

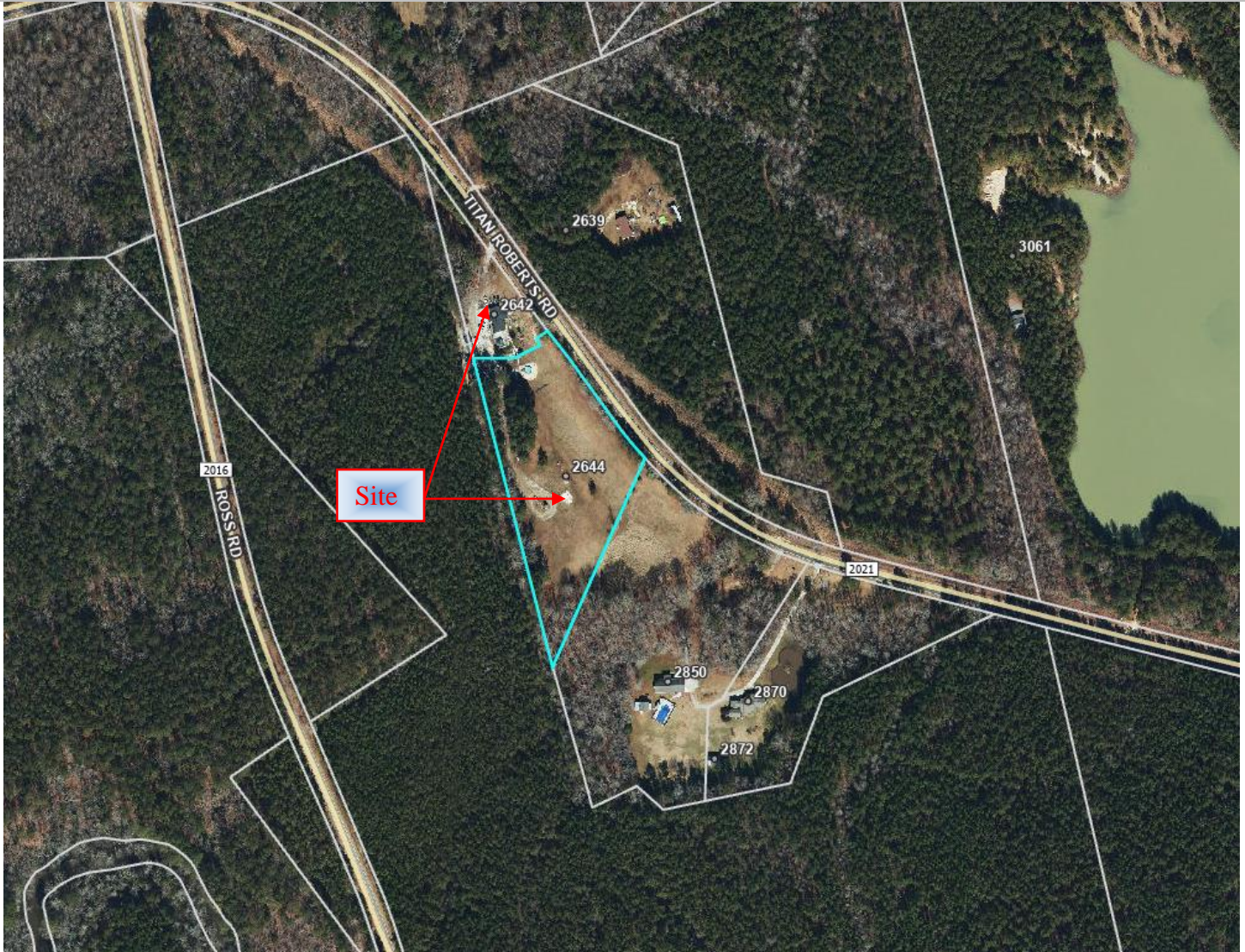
HARNETT COUNTY
BOARD OF ADJUSTMENTS
January 13, 2025

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

CASE NUMBER: BOA2411-0001
APPLICANT: KARELY SOTOMAYOR
OWNER: JESUS PERU & MAYRA SOTOMAYOR
LOCATION: 2644 & 2642 TITAN ROBERTS RD ERWIN, NC 28339
ZONING: RA-30
ACREAGE: 6.73
LAND USE CLASSIFICATION: Agricultural and Environmentally Sensitive

REQUEST: Personal Service Establishment (Landscaping & Masonry Services)

AERIAL: PIN#: 0577-58-8551.000, 0577-58-6955.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn left onto Titan Roberts Rd. Arrive at 2644/2642 Titan Roberts Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains manufactured homes, supplies and equipment for a personal service establishment, and natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites, agricultural activities, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** Water – Public Sewer – Private (Septic)

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct a Personal Service Establishment related to providing landscaping and masonry services with accessory storage of trade-associated materials.
- The applicant has not completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use.
- If the applicant’s request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- It is staff’s recommendation that the specified use be granted to only one parcel, PIN# 0577-58-8551.000, to ensure that all developmental requirements can be properly adhered to.
- Upon the required site visit of the property, a zoning violation was detected. Improper disposal of debris related to the personal service establishment was observed. The applicant will be required to work with Harnett County zoning code enforcement officers to remedy the violation as a part of their developmental process.

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
RESIDENTIAL USES												
Personal Service Establishment	P	P	P			S	S	S	S	1 per 300 sq. ft.		B

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

Section 2.0 General Definitions & Acronyms

Personal Service Establishment: A facility primarily engaged in providing services involving the care of a person or personal goods or apparel, including but not limited to a laundry mat, beautician, plumber, carpenter, electrician, or other trade establishment.

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.

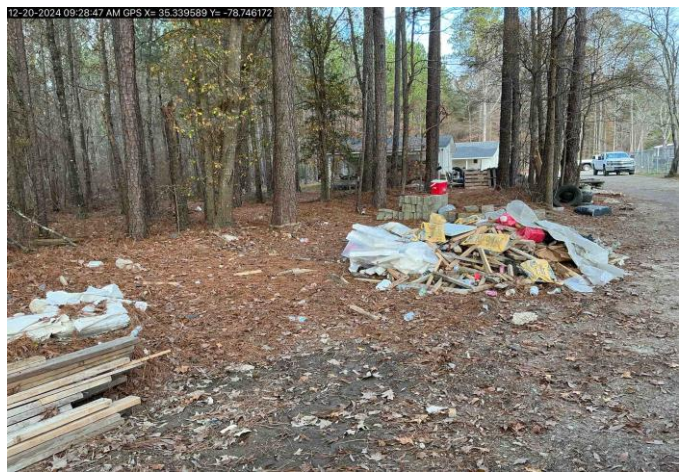
Environmentally Sensitive Areas: Environmentally sensitive areas, including floodplains and areas located in the Conservation Overlay Zoning District. Primary uses in these areas would be open space, forestry, and agriculture.

SITE PHOTOS

Site



Site



Site



Site



Site



Site



Site



Site



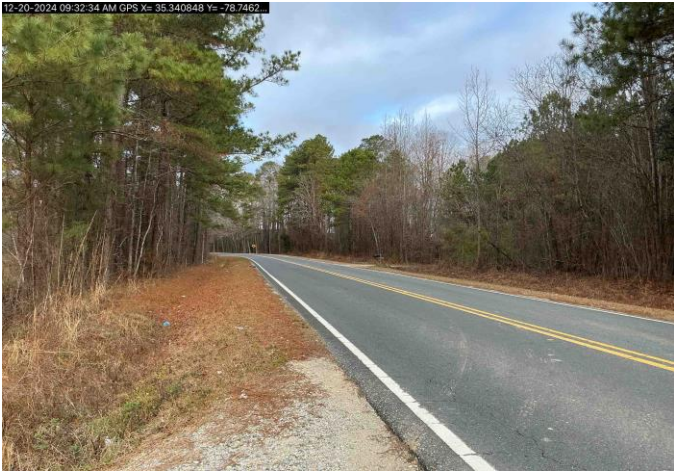
Access for both parcels



Across Street



Street View



Street View



Adjoining Property



Adjoining Property



SUBMITTED SITE PLAN



Area is used to store business equipment + material to be used for labor. Labor is related to concrete, + landscaping.