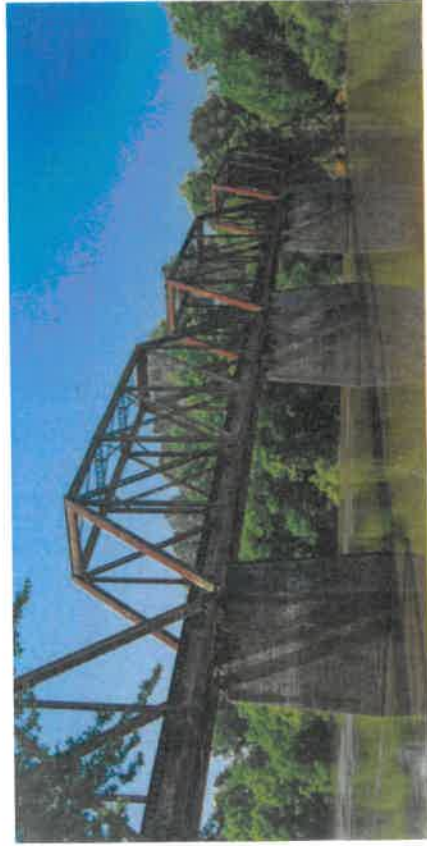


■ Cape Fear Shriener Park, Lillington, NC



INTRODUCTION





Upper Little River Train Trestle

### Housing

The Parrish Road Development will be laid out on the east and west side of Parrish Road. There will be a mixture of single family detached homes and townhome units with single family products primarily placed on the east side of Parrish Road and townhome units clustered on the west. Both product types will have access to community amenities and will be served by several entrances, sidewalks and footpaths throughout.

### Circulation

For residents and guests of this development, there will be five entrances serving the community from Parrish Road. Within the community will be a road network that circulates users around the site with minimal dead ends or turn arounds. The internal road network will consist of a 49' wide section with curb, gutter, and sidewalks on both sides of the road.

### Community

Building a community with strong ties to nearby established neighborhoods as well as Harnett County is an important part of the Parrish Road Development. With excellent connectivity and access this development will be an integrated part of the community. By having ample preservation of existing natural features, consistent perimeter buffers, and well-distributed neighborhood amenities, it is the aim of this community to meet the growing needs of Harnett County while remaining sensitive to the existing neighborhood context.

### Commercial

The commercial offering will be conveniently placed at the first entrance into the development from Parrish Road. This +/- 30,000 sf area of future commercial development is well placed to serve the immediate development as well as the larger Harnett County Community. The commercial area will also be appropriately spaced from nearby residential development and will have clear views onto open space.

### Environmental Features

With existing wetlands, streams and a forested areas throughout the site, the Parrish Road Development will continue to be a place for environmental features to be preserved, explored and enjoyed.

### Open Space

Located at several locations throughout the site, open space nodes will offer residents many amenities including Dog Parks/Runs for large and small dogs, fitness stations, and private seating areas surrounded by vegetation and covered gazebos that offer quiet areas of refuge.



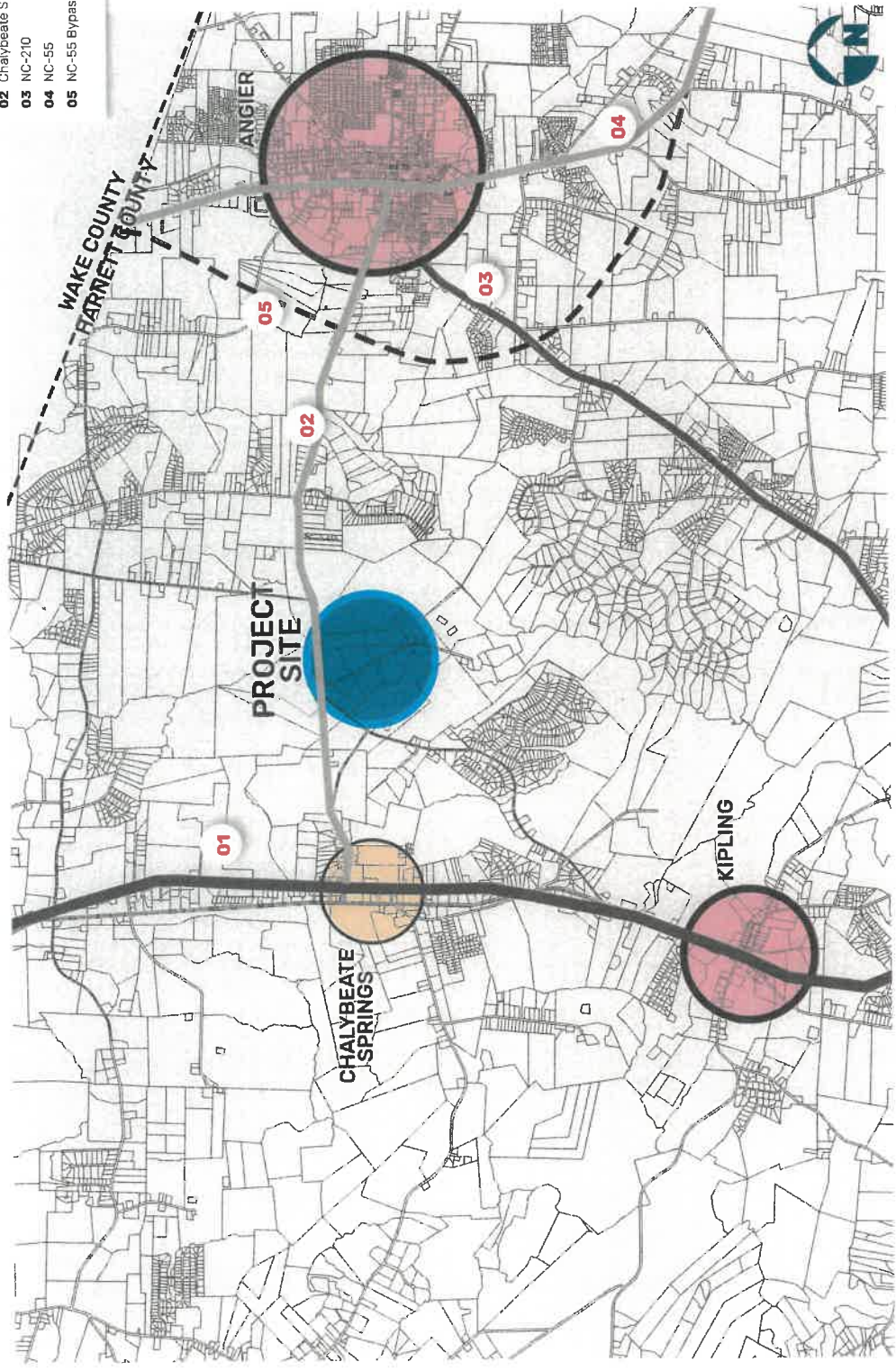
Reven Rock State Park (~7.5 miles southwest of the site, along the Cape Fear River)



# Site Context

## NOTES

- 01 HWY 401
- 02 Chalybeate Springs Rd
- 03 NC-210
- 04 NC-55
- 05 NC-55 Bypass (Future)



2500'  
SCALE 1" = 2500'

# PLAN CONSISTENCY

As committed members of the community, it is the intent of the Parrish Road Development to meet and support the goals and strategies of Harnett County's comprehensive and strategic plans. The section below illustrates how the Parrish Road PUD advances and supports key goals of these adopted plans through thoughtful, contextually sensitive design.

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

**Support Statement:** The Parrish Road PUD includes a commercial out-parcel near the intersection of Chalybeate Road and Parrish Road to support local neighborhood needs as well as regional commercial demand.

**Goal LU-4:** Accommodate a mixture of housing types in appropriate areas.

**Support Statement:** The Parrish Road PUD provides a mixture of single family detached and townhome lots to serve the diverse residential needs of Harnett County and to allow community residents to grow in place as their needs change.

**Goal NR-1:** Protect High-Quality Waters in the County that preserve habitat for the Cape Fear Shiner and other rare aquatic species.

**Goal NR-2:** Encourage compatible development in areas with high-quality environmentalism features.

**Goal NR-5:** Raise awareness of the county's unique natural assets.

**Support Statement:** The design of the Parrish Road PUD seeks to work with the land, rather than against it, preserving critical wetland areas and several hundred feet of riparian buffer. These environmental features are integrated into the site with recreational amenities located nearby, allowing residents to be exposed to the natural environment while preserving these natural habitats.

**Goal NR-4:** Provide active and passive recreation opportunities to preserve and enhance the quality of life.

**Policy LU-3-4:** Require pedestrian facilities in new developments near Development Nodes and in Low Density and Medium Density Residential Areas.

**Policy LU-3-5:** Encourage public greenspace or plazas as organizing elements and destinations within Development Nodes.

**Policy TRANS-3-2:** Encourage the incorporation of pedestrian infrastructure in new developments within Residential Focus Areas and near defined Development Nodes.

**Support Statement:** The proposed development provides a variety of both passive and active recreational areas (including a pool, clubhouse, and dog park), interconnected by a comprehensive network of on-street sidewalks and off-street trails.



Harnett County Comprehensive Plan

# EXISTING CONDITIONS

## SITE INVENTORY

**Existing Conditions Summary**  
 Located in Harnett County a few miles west of the Town of Angler, the Parrish Road Development is a 104 Acre site made up of an assemblage of six parcels. The site is currently undeveloped and consists of pockets of forested area, open fields, minimal wetlands and a short section of a perennial stream running along the western edge of the site.

The adjacent parcels around the site are mainly undeveloped and have many of the same natural features. Nearby developed lands can be found to the south and north of the site. These developments are primarily single family homes with a handful of commercial uses present. More densely populated areas can be found further down Chalybeate Springs Road.

Harnett County currently designates the site as an RA-30 zoned property for medium density residential development. The future land use designation is also that of a medium density classification. The future land use map has categorized several parcels to the west of the Parrish Road Development for employment mixed-use zoning.



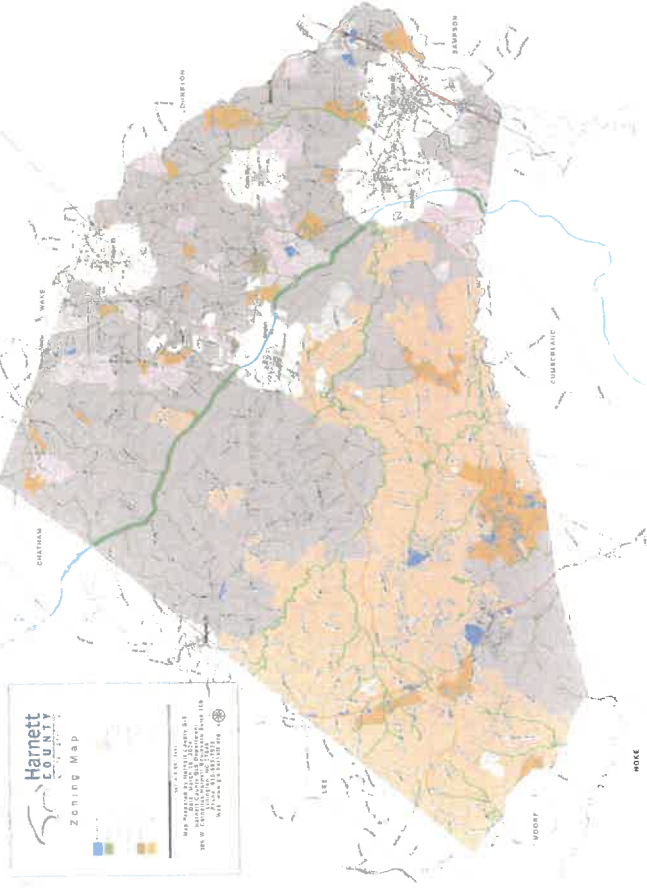
Harnett County GIS



## EXISTING CONDITIONS



### HARNETT COUNTY CURRENT ZONING



**Harnett County**  
Zoning Map

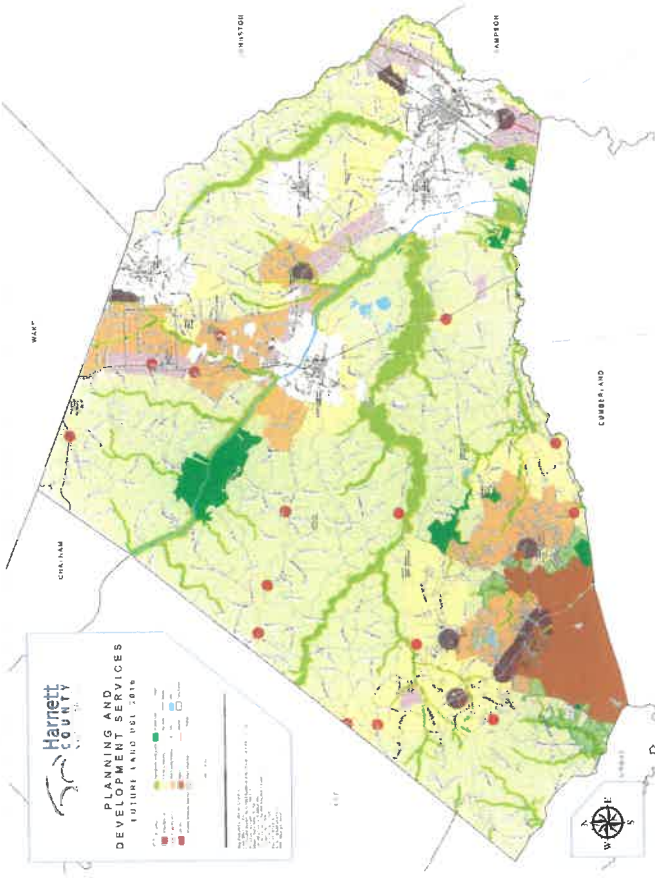
Map Prepared by Planning and Development Services  
Date of Publication: 10/15/2015  
Map Scale: 1" = 1/2 Mile

#### LEGEND

- Harnett County, RA-20M
- Harnett County, RA-30
- Harnett County, RA-40
- Interstate
- US Highway
- NC Highway



### HARNETT COUNTY FUTURE LAND USE



**Harnett County**  
PLANNING AND DEVELOPMENT SERVICES  
FUTURE LAND USE 2016

Map Prepared by Planning and Development Services  
Date of Publication: 10/15/2015  
Map Scale: 1" = 1/2 Mile


#### LEGEND

- Environmentally Sensitive Areas
  - Medium Density Residential
  - Employment Mixed use
- Note: An update to the Harnett County Comprehensive Plan is currently underway and FLU designations are subject to change.







  
 DRAWN AT  
 SCALE: 1"=120'

- EXISTING SITE FEATURES**
- 01 Perennial Stream
  - 02 Wetlands
  - 03 Existing Open Fields
  - 04 Existing Forest

**EXISTING SITE FEATURES**

TOTAL AREA: +/- 104.39 AC

WETLANDS: +/- 1.38 AC

STREAM & BUFFER: +/- 2.9 AC

R/W DEDICATION (PARRISH RD.): 3.86 AC

# Master Plan

## INTENT

The Parrish Road PUD will be a high-quality development that offers a mix of residential and commercial opportunities for the county and its residents. The master plan is focused on preserving existing natural resources on site and working with the land to create a cohesive well-thought-out community.

The master plan layout for this development is centered around the existing Parrish Road which bisects the site. On the eastern side of Parrish Road will be primarily single family home lots. These minimum 9,000 sf lots are arranged around three roads and served by two proposed SCM ponds. On the western side of the site will be primarily townhome units with several additional single family lots. The western side will also contain the primary pool and amenity area, a small commercial out-parcel, and three SCM ponds. A smaller number of single family detached lots are located in a residential pod next to the main amenity and framed by a riparian buffer.

As this site sits amongst primarily undeveloped land, a 15' perimeter buffer has been allocated around the site. In addition to the perimeter buffer a 30' planted street yard has also been placed along the entirety of Parrish Road. There will be an extensive network of off-street sidewalks and trail paths that connect all residents to open spaces nodes and the amenity area.



Harnett County Aerial



MASTER PLAN



### SITE DATA TABLE

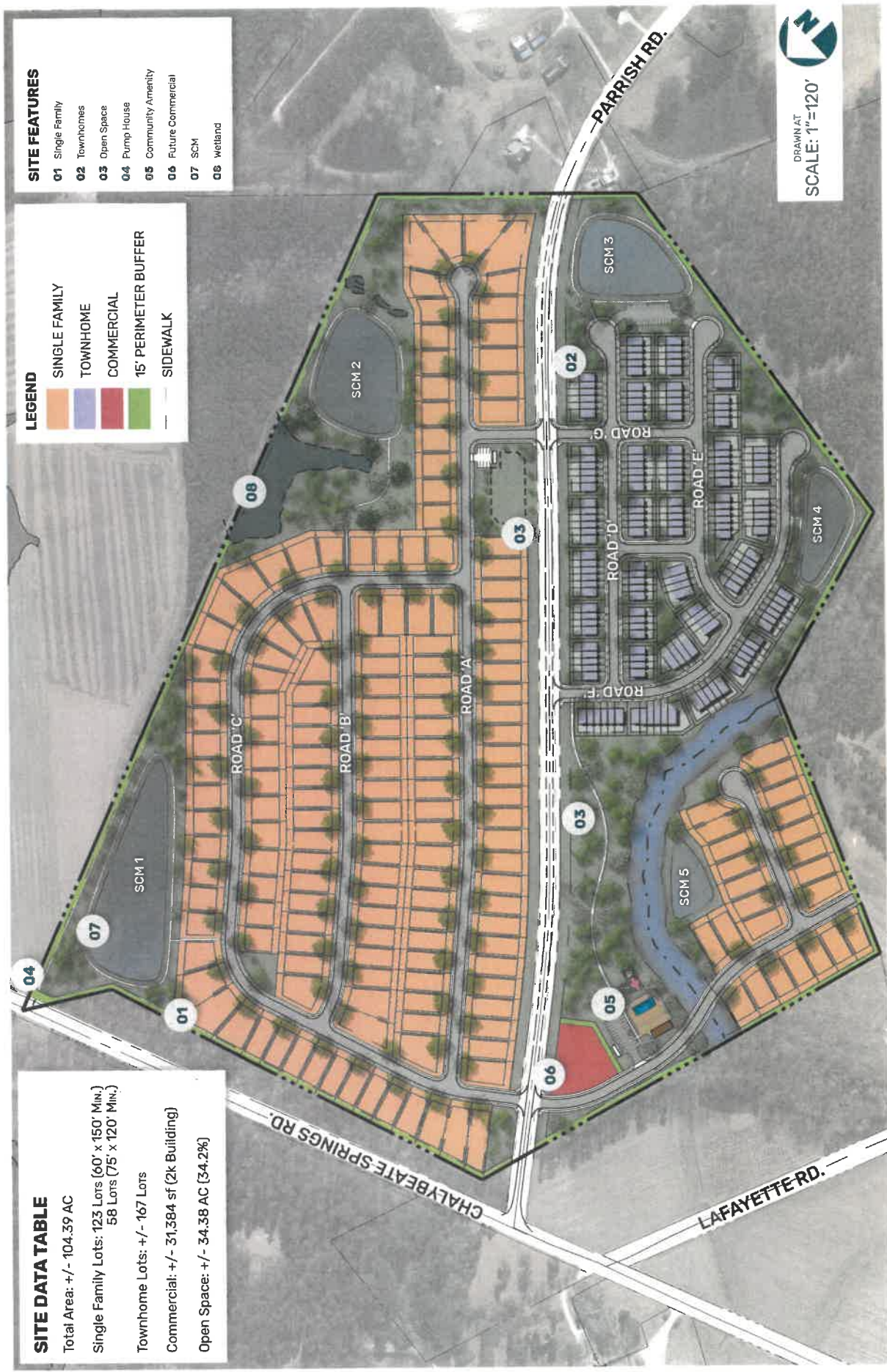
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- SINGLE FAMILY
- TOWNHOME
- COMMERCIAL
- 15' PERIMETER BUFFER
- SIDEWALK

**SITE FEATURES**

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- 02** Townhomes
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- 05** Community Amenity
- 06** Future Commercial
- 07** SCM
- 08** Wetland



DRAWN AT  
 SCALE: 1"=120'

# PUD CONDITIONS

## PUD

As a proposed Planned Unit Development (PUD), the following dimensional standards and architectural conditions will supersede dimensional standards from the site's underlying zoning district and represent additional binding commitments put in place by the developer. The PUD conditions cover residential and non-residential components of the development.

In order to protect the integrity of the residential neighborhood and that of surrounding neighbors, permitted uses within the future commercial tract identified on the master plan shall be limited to those uses listed in this section. The permitted use table provides further limits on those uses typically permitted in the County's Commercial and O&I zoning districts.



PUD CONDITIONS



■ Cape Fear River



# Dimensional Standards

## RESIDENTIAL: SINGLE FAMILY LOTS

- LOT SIZE: 9,000 SF (Min.)
- FRONT YARD SETBACK: 20ft (Min.)
- SIDE YARD SETBACK: 5ft (Min.)
- REAR YARD SETBACK: 20ft (Min.)
- SIDE CORNER SETBACK: 12ft (Min.)

## LOT DIAGRAM - SINGLE FAMILY



# Dimensional Standards

## RESIDENTIAL: TOWNHOME LOTS

- FRONT YARD SETBACK: 20ft (Min.)
- SIDE YARD SETBACK: 10ft (End Unit) (Min.)
- REAR YARD SETBACK: 10ft (Min.)
- CORNER SIDE SETBACK: 12ft (Min.)
- BUILDING SEPARATION: 20ft (Min.)

## LOT DIAGRAM - TOWNHOME



# Architectural Conditions

## RESIDENTIAL:

### SINGLE FAMILY DETACHED ELEVATIONS - ONE & TWO STORY



### SINGLE FAMILY DETACHED ELEVATIONS - ONE STORY



Note: The building elevations shown within this PUD booklet are for conceptual purposes only. They express the general intent of the developer and are aligned with the architectural standards which serve as binding commitments on this project. The elevations shown are not intended to represent an all-inclusive, exact representation of the only elevations which may be used within the Parrish Road PUD.

## PARKING:

PROPOSED PARKING REQUIREMENT: 3.5 SPACES PER TOWNHOME UNIT (167 UNITS/595 SPACES)

PROVIDED PARKING: 587 SPACES TOTAL

GARAGE SPACES: 231

DRIVEWAY SPACES: 231

SURFACE SPACES: 125

# Architectural Conditions

## RESIDENTIAL: TOWNHOME ELEVATIONS - 4, 5 & 6 Units



### RESIDENTIAL DESIGN GUIDELINES

House entrances for units with front facing single-car garages must have a covered porch or stoop area leading to the front door.

There shall be one roof element such as a gable for each unit and one vertical break for each building more than 3 units.

Garage doors must have windows, decorative details or carriage-style adornments on them.

A varied color palette shall be utilized on homes throughout the subdivision to include a maximum of two color families for siding. Other elements such as the front door, trim, shutters shall be permitted to be accent colors complementing the siding color.

All exterior sides will have at least one window.

All dwelling units shall include a garage.

### PROPOSED RESIDENTIAL MATERIALS

On corner lots, the side elevation facing the public street shall contain at least two decorative elements such as but not limited to:

- Windows
- Recessed Window
- Decorative Window
- Trim around the Windows
- Decorative Brick/Stone (A minimum of a 3' architectural water table along the front elevation)
- Decorative Trim
- Decorative Shale
- Decorative Air Vents on Gable
- Decorative Gable
- Decorative Cornice
- Column
- Portico
- Dormer

### RESIDENTIAL DESIGN GUIDELINES

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- Decorative Air Vents on Gable
- Decorative Gable
- Decorative Cornice
- Column
- Portico
- Dormer

**PERMITTED USE TABLE - COMMERCIAL TRACT**

	Parrish Road PUD
<b>Educational &amp; Institutional Uses</b>	
Religious Structures	P*
Childcare Facility	P*
Learning Center	P
Automated Teller Machine (ATM)	P*
Health Care Services (i.e. Medical & Dental Clinic & Lab, Blood Bank, etc.)	P
Parks	P
Public Library	P
Community & Civic Centers	F
Social Halls, Lodges, Fraternal Organizations, Clubs, & Other Similar Activities	P
<b>Temporary Uses</b>	
Nonresidential Building, Temporary	P*
Portable Food Sales	P*
Season Sales	P*
Temporary Events	P*
<b>Other Uses</b>	
Planned Unit Development	P*

**PERMITTED USE TABLE - COMMERCIAL TRACT**

	Parrish Road PUD
<b>Commercial Uses</b>	
Recreational Day Camp	S*
Recreational Facility, Indoor	P
Convenience Stores & Convenience Type Business Establishments	P*
Grocery Store	P*
Nursery, Retail	P
Retail Sales (entirely within an enclosed building)	P*
Existing Commercial Uses Applying for Permit to Expand	P
Veteranarian Services, Indoor	P*
Bar, Tavern, & Entertainment Venue	P*
Automated Teller Machine (ATM)	P*
Financial Institutions (Banks, Credit Agencies, Investment Companies, etc)	P
Restaurant	P*
Business Service Establishment	P
Offices (Business or Professional)	P
Offices (Governmental)	P
Massage & Bodywork Spa, or Therapy Practice, Licensed	P*
Personal Service Establishment	P
Recreational Facility	S*
Athletic Fields, Private	P*, S*
Health & Training Center, Indoor	P
Health & Training Center, Outdoor	S*
Recreation & Amusement Services	S

Note: P- Permitted by Right S- Special Use Permit via the Board of adjustment

## Street Sections RESIDENTIAL LOCAL STREET

All public roads shall be maintained by the NCDOT.

Street trees shall be planted at minimum of 40' O.C.

Within the townhome pod, all streets shall be private and maintained by the development's HOA. In order to provide additional parking in the townhome section, the private streets will follow the proposed residential local street and will allow for head-in parking where designated on the master plan.

Fire hydrants shall be laid out in accordance with the fire code in place at time of submittal (i.e. SFD detached homes within 400' from a hydrant. Townhomes within 500' of a hydrant).

Light Pole placement shall be laid out in accordance to UDO section 7.0 Lighting Standards.

## Alternative Parking Plan

Within the townhome POD, the Parrish Road PUD proposes to incorporate an alternative parking plan which utilizes a combination of on-street head-in parking and off-street parking lots to address both resident and guest parking needs. A minimum parking ratio of 3.5 parking spaces per 3 bedroom townhome unit shall apply in the place of the County's standard rates. While this represents a reduction in the standard parking rate, exceeds industry standards for townhomes and eliminates unnecessary parking - which otherwise increases impervious surfaces, raises maintenance costs, and negatively impacts stormwater management and pedestrian accessibility.

## TOWNHOME PARKING CALCULATIONS

PUD Proposed Parking Requirement: 3.5 Spaces/Unit

Parking Required: 3.5\*167 = 585 Spaces

Parking Provided:

231 Garage Spaces

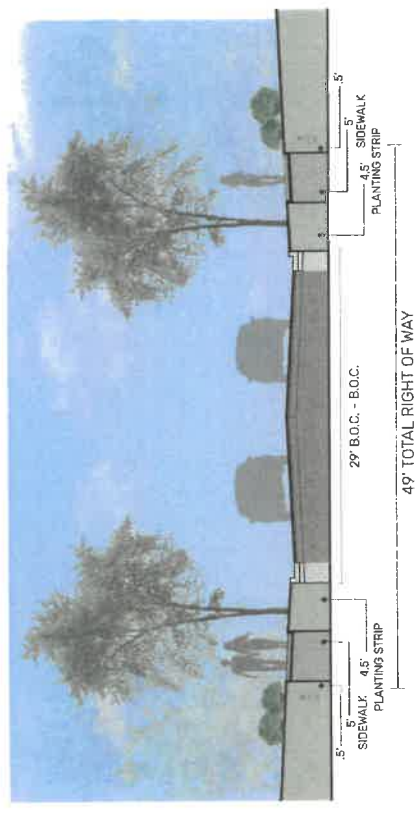
231 Driveway Parking Spaces

125 Surface Parking Spaces

587 Total Parking Spaces Provided



## RESIDENTIAL LOCAL STREET





# OPEN SPACE + AMENITIES

Throughout the 104-acre site there will be several areas of both passive and active open space components. The active open space will include dog parks, a multi-use trail, fitness stations and seating, as well as, un-programmed areas for recreation that residents can enjoy. Sidewalks that run all throughout the community will connect open space areas, as well as, several trails stemming from neighborhood roads.

Access to open space is an important component of the proposed Parrish Road Development. To this end, improved open spaces are strategically located in each section of the development along primary roads for increased visibility and access. In addition to creating new open spaces, preserved open spaces are also a desired outcome for the development to have a sense of established community within Harnett County.

It is the desired outcome for the Parrish Road Development to build and grow with nature and not disregard the natural beauty of this area.



OPEN SPACE + AMENITIES



Central NC Forest

# OPEN SPACE + AMENITIES

In accordance with Harnett County's standards for planned unit developments, the Parrish Road PUD will maintain over 30% of the site as open space. Both active and passive open space facilities can be found throughout the Parrish Road Development. The active open space nodes may contain dog parks, playgrounds, seating and open recreation. The passive open spaces can be found within the perimeter buffer, around existing wetlands and stream features as well as within other pockets of relatively untouched natural forested areas.

The proposed trail and path network will allow residents to circulate around each SCM, along the existing streams and to each activated open space node. Activated open spaces have been carefully placed so not to disrupt any nearby activities. With a wide mixture of activation types, the community will benefit from these spaces by offering residents a multitude of options depending on their interests.

## PASSIVE OPEN SPACE



## ACTIVE OPEN SPACE



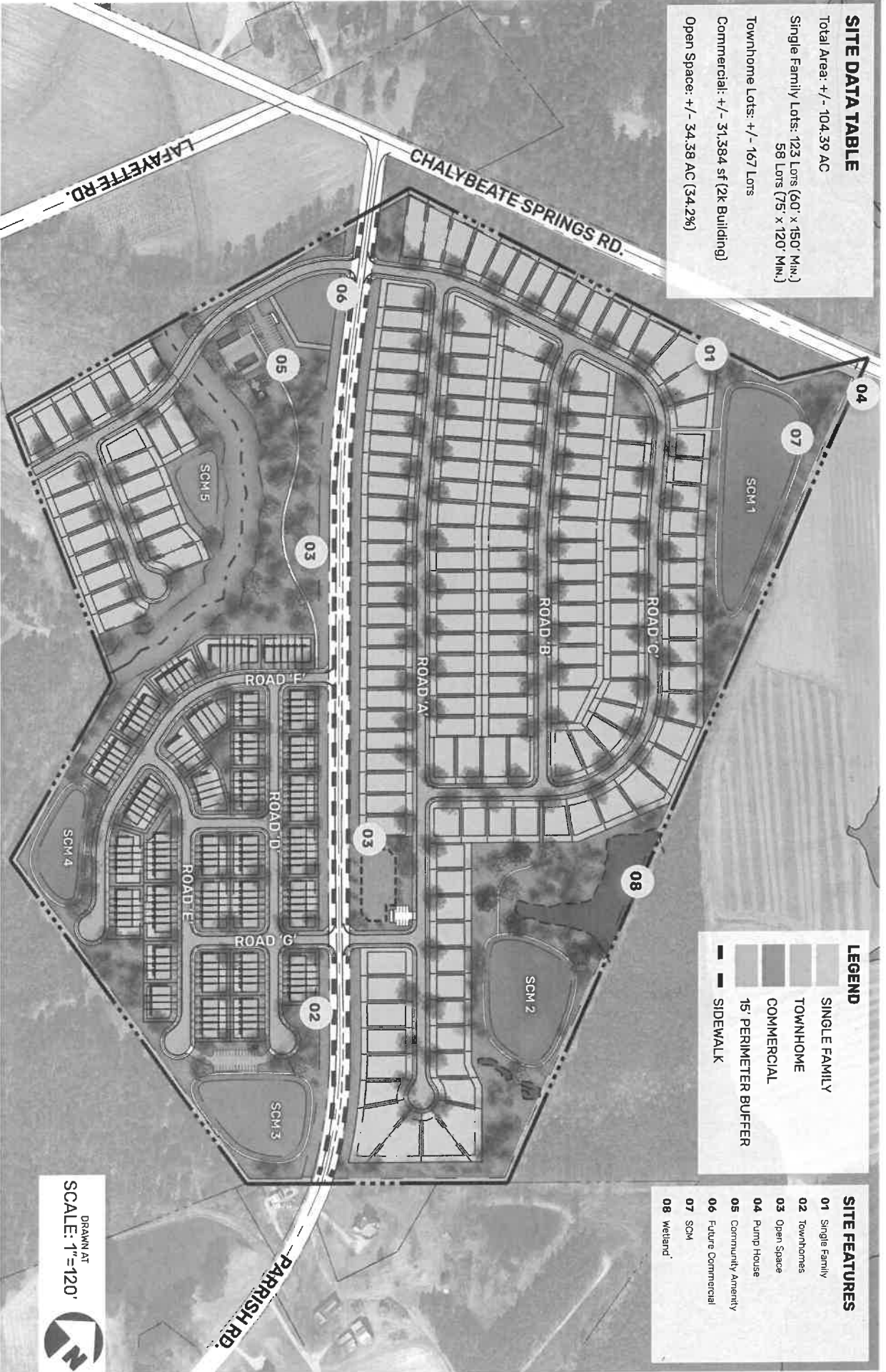
### SITE DATA TABLE

- Total Area: +/- 104.39 AC
- Required Open Space: +/- 30.15 AC (30%)
- Provided Open Space: +/- 34.38 AC (34.2%)
- Perimeter Buffer: 15'
- Streetscape Setback: 30' (Parrish Road)
- SCM: 5 Aboveground Ponds



**SITE DATA TABLE**

Total Area: +/- 104.39 AC  
 Single Family Lots: 123 Lots (60' x 150' Min.)  
 58 Lots (75' x 120' Min.)  
 Townhome Lots: +/- 167 Lots  
 Commercial: +/- 31,384 sf (2k Building)  
 Open Space: +/- 34.38 AC (34.2%)



**LEGEND**

- Single Family
- Townhome
- Commercial
- 15' PERIMETER BUFFER
- SIDEWALK

**SITE FEATURES**

- 01 Single Family
- 02 Townhomes
- 03 Open Space
- 04 Pump House
- 05 Community Artery
- 06 Future Commercial
- 07 SCM
- 08 Wetland

DRAWN AT  
 SCALE: 1"=120'





**HARNETT COUNTY BOARD OF ADJUSTMENT  
CONDITIONAL USE PERMIT WORKSHEET**

**APPLICANT: McAdams-David Bergmark**

**CASE NUMBER: BOA2405-0005**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
  
5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS TO CONSIDER:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_



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: 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-CA

**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 exceed the allowed 24% built upon area. The applicant will need to secure a SNIA from the Watershed Board in order to develop the property as proposed on the site plan.
- 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**





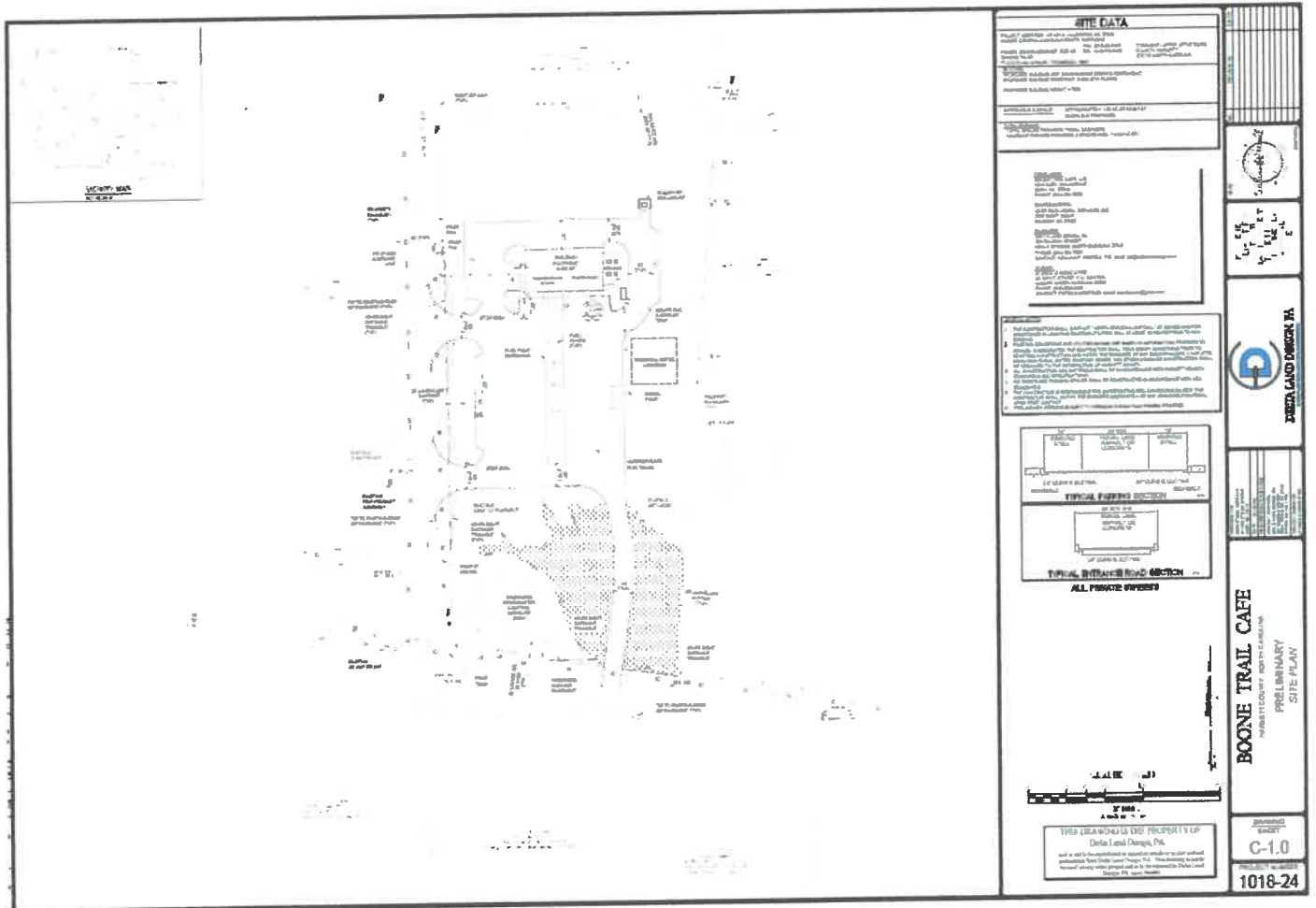
Commercial Land Use At Intersection



Commercial Land Use At Intersection



SUBMITTED SITE PLAN





# Non-Residential Special Use Permit

Planning Department  
420 McKinney Parkway  
P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Fax: (910) 893-2793

**Total Fee:** 500.00  
**Receipt:**  
**Date Submitted:** 05/13/2024  
**Meeting Date:**  
**Case #:**

## Applicant Information

### Owner of Record:

Name: Central Carolina Equity Partners  
Address: 315 W Mcintosh Street  
City/State/Zip: Sanford, NC 27330  
E-mail: n/a  
Phone: n/a

### Applicant:

Name: Boone Trail Cafe, LLC  
Address: 1313 Cozy Oak Ave  
City/State/Zip: Cary, NC 27519  
E-mail: snemuri@yahoo.com, brian@deltalanddesign.com  
Phone: 984-304-7990

## Property Description

PIN(s): 0610 - 98 - 3186 Acreage: Approx 5.23 acres  
Address/SR No.: US 421 N, Lillington, NC 27546  
Directions from Lillington: Approximately 6 miles west of Lillington's corporate limits along US421.

Deed Book: 4139 Page: 0403 Plat Book: PC#C Page: 130A  
Zoning District: RA-30 Township: Upper Little River  
Flood Plain & Panel: 3720060000J, 0600 Watershed Dist: Avents Creek  
Water:  Public (Harnett County) Sewer:  Public (Harnett County)  
 Private (Well)  Private (Septic Tank)

## Requested Use:

Special Use for Convenience Store and Restaurant

## Required Information:

- Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
- It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done?  No  Yes  
Date of Meeting: 05/09/2024-email NCDOT Contact: Lee R. Hines, JR., PE
- Is a Driveway Permit required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
- Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues?  No  Yes

**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

TITLE BLOCK INFORMATION	
Name of Project & Date (Including all Revision Dates)	<input checked="" type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification of Tract(s)	<input checked="" type="checkbox"/>
Location (Including Township, County, & State)	<input checked="" type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input checked="" type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input checked="" type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input checked="" type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input checked="" type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input checked="" type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input checked="" type="checkbox"/>
Gross Acreage of Development	<input checked="" type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input checked="" type="checkbox"/>
Existing & Proposed Utilities	<input checked="" type="checkbox"/>
Signage Location, Easement, Type, & Size	<input checked="" type="checkbox"/>
Existing Structure(s) Located on Site	<input checked="" type="checkbox"/> NA
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	NA <input type="checkbox"/> <i>Forthcoming</i>
Erosion Control Plan Submitted	NA <input type="checkbox"/>
Hours & Days of Operation	<input checked="" type="checkbox"/>
Impervious Surface (% Coverage of Lot)	NA <input type="checkbox"/>
Hazardous Materials to be Stored on Site	NA <input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input checked="" type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input checked="" type="checkbox"/>
Existing & Proposed Utility Areas	<input checked="" type="checkbox"/>
Parking Space Typical	<input checked="" type="checkbox"/>
Parking Lot Material	<input checked="" type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input checked="" type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	NA <input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input checked="" type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input checked="" type="checkbox"/>

**Signatures**

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

*Mark Lynn Taylor*  
 Property Owner(s) Signature

05/02/24  
 Date

# Written Statement

\*\* Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting – Please print answers \*\*

## Public Convenience & Welfare

1. Why are you requesting this use? To develop the property as a convenience store with restaurant.
2. How will this use benefit the citizens of Harnett County? By offering a variety of refueling options, convenience center services and restaurant/grill with indoor and outdoor seating in an area lacking such services.

## On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? The proposed design takes into consideration the neighboring residential neighborhood through maintaining some existing environmental features and buffering. The proposed use will compliment existing commercial uses in the immediate vicinity.

## Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Site driveways will utilize a minimum 24' back-to-back asphalt roadway section with curb and gutter. Two driveways are proposed on Cool Springs Rd and one on US421.
5. Describe the drainage of this property. The property has mild to moderate slopes with water generally flowing from north to south. The proposed stormwater plan will contain runoff in 1 stormwater detention pond. The total post-developed stormwater discharge rate shall not exceed pre-developed rates for the 1,2 and 10-yr storm events.
6. How is your trash and garbage going to get to the landfill? Trash collection will be contracted through a private trash service and transported to the landfill. A dumpster enclosure is proposed.

## Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Existing average annual daily traffic (AADT) along US421 is 7,700 vehicles per day according to recent NCDOT ADT data. Proposed NCDOT 10'x70' sight distance triangles are proposed at each site driveway to provide adequate sight distance.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? Approximately 200 ft from Frontier Ct and US421.

## General

9. How many employees will this development employ? Approximately 15
10. What is the estimated investment of the development? \$6,000,000.00
11. What experience do you have in the proposed field? 16 years experience owning and managing restaurant and convenience centers in the local area.

## Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.

13. Additional comments the Board should consider in reviewing your application: Please see supporting pictures and documentation enclosed.



## Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

**Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.**

**A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.**

**Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.**

\*\* I have received and read the above statement:

  
\_\_\_\_\_  
Signature

05/02/24  
\_\_\_\_\_  
Date

## CONVENIENCE STORES AND RESTAURANTS

TRITON QUICK MART	ERWIN	2007
DUNN'S GAS & GROCERY	FOUR OAKS	2009
CHALYBEATE STORE	FUQUAY-VARINA	2010
WHITEY'S COUNTRY STORE	FUQUAY-VARINA	2013
SUPER MART	ERWIN	2014
COUNTRY STORE & GRILL	LILLINGTON	2016
BLUE FOX INDIAN CUISINE	CARY	2017
HARNETT CENTRAL FOOD MART	LILLINGTON	2020
CARPENTER WINE, BEER, & TAPS CELLAR	MORRISVILLE	2021



DAILY RECORD PHOTO/ELIOT DUKE

From left, Stuart Matthews, Ashok Biyyala, Santhosh Nemuri and general contractor Ricky Temple stand in front of the new HCC Mart on N.C. Highway 210 outside Lillington at Friday's ribbon-cutting ceremony.

## Legacy of longtime country store continues

By ELIOT DUKE  
Record staff writer

LILLINGTON - On Oct. 24, 1934, a little country store called Stuart's Grocery opened on N.C. Highway 210 midway between Lillington and Angier, where it stood for the next 50 years.

The owner, Stuart Matthews, upgraded his convenient wooden gas station to brick in 1964 and worked there until his death in 1993. When the Matthews family decided to put HCC Food Mart, as the store is now known, up for lease, Santhosh Nemuri and Ashok Biyyala saw the same potential in the area as the original owner did nearly 100 years earlier.

Stuart Matthews Jr. agreed to meet with the duo to gauge their interest in the location and any

After so many years in business, Matthews felt it was important to find owners who complimented the area and would be a community partner moving forward.

"The most important thing is that this community doesn't have to drive to Lillington or Angier to get a Coca-Cola," said Matthews. "It means a lot. I've lived here all my life and [the store] is important to them. What we want is we want quality growth here that the community wants and needs. That's what we're looking for."

Nemuri, a Cary resident who also owns another business in the vicinity, appreciated the store's history and its location, particularly being so close to both Harnett Middle School and Harnett High School. When Matthews Sr. originally opened nearly 80 years

traffic. I know the area and it all worked out good."

Construction on the new building at 4585 N.C. Highway 210 began last year and Friday marked its grand opening. The new facility added Cooper's Chicken and pizza, as well as new gas pumps.

"The old building was for lease, but the owner said if I was willing to open a new gas station, he would be willing to sell the property," said Nemuri. "We had a plan after that and the owners were happy because it's been in their family and they have a lot of feeling and attachments to the store. We promised we would bring back the store big and beautiful, and here we are. They're happy, we're happy, so this is a win-win."

Stuart Matthews Jr. said his fa



HCC FOOD MART



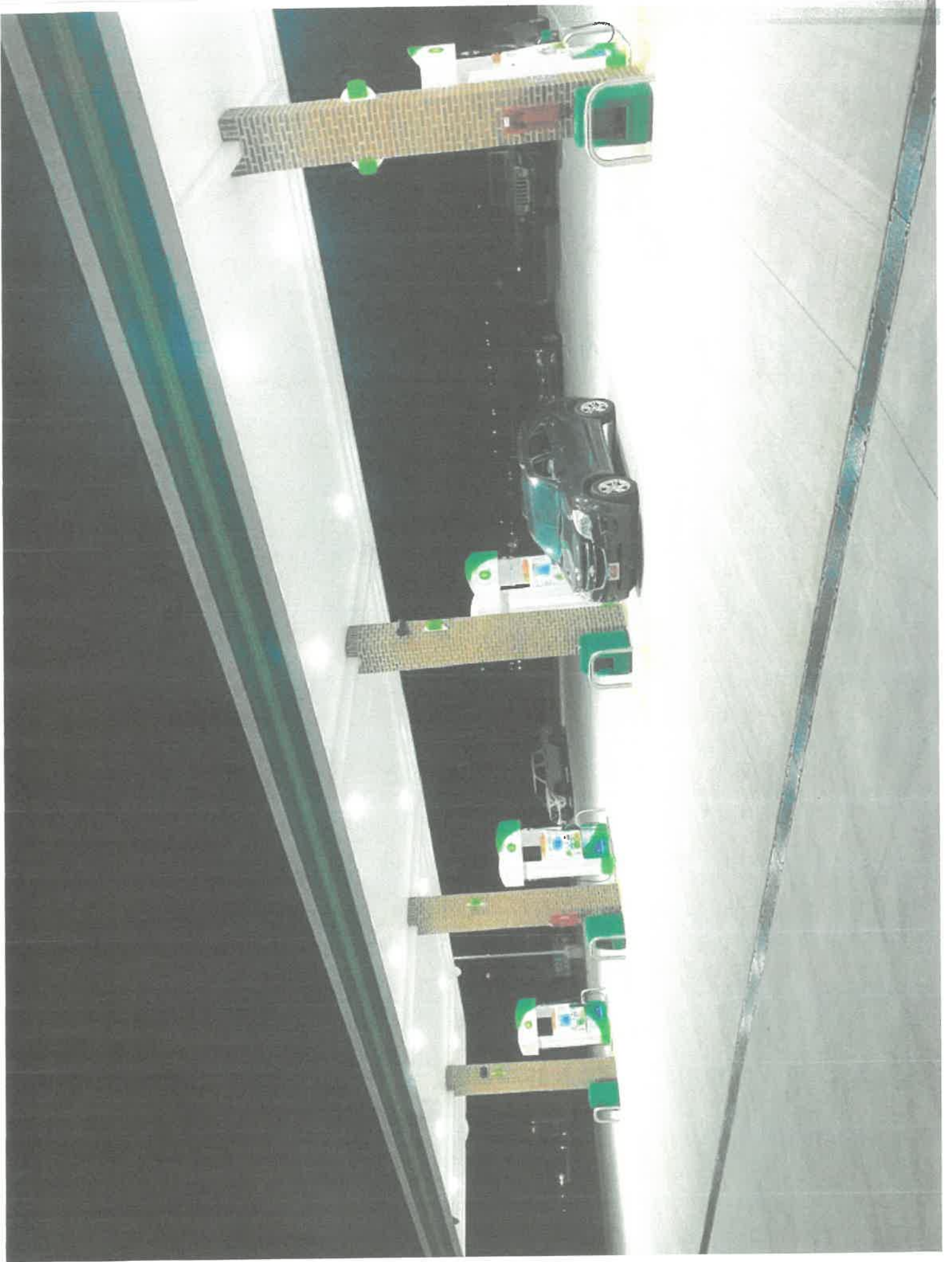
COOPERS EXPRESS

HUNT BROTHERS PIZZA

ICE









HUNTING CROSSING & JUVENILE

GRAB A HUNKI

HUNTING CROSSING & JUVENILE

HUNTING CROSSING & JUVENILE

GRAB A HUNKI

COOPERS EXPRESS

HUNT BROTHERS PIZZA

COOPERS EXPRESS







HCC FOOD MART

Lillington Area  
Chamber  
Of  
Commerce

NOW H

BEHAVIOR  
PARKING

OPEN

2022





Ribbon cutting

RICE FOOD MART



families

families

families







Little Debbie

2 / \$1 or 59c

2 / \$1 or 59c

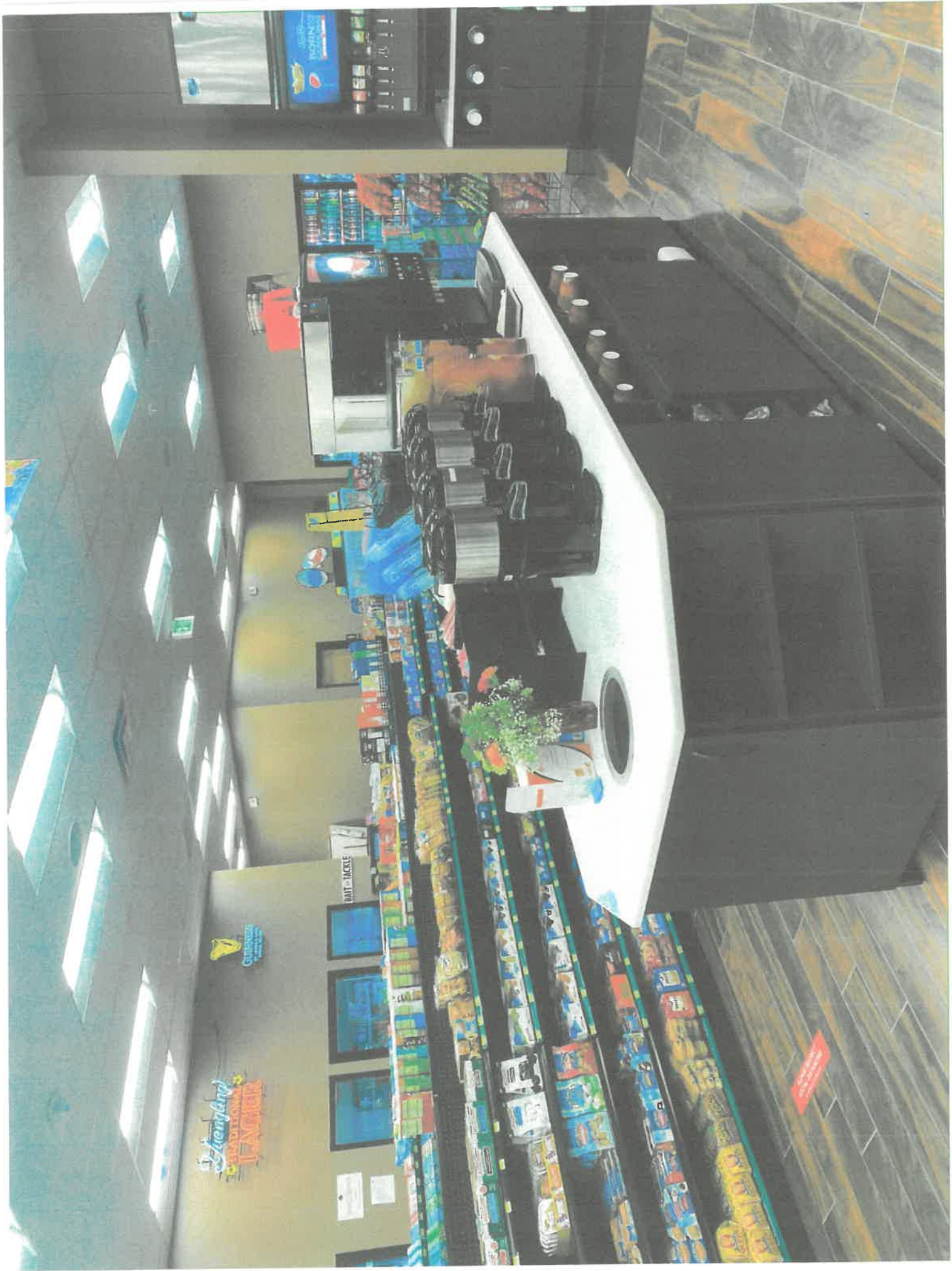
2 / \$1 or 59c

89c 89c 89c 89c

Hengfeng Summer Lager

EXIT





Livingland  
SPORTSMAN  
LAUNCH

GURNEYS  
SPORTSMAN LAUNCH

BAIT - TACKLE

PLEASE DO NOT FEED THE FISH



# CHALYBEATE STORE

9101

100% SATISFACTION  
GUARANTEE

NO  
OUTSIDE  
PACKING



2019 1931 33

LOST TRICE ZERO  
LOST TRICE ZERO

Two vending machines side-by-side, each with a large image of a person and the text 'LOST TRICE ZERO'.

NEW FLAVOR  
Rapid Change  
NEW FLAVOR  
24-Hour Administrative Number  
1-800-833-7200

A vending machine with a large image of a person and the text 'Rapid Change' and 'NEW FLAVOR'.

NEW FLAVOR  
Rapid Change  
NEW FLAVOR  
24-Hour Administrative Number  
1-800-833-7200

Two vending machines side-by-side, each with a large image of a person and the text 'Rapid Change' and 'NEW FLAVOR'.

NEW FLAVOR  
Rapid Change  
NEW FLAVOR  
24-Hour Administrative Number  
1-800-833-7200

Two vending machines side-by-side, each with a large image of a person and the text 'Rapid Change' and 'NEW FLAVOR'.

OPEN







CHALYBEATE STORE

9101

DON'T WORRY ZERO

Pop & Change

carolina



WHITNEY'S COUNTRY STORE

4298





WHITEY'S COUNTRY STORE

4298

SHELL SERVICE



LIGHTS

CIGARETTES





Dunn's GAS & GROCERY

FOUR OAKS . NC





# CARPENTER wine cellar

WINE, BEER, & TAPS

Chardonnay





*Blue Fox*



*INDIAN CUISINE*



*We Cook with  
Love and Passion*

We Cater for All Occasions

2250 GATHERING PARK CIR  
CARY, NC 27519  
PHONE : (919) 234-1387  
EMAIL : BLUEFOXNC@GMAIL.COM





**HARNETT COUNTY BOARD OF ADJUSTMENT  
CONDITIONAL USE PERMIT WORKSHEET**

**APPLICANT: Boone Trail Café, LLC**

**CASE NUMBER: BOA2405-0004**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:

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2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:

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3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:

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4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: \_\_\_\_\_

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5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: \_\_\_\_\_

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**CONDITIONS TO CONSIDER:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

# PLANNING STAFF REPORT

Harnett County, North Carolina  
Planning Department  
420 McKinney Parkway, Lillington, NC 27546  
Phone: (910) 893-7525 Fax: (910) 893-2793

## Development Name – Boone Trail Café Watershed Review – SNIA July 8, 2024 SNIA2406-0001

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

### Property Description

PIN(s):	<u>0610-98-3186.000</u>	Acreage:	<u>5.23</u>
Address/SR No.:	<u>US 421 N Lillington, NC 27546</u>	Zoning:	<u>RA-30</u>
Deed Reference(s):	<u>4139-0403</u>	Township:	<u>Upper Little River</u>
Land Use:	<u>Rural Center</u>	Developer:	<u>Boone Trail Café, LLC.</u>
Watershed:	<u>IV-CA</u>		



### Request:

Under the standards of the Harnett County Unified Development Ordinance Water Supply Watershed section, a nonresidential development project shall be allowed at a maximum of 24% built-upon area on a project-by-project basis. The Watershed Review Board may grant a Special Nonresidential Intensity Allocation designating up to 10% of the total watershed area to be developed for nonresidential uses up to 70% built upon area on a project-by-project basis. The entire WS-IV district contains 56,528 acres. Currently 5,157.97 acres remain in the 10% area allocated to provide for up to 70% impervious area. The applicant is requesting a Special Nonresidential Intensity Allocation for the subject property with the intention to develop a convenience store and restaurant facility. They are proposing to develop 1.9 acres, or 36.26 %, of a 5.23 - acre tract with impervious surface.

The applicant for the project has attached a site plan. The applicant or their agent will be available for comment in regards to how they plan to deal with the conditions on site.

If approved, the project will go through the Development Review Board site plan review process. A watershed balance sheet will accompany this report.

C. Special Nonresidential Intensity Allocation (SNIA)

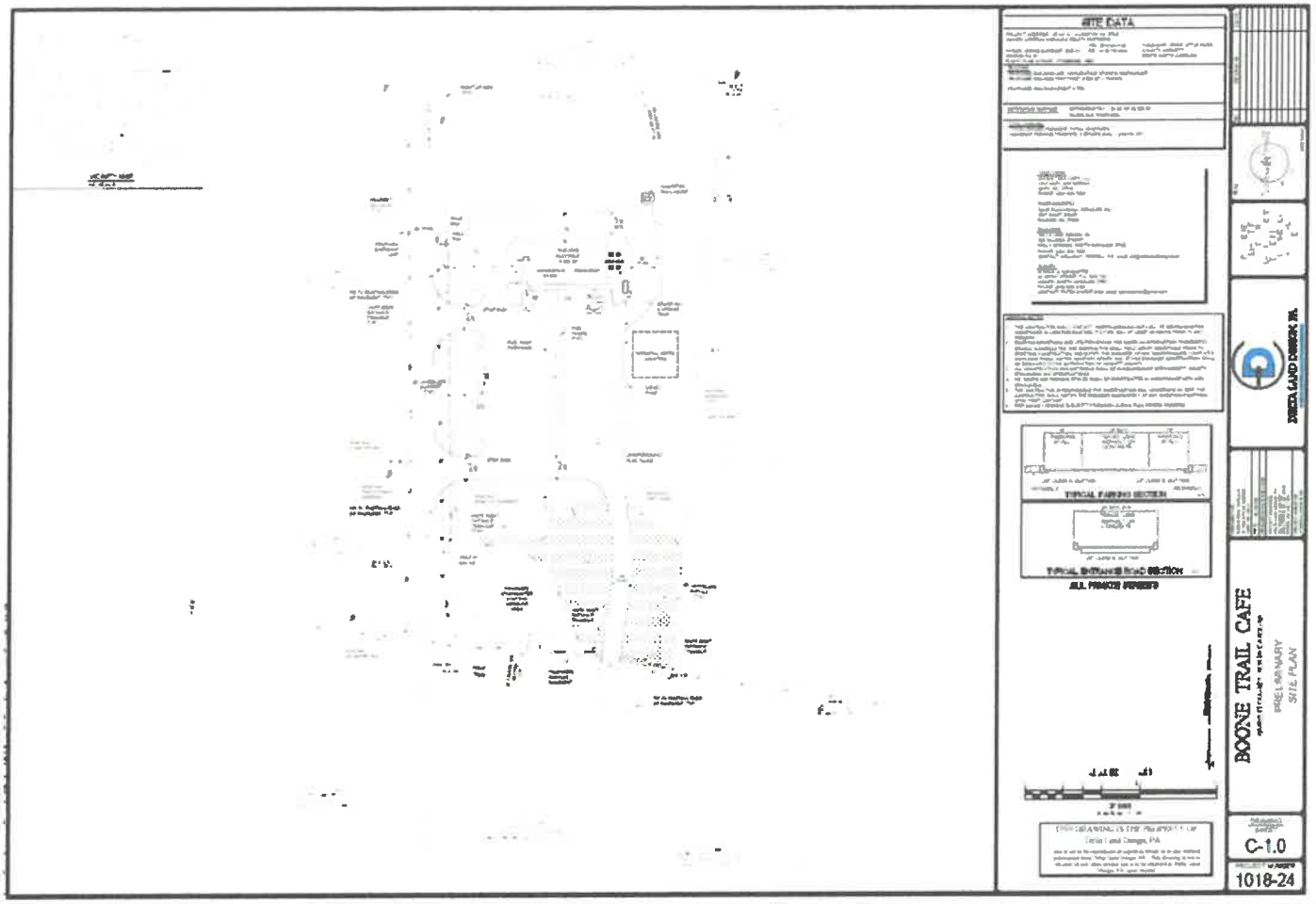
The following criteria shall be used in determining whether a SNIA can be accepted by the Watershed Review Board. Projects shall:

- A. Minimize built-upon surface area;
- B. Direct stormwater away from surface waters; and
- C. Incorporate Best Management Practices (BMP's) to minimize water quality impacts.

<u>Project</u>	<u>Percent of Impervious Surface</u>	<u>Total acres of Impervious Surface</u>	<u>Total acres</u>	<u>Date approved</u>	<u>10% Protected Area</u> <u>5,652.8 acres</u>
E&M Concrete - Jarco	65%	1.36	2.09	5-10-21	5,180.92
421 Dollar General	43%	.83	1.97	12-13-21	5,180.09
Townes at North Main	50%	7.72	15.43	1-10-22	5,172.37
Mamers Dollar General	60%	.924	1.54	4-11-22	5,171.44
Jay Ambe Shatki, LLC	52%	1.8	3.46	5-9-22	5,169.64
JAKS Development Group – Brickyard Landing II	58.34%	.97	1.67	11-14-22	5,168.67
Collins Drive Self-Storage	67%	3.20	4.74	3-13-23	5,165.47
Baucom Business Park	41.89%	7.498	17.90	6-12-23	5,157.97
Boone Trail Cafe	36.26%	1.9	5.23	Pending 7-8-24	Proposed Remaining 5,156.07



**Submitted Site Plan:**



SNIA 2406-001  
~~2406-003~~



**Critical Area Protection Permit**  
Watersupply Watershed Protection permit  
Flood Hazard Area Development permit  
Harnett County, North Carolina  
Planning Department  
426 McKinney Plaza, Lillington, NC 27548  
Phone: (919) 683-7525 Fax: (919) 683-2794

6/7/2024  
Date of Application

SNIA 2406-001  
Application Number

On a separate sheet of paper, list the Deed Book and page number, lot, parcel size, 1:100 Tax Map and lot number for each parcel of land (if one parcel, list 1 etc.)

Watershed Name: UIS-IV CA Critical Area

Name of Owner, Applicant: BOONE TRAIL CAFE, LLC

Mailing Address: 1313 COZY OAK AVE

Street Address: SAME

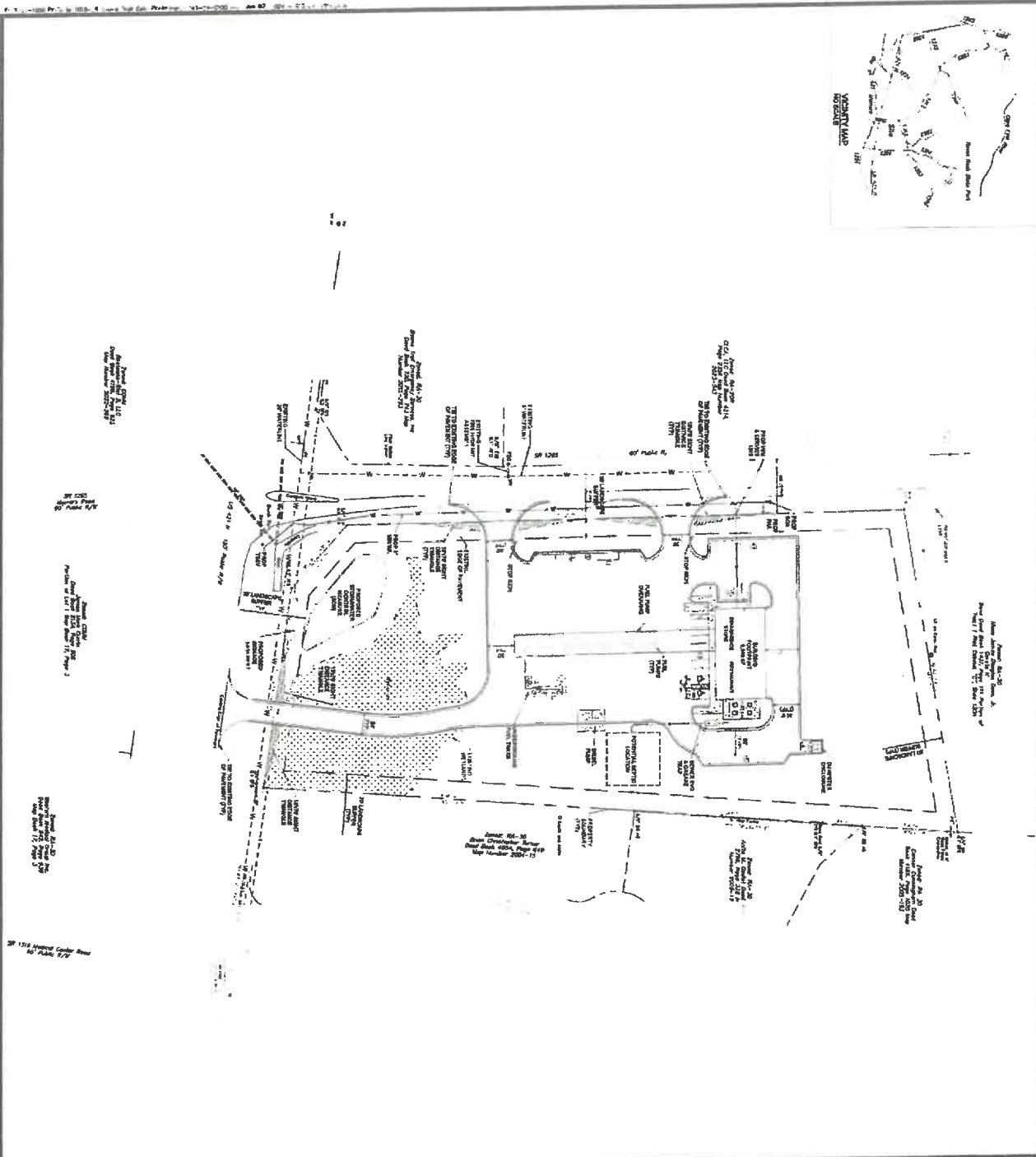
City, State and Zip: CARY, NC 27513

Telephone Number: (W) 984-304-7990 (H) 919-757-4181

General Description of work under the application include in, TO DEVELOP THE PROPERTY AS A CONVENIENCE STORE WITH FUEL CENTER AND FULL RESTAURANT SERVING BREAKFAST, LUNCH AND DINNER. APPLICANT REQUESTS 19 ACRES OF TOTAL IMPERVIOUS DRAINAGE OF A SITE AREA OF 5.73 AC FOR A TOTAL BLDG OF 36 26

I certify that the information shown above is true and accurate and I am providing this condition for a submission of land returned in the Watershed Protection Permit

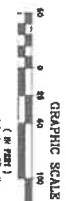
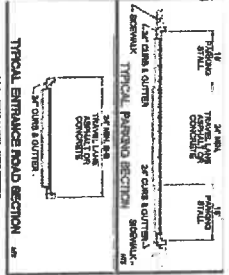
Misty Taya  
Owner Agent



**SITE DATA**

PROJECT ADDRESS: 5411 E. LANTANA DRIVE  
 COUNTY: HARRIS COUNTY, TEXAS  
 OWNER: BOONE TRAIL CAFE  
 ARCHITECT: DELTA LAND DESIGN, P.A.  
 PROJECT NUMBER: C-1.0  
 PREPARED BY: DELTA LAND DESIGN, P.A.  
 DATE: 10/18/24

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. THE SHOWN DRIVE AISLES AND PARKING ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.  
 3. THE SHOWN DRIVE AISLES AND PARKING ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.  
 4. THE SHOWN DRIVE AISLES AND PARKING ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.  
 5. THE SHOWN DRIVE AISLES AND PARKING ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.



THIS DRAWING IS THE PROPERTY OF:  
 Delta Land Design, P.A.  
 1018-24

PROJECT NUMBER:  
**1018-24**

**BOONE TRAIL CAFE**  
 HARRIS COUNTY, NORTH CAROLINA  
**PRELIMINARY SITE PLAN**

DATE: 10/18/24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



FOR REVIEW ONLY - NOT FOR CONSTRUCTION  
 PLAN IS SUBJECT TO REVISIONS DURING THE PLAN APPROVAL PROCESS



NO.	REVISION	DATE