

MEMORANDUM

TO: Harnett County Board of Adjustment Members
FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*
DATE: May 30, 2024
RE: **June 10, 2024 Meeting**

On this meeting agenda, there are the following:

- Two (2) DWMH in an RA-30 Zoning District.
- A Mini-Storage Facility in an RA-20M Zoning District.
- A Convenience Store/Restaurant 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
June 10, 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. BOA2405-0002. Porchwell Group, LLC / Emily Powell. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 1528-35-1048.000; 1.04 acres; Averasboro Township; SR # 1711 (Brinkley Road).
2. BOA2405-0003. Porchwell Group, LLC / Emily Powell. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 1528-35-0120.000; .98 acres; Averasboro Township; SR # 1711 (Brinkley Road).
3. BOA2405-0001. McLean Road Investors, LLC. A Mini Storage Facility in an RA-20M Zoning District; Pin # 0556-57-4882.000; 4.60 acres; Stewart's Creek Township; SR # 2033 (Sandefer Road) & SR 2030 McLean Chapel 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.

HARNETT COUNTY
BOARD OF ADJUSTMENTS

June 10, 2024

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

CASE NUMBER: BOA2405-0002
APPLICANT: Emily Powell
OWNER: Porchwell Properties LLC
LOCATION: BRINKLEY RD DUNN, NC 28334
ZONING: RA-30
ACREAGE: 1.043
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 1528-35-1048.000



Directions from Lillington: Turn left onto Alexander Dr – Turn left onto McKinney Pkwy – Turn right onto US 401 S / W – Keep straight to get onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn left onto NC-27 / NC 27 E – Keep right to stay on NC-27 / NC 27 E – Turn right onto Hodges Chapel Rd – Turn right onto Neighbors Rd – Turn right onto Brinkley Rd – Arrive at Brinkley Rd

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Brinkley Road was unavailable.
- Site distances are good.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.
- According to Map Book 2021, Page 146, Lot 2 (which is identified as PIN#1528-35-1048.000) has 144.35' of lot width along SR1711 - Brinkley Road.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. 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.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. 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.
- F. 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.
- G. 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

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-2: Encourage growth where infrastructure exists.

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

SITE PHOTOS

Site/Brinkley Rd.



Sign Posted



Adjacent properties



Street View



Across Street





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: 5-9-24
Meeting Date: 6-10-24
Case #: BOA 2405-0002

Applicant Information

Owner of Record:

Name: Porchwell Group LLC
Address: 4725 Radcliff Rd
City/State/Zip: Raleigh, NC 27609
E-mail: Emily@PorchwellProperties.com
Phone: 919-427-2186

Applicant:

Name: Emily Powell
Address: 4725 Radcliff Rd
City/State/Zip: Raleigh, NC 27609
E-mail: Emily@PorchwellProperties.com
Phone: 919-427-2186

Property Description

PIN(s): 1528-35-1048.000 Acreage: 1.043 acres
Address/SR No.: Brinkley Rd Dunn, NC 28534 Lot #2
Directions from Lillington: Head 4215 to Prospect Church Rd Turn left, RR turn into Ashe Ave. Follow Ashe Ave left on Red Hill Church Rd, Rt on Three Bridge Rd, left on Fairground, Rt on Brinkley
Deed Book: 3890 Page: 0631 Plat Book: 2021 Page: 146
Zoning District: Harnett County RA-30 Township: Dunn, NC
Flood Plain & Panel: Minimal Flood Risk Watershed Dist: Southern Coastal Plain 133A
Water: Public (Harnett County) Sewer: Public (Harnett County) Private (Septic Tank - would prefer Public Sewer if available)
 Private (Well)

Requested Use:

Special Use for

Placing a Brand New Double wide on this empty lot.

Required Information:

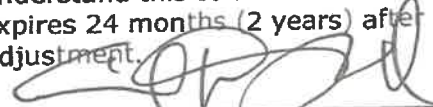
1. Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. 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 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 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 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)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input 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

5-8-2024

 Date



Harnett County GIS

APN: 021528 0091 02
APN: 1528-35-1048.000
Account Number: 1500039034
Owner: PORCHWELL PROPERTIES LLC
Mailing Address: 4725 RADCLIFF RD RALEIGH, NC 27609
Physical Address: BRINKLEY RD DUNN, NC 28334 ac
Description: LOT#2 PORCHWELL GROUP LLC MAP#2021-146
Surveyed/Deeded Acreage: 1.04
Calculated Acreage: 0.98
Need Date: 1604293200000
Need Book/Page: 3890 - 0631
Lat(Survey) Book/Page: 2021 - 146
Last Sale: 2020 - 11
Sale Price: \$966500
Qualified Code: Q
Facant or Improved: I
Transfer of Split: T
Actual Year Built:
Heated Area : SqFt
Building Count : 0

Building Value: \$0
Parcel Outbuilding Value: \$0
Parcel Land Value: 27950
Market Value: \$27950
Deferred Value: \$0
Total Assessed Value: \$27950
Zoning: RA-30 - 0.98 acres (100.0%)
Zoning Jurisdiction: Harnett County
Wetlands: No
FEMA Flood: Minimal Flood Risk
Within 1mi of Agriculture District: Yes
Elementary School: Dunn Elementary
Middle School: Dunn Middle
High School: Triton High
Fire Department: Dunn
EMS Department: Medic 15, D15 EMS
Law Enforcement: Harnett County Sheriff
Voter Precinct: West Averasboro
County Commissioner : W Brooks Matthews
School Board Member: Bradley Abate

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? Requesting this to place a Brand new Double wide Home on the land for residential use
2. Why is this use essential or desirable to you? Proper use of land that is currently Unused
3. Why is this use essential or desirable to the citizens of Harnett County? Construction of Single Family Dwelling, Increases Tax Base

On-site & Surrounding Land Uses

4. What is on the property now? Nothing - Vacant Lot. Private Well
5. What uses are on the surrounding properties in the general vicinity? Residential Homes, Wooded lots, & Farm land
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. Placing a new Doublewide Mobile home for Residential use will not impact the surrounding area.

Utilities, Access Roads, Drainage, etc...

7. Please select one: Public (County) Water Private Well Public (County) Sewer Private Septic Tank (Based on what I've seen - If Public Sewer Available then..)
8. Describe the driveway (width and surface) that you will be using to enter and exit the property. 16 FT Wide made of stones/Rock
9. Describe the drainage of this property. Natural lay of land has good drainage - No standing water
10. How is your trash and garbage going to get to the landfill? Trash service - Independent

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. This road is not heavily travelled and visuals are easy and clear as the road is straight and flat.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? Approx 50 FT to the Driveway on the right when you are facing the lot

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. N/A
14. Additional Comments the Board should consider in reviewing your application: The lot is only 6ft shorter than is required to be exempt from the Special Use Permit - 144ft vs 150ft.

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.

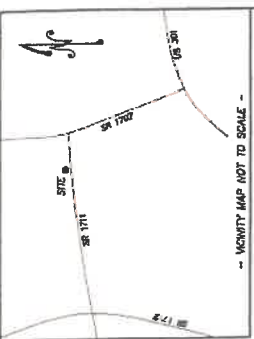
A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed 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

5-8-2024
Date



SURVEYOR'S CERTIFICATE - I, JOHN H. CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND UNDER MY PERSONAL SUPERVISION. I HAVE REVIEWED THIS PLAT AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE REVIEWED THE SURVEY AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE REVIEWED THE SURVEY AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

CERTIFICATE OF FLOODING INFORMATION - PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. EFFECTIVE DATE: OCTOBER 03, 2006

CERTIFICATE OF OWNERSHIP AND DECISION - I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAT IN FULLY VOLUNTARY AND SOBER MIND AND WITHOUT ANY OTHER STATES AND I AGREE TO PLEAD OR PRIVATE USE AS NOTED.

REVIEW OFFICER'S CERTIFICATE - STATE OF NORTH CAROLINA COUNTY OF HARRETT I, John H. Chandler, REVIEW OFFICER OF HARRETT COUNTY, CERTIFY THAT THE INFO OR DOCUMENTS FOR REGISTRATION ARE IN ACCORDANCE WITH THE REQUIREMENTS FOR REGISTRATION.



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chandler land surveying
83 Adams Point Drive, Currier, North Carolina, 27529
Phone: 919-291-9163

MINOR SUBDIVISION PLAT
1505 BRINKLEY ROAD PROPERTY
FOR
PORCHWELL GROUP, LLC

HARRETT COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, HARRETT COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND I HEREBY CERTIFY THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS FOR REGISTRATION.

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

**APPLICANT: Porchwell Group, LLC
Emily Powell**

CASE NUMBER: BOA2405-0002

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. _____

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Brinkley Road was unavailable.
- Site distances are good.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.
- According to Map Book 2021, Page 146, Lot 3 (which is identified as PIN#1528-35-0120.000) has 144.35' of lot width along SR1711 - Brinkley Road.

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Adjacent properties



Street View

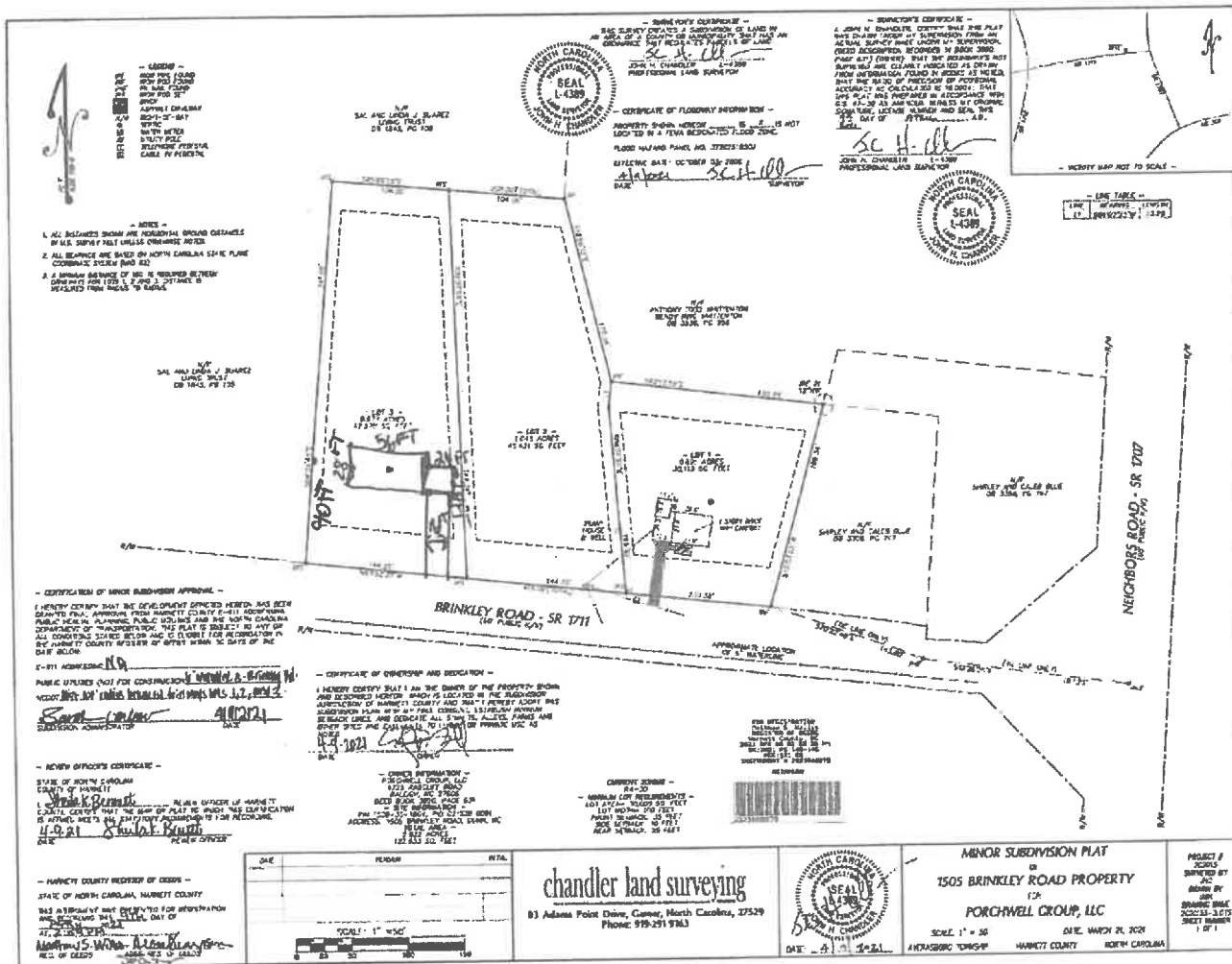


Across Street



SITE PLAN

B2021 - P 146





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: 5-9-24
Meeting Date: 6-10-24
Case #: BOA2405-003

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City/State/Zip: Raleigh, NC 27609
E-mail: Emily@PorchwellPROPERTIES.COM
Phone: 919-427-2186

Applicant:

Name: Emily Powell
Address: 4725 Radcliff Rd
City/State/Zip: Raleigh, NC 27609
E-mail: Emily@porchwellproperties.com
Phone: 919-427-2186

Property Description

PIN(s): 1528-35-0120-000 Acreage: .977 acres
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Requested Use:

Special Use for Placing a Brand New Double Wide Mobile Home on this vacant lot

Required Information:

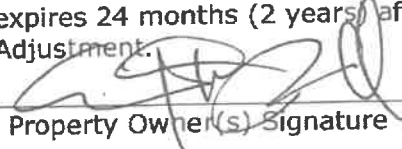
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Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification 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 type="checkbox"/> N/A
Hours & Days of Operation	<input type="checkbox"/> N/A
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/> N/A
Hazardous Materials to be Stored on Site	<input type="checkbox"/> N/A
Existing & Proposed Mechanical Areas	<input type="checkbox"/> N/A
Existing & Proposed Trash Containment Areas	<input type="checkbox"/> N/A
Existing & Proposed Utility Areas	<input type="checkbox"/> N/A
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)	<input checked="" type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/> N/A
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

5-8-2024
Date



Harnett County GIS

ID: 021528 0091 03

IN: 1528-35-0120.000

Account Number: 1500039034

Owner: PORCHWELL PROPERTIES LLC

Mailing Address: 4725 RADCLIFF RD RALEIGH, NC 27609

Physical Address: BRINKLEY RD DUNN, NC 28334 ac

Description: LOT#3 PORCHWELL GROUP LLC MAP#2021-146

Surveyed/Dedeed Acreage: 0.97

Calculated Acreage: 0.94

Deed Date: 1604293200000

Deed Book/Page: 3890 - 0631

Map(Survey) Book/Page: 2021 - 146

Last Sale: 2020 - 11

Sale Price: \$96500

Qualified Code: Q

Facant or Improved: I

Transfer of Split: T

Actual Year Built:

Leated Area : SqFt

Building Count : 0

Building Value: \$0

Parcel Outbuilding Value: \$0

Parcel Land Value: 24480

Market Value: \$24480

Deferred Value: \$0

Total Assessed Value: \$24480

Zoning: RA-30 - 0.94 acres (100.0%)

Zoning Jurisdiction: Harnett County

Wetlands: Yes

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Dunn Elementary

Middle School: Dunn Middle

High School: Triton High

Fire Department: Dunn

EMS Department: Medic 15, D15 EMS

Law Enforcement: Hamett County Sheriff

Voter Precinct: West Aversboro

County Commissioner : W Brooks Matthews

School Board Member: Bradley Abate

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? Requesting this to place a Brand New Doublewide Home on the land for residential use
2. Why is this use essential or desirable to you? Proper use of land that is currently Unused
3. Why is this use essential or desirable to the citizens of Harnett County? Construction of Single Family Dwellings, Increases Tax Base

On-site & Surrounding Land Uses

4. What is on the property now? Nothing - Vacant Lot. ~~Private Septic Tank~~
5. What uses are on the surrounding properties in the general vicinity? Residential Homes, Wooded lots, & Farm land
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. Placing a new Doublewide mobile home for residential use will not impact the surrounding area.

Utilities, Access Roads, Drainage, etc...

7. Please select one: Public (County) Water Private Well Public (County) Sewer Private Septic Tank (Based on what I've seen - If Public Sewer Available then.)
8. Describe the driveway (width and surface) that you will be using to enter and exit the property. 16 FT Wide made of stones/rock
9. Describe the drainage of this property. Natural lay of land has good drainage - No standing water
10. How is your trash and garbage going to get to the landfill? Trash Service - Independent

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. This road is not heavily travelled and visuals are easy and clear as the road is straight and flat.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? Approx 150 FT to the Driveway on the right when you are facing the lot

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. N/A
14. Additional Comments the Board should consider in reviewing your application: The lot is only 6ft shorter than is required to be exempt from the Special Use Permit - 144ft vs 150ft.

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

5-8-2024
Date

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

**APPLICANT: Porchwell Group, LLC
Emily Powell**

CASE NUMBER: BOA2405-0003

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
June 10, 2024

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

CASE NUMBER: BOA2405-0001
APPLICANT: McLean Road Investors, LLC.
OWNER: McLean Road Investors, LLC.
LOCATION: McLean Chapel Church Road Bunnlevel, NC 28323
ZONING: RA-20M Acreage: 4.57 PIN#: 0556-57-4882.000
LAND USE CLASSIFICATION: Agricultural
NC WATERSHED: WS-IV-P (Less than 1 acre out of a 4.57 acre parcel)

REQUEST: Storage, Self Mini-Warehouse

AERIAL:



Directions from Lillington: Travel US 401 South out of Lillington – Turn right onto McNeill Hobbs Road – Turn left onto Sanderfer Road - Property is located on the left just before the intersection of McLean Chapel Church Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently undisturbed vacant lot containing natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Mixed residential home sites comprised of manufactured home parks and single family stick built, agricultural, forestry and some commercial land uses.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Sanderfer Road is unavailable. The traffic count for the section of McLean Chapel Church that intersects Sanderfer Road is 1400.
- Site distances are good along Sanderfer 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 Self, Mini-Warehouse Storage facility.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and thorough review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- This site is partially located within the NC Watershed protected area of the County. The development proposed within this area is calculated to be below the allowed 24% built upon area. This would exempt the developer from being required to apply for a SNIA from the Watershed Board.

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
WAREHOUSING & FREIGHT HANDLING												
Storage, Self Mini-Warehouse	P*	P*	P*				S*	S*	S*	see Office, if applicable	3	S

8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- Maximum building height of 20 feet.
- A secured fence of at least six (6) feet in height shall surround the perimeter of the storage facility.
- Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.
- No outside storage shall be permitted except as provided below.
- Outdoor storage of boats, vehicles (including motorcycles), recreational vehicles, campers, equipment, materials, etc in designated spaces shall meet the following requirements:
 - If outdoor storage space is proposed the area shall be designated as outdoor storage on the required site plan.
 - Existing facilities expanding to include outdoor storage shall submit a revised site plan showing such, in accordance with the provisions of this Ordinance.
 - Area designated for outdoor storage shall not be visible from adjacent right(s)-of-way and shall install a Type D Buffer along the exterior of the perimeter fencing.

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

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

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

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

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Storage, Self Mini-Warehouse

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

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

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

FUTURE LAND USE CATEGORIES/ AGRICULTURAL and RURAL RESIDENTIAL AREAS

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

LAND USE GOALS & STRATEGIES

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

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

SITE PHOTOS

Site / McLean Chapel Church Road



Site / Sanderfer Road



Street View / Sanderfer Road



Street View / Sanderfer Road



Street View / McLean Chapel Church Road



Street View / McLean Chapel Church Road



Across Street / McLean Chapel Church Road



Across Street / Sanderfer Road



Adjoining Property

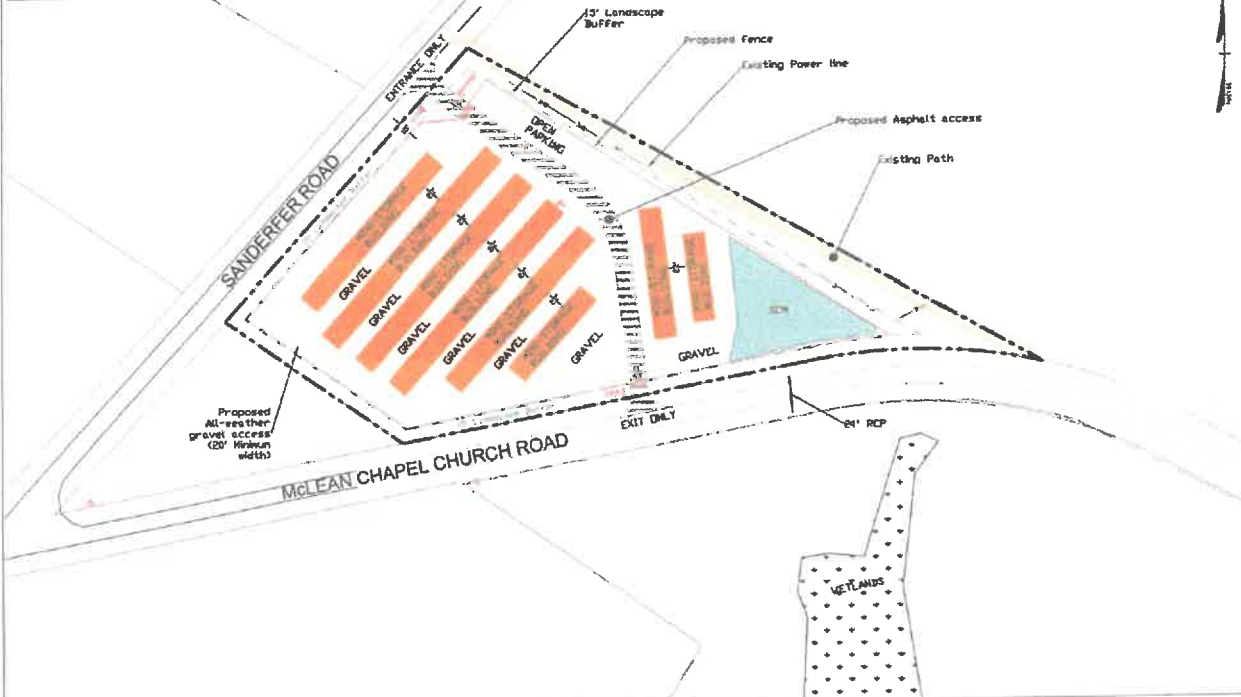
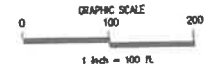


Adjoining Property

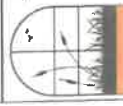


SUBMITTED SITE PLAN

Owner: McLean Road Investors, LLC
 PIN: 0558-57-4882
 Acreage: 4.801 Acres
 Contact: Scott Mitchell
 Phone: (919) 669-0329
 Zoning: RA-20M
 Plat Book: 2023 ; Page: 183



MITCHELL ENVIRONMENTAL, PA C-2011 1501 LAKESTONE VILLAGE LANE SUITE 205 FUQUAY VARINA, NC 27526		SHEET NUMBER 1 of 1 McLean Chapel Church Road Environmental, Inc. Professional Storage Concepts
PREPARED FOR McLean Road Investors, LLC 1501 Lakeside Way Lane Fuquay Varina, NC 27526	DATE May 6, 2024	REGION NO. Region 1 Region 2 Region 3 Meter Set
DATE: May 6, 2024 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO. 2024-001	SHEET NO. 1 of 1





Non-Residential Special Use Permit

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

Total Fee: \$ 400
Receipt: _____
Date Submitted: 5-9-24
Meeting Date: 6-10-24
Case #: BOA2405-0001

Applicant Information

Owner of Record:

Name: McLean Road Investors, LLC
Address: 1501 Lakestone Village Lane, Suite 205
City/State/Zip: Fuquay-Varina, NC 27526
E-mail: Scott@CalcDevCo.com
Phone: (919) 669-0329

Applicant:

Name: Applicant is same as Owner of Record
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____

Property Description

PIN(s): 0556-57-4882 Acreage: 4.601 acres
Address/SR No.: McLean Chapel Church Road, Bunnlevel, NC 28323
Directions from Lillington: Take 401 south towards Bunnlevel, take a right onto McLean Chapel Church Road
Site is approximately 1.9 miles on the right.
Deed Book: 4196 Page: 0617 Plat Book: 2023 Page: 183
Zoning District: RA-20M Township: Stewart's Creek
Flood Plain & Panel: _____ Watershed Dist: WS-IV-P
Water: Public (Harnett County) Sewer: Public (Harnett County) Cape Fear
 Private (Well) Private (Septic Tank (IF NEEDED))

Requested Use:

Special Use for Storage, Self Mini-Warehouse

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

Pre-development meeting conducted on 04/18/2024

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.

Property Owner(s) Signature


5/9/2024

5-08-2024
Date

NON-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

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? SUP is for the purpose of developing the property into a self-storage facility in accordance with Harnett County UDO.
2. How will this use benefit the citizens of Harnett County? With increased residential development and proximity to Fort Liberty, citizens will benefit from a secure facility to safely store belongings during residential moves and/or deployments.

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? Residents will have access to the facility, which generates minimal traffic and noise.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. The proposed driveway will be approximately 20' wide and constructed using asphalt and/or gravel.
5. Describe the drainage of this property. The property is relatively flat and drains from west to east across the property.
6. How is your trash and garbage going to get to the landfill? Contracted trash service or transported by owner and/or employees.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. The property has direct access to McLean Chapel Church Road and Sanderfer Road. There are no vertical or horizontal sight distance concerns.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? The approximate distance between the proposed entrance on Sanderfer Road is 65 ft. The approximate distance between the proposed exit is 35 ft, but on the opposite side of McLean Chapel Church Road. The nearest intersection is 800 ft.

General

9. How many employees will this development employ? Up to three.
10. What is the estimated investment of the development? \$700,000
11. What experience do you have in the proposed field? We have received SUP approval from Harnett County on a similar facility, currently working through site plan / CD approval.

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Lighting restricted at the edge of the landscape buffer.
13. Additional comments the Board should consider in reviewing your application: Residential development is expanding outward from Lillington and Fayetteville, creating a need for storage in this area.

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.

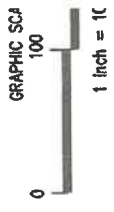
** I have received and read the above statement:



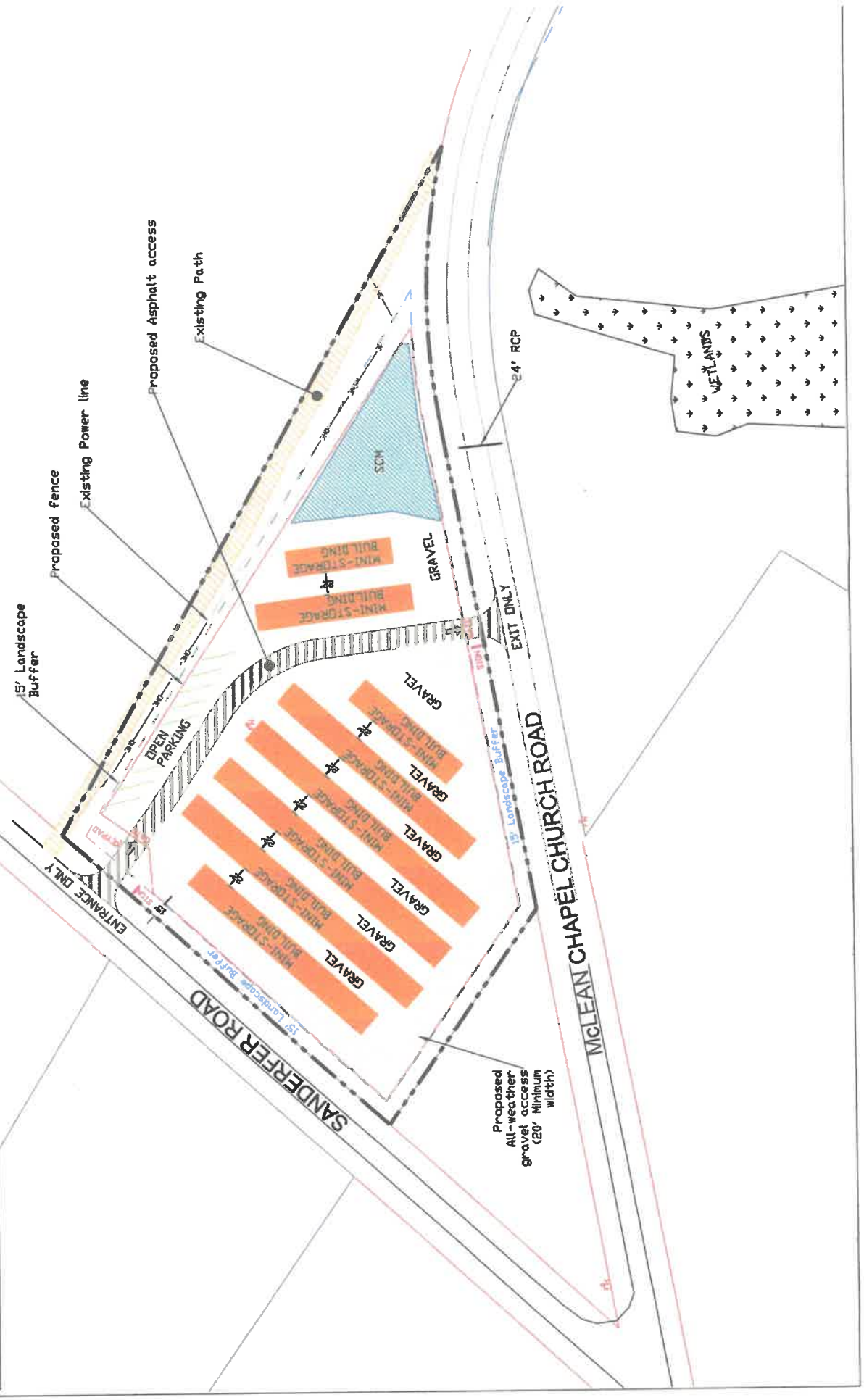
Signature

 5/9/2024

5-08-2024
Date



Owner: McLean Road Investors, LLC
 PIN: 0556-57-4882
 Acreage: 4.601 Acres
 Contact: Scott Mitchell
 Phone: (919) 669-0329
 Zoning: RA-20M
 Plat Book: 2023 ; Page: 183



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

APPLICANT: McLean Road Investors, LLC

CASE NUMBER: BOA2405-0001

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

June 10, 2024

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

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

REQUEST: Convenience Store and Restaurant

AERIAL:



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

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

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

BACKGROUND:

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

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RETAIL SERVICES / COMMERCIAL USES												
Convenience Stores & Convenience Type Business Establishments	p*	p*	p*	p*		S*	S*	S*	S*	1 per 150 sq. ft.	3	M
Restaurant	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



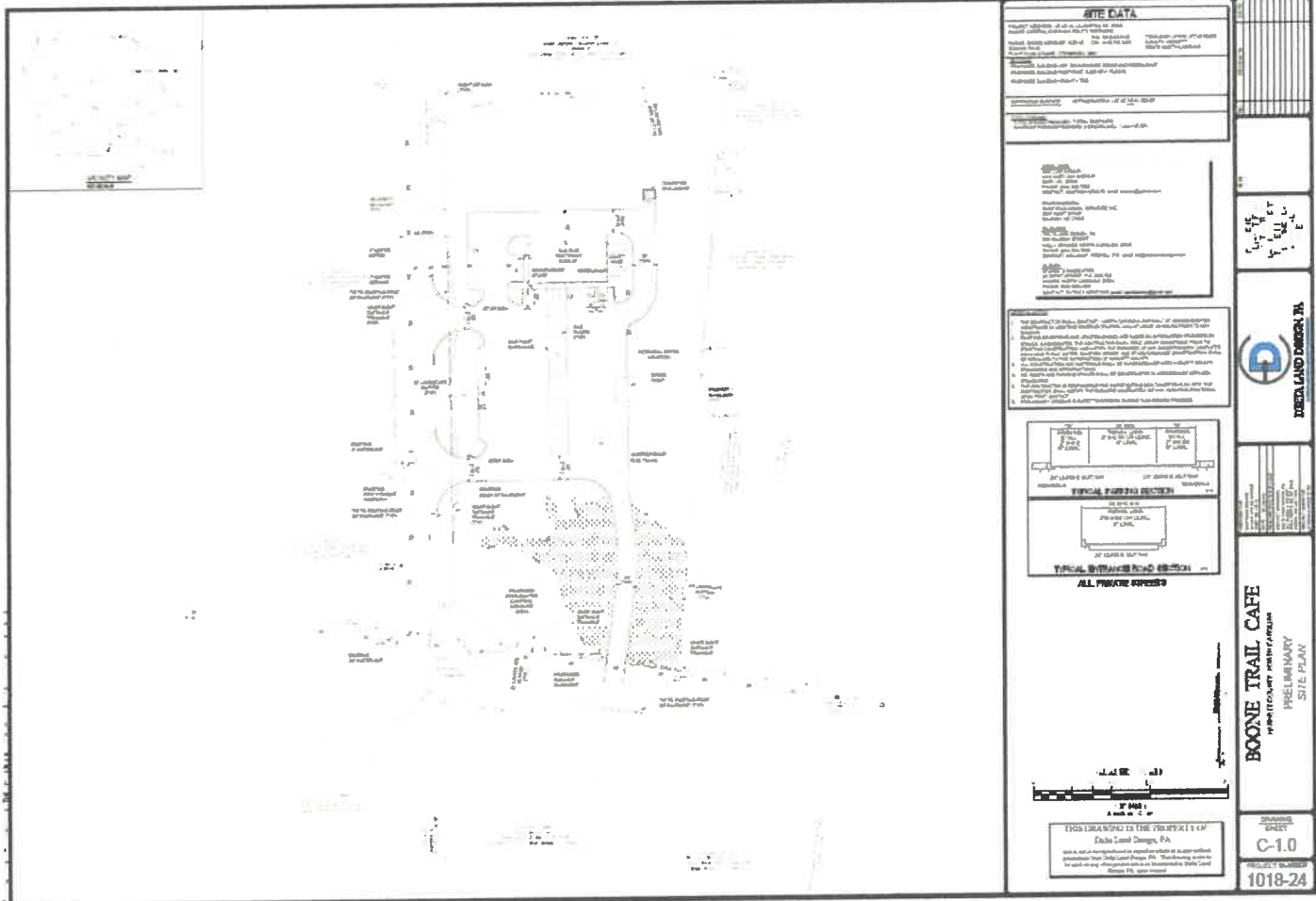
Commercial Land Use At Intersection



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"/> <i>NA</i>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input checked="" type="checkbox"/>
Erosion Control Plan Submitted	<input checked="" type="checkbox"/> <i>NA</i> <i>Forthcoming</i>
Hours & Days of Operation	<input checked="" type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input checked="" type="checkbox"/>
Hazardous Materials to be Stored on Site	<input checked="" type="checkbox"/> <i>NA</i>
Existing & Proposed Mechanical Areas	<input checked="" type="checkbox"/> <i>NA</i>
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)	<input checked="" type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input checked="" type="checkbox"/> <i>NA</i>
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.

Mont 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 90 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

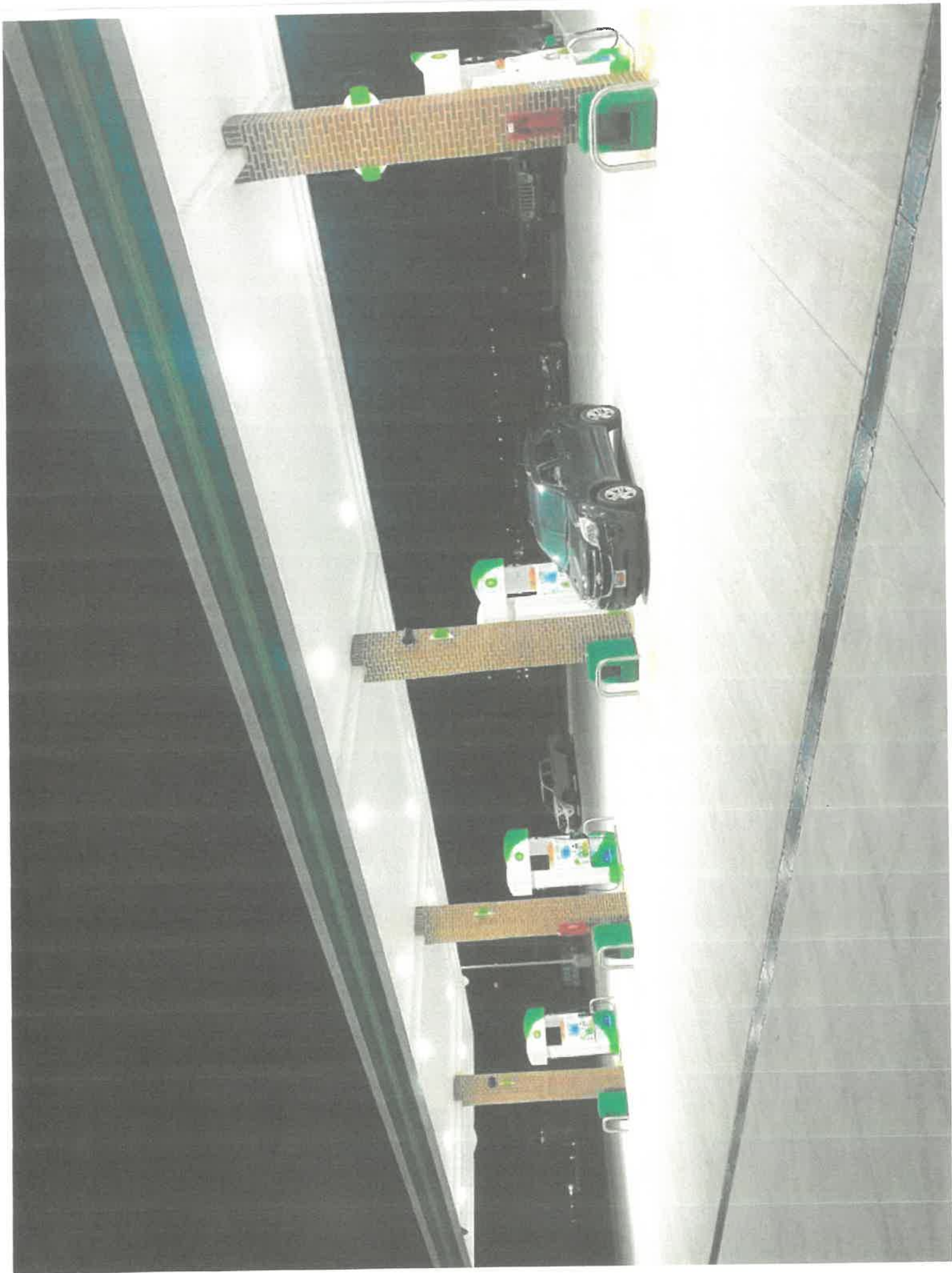


COOPERS EXPRESS

HUNT BROTHERS PIZZA

ICE ICE







Menu board 1: Large image of a pizza with text "Hunt Brothers Pizza" and "COOPER'S EXPRESS".

Menu board 2: Circular logo with text "PREPARED SERVING" and "EVEN GOOD".

Menu board 3: Text "PIZZA & PASTA" with images of pizzas.

Menu board 4: Text "COOPER'S EXPRESS" and "PIZZA & PASTA" with images of food.

HUNT BROTHERS PIZZA

COOPER'S EXPRESS

COOPER'S EXPRESS

HUNTER'S CHICKEN
GRAB A HUNK! 2.39 or 2 for 4.00





HCC FOOD MART

NOW HIRING

Lillington Area
Chamber
Of
Commerce

OPEN

RESERVE
PARKING







Dunkin' Donuts
TRADITIONAL
LUNCH

Little Debbie

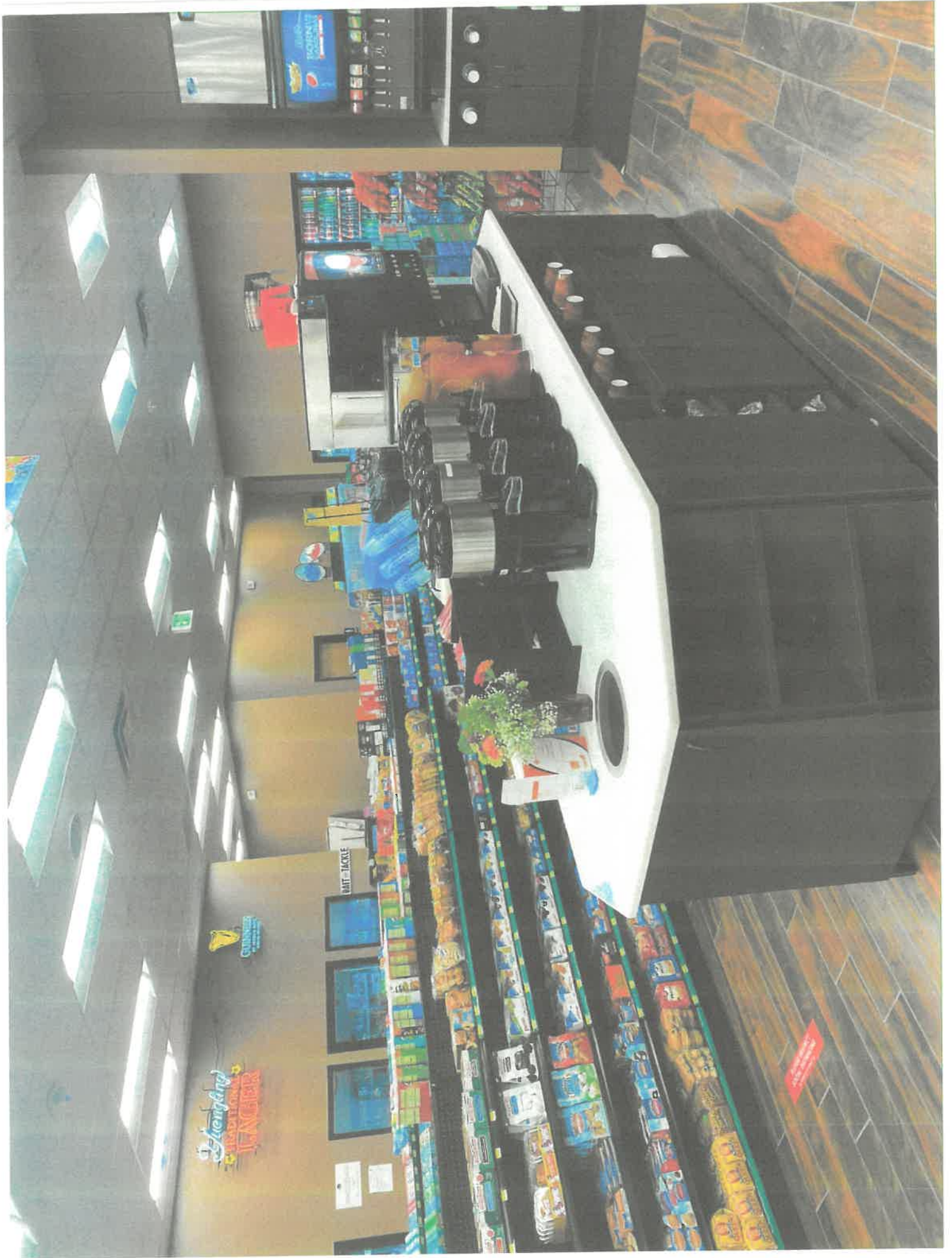
2/\$1 or 59¢

2/\$1 or 59¢

99¢ 2/\$1 or 59¢

89¢ 89¢ 89¢ 89¢

SALE



Strength
NUTRITION
LEADER



PAIT JACKIE

Red sign on the floor

CHALYBEATE STORE

9101

ROCKET
THICK
ZERO
SUGAR
SODA

ROCKET
THICK
ZERO
SUGAR
SODA

ROCKET
THICK
ZERO
SUGAR
SODA

ROCKET
THICK
ZERO
SUGAR
SODA

carolina le





WHITNEY'S COUNTRY STORE

4298

3-516-331

PEPSI

Call







Dunn's GAS & GROCERY

FOUR OAKS . NC

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:

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. _____