

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 through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- This site is 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.

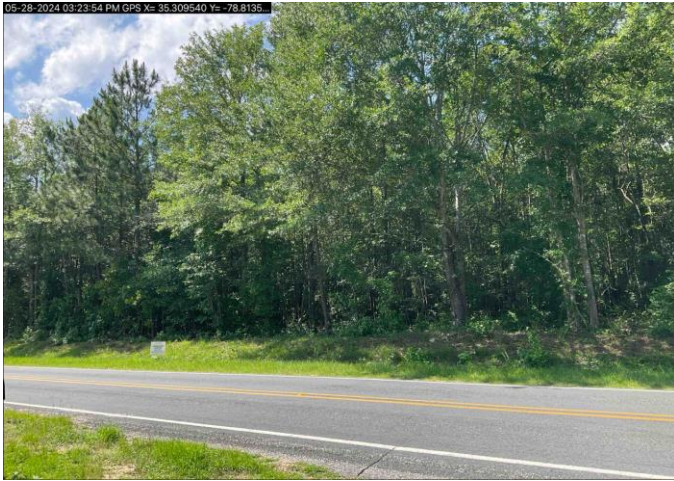
LAND USE GOALS & STRATEGIES

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

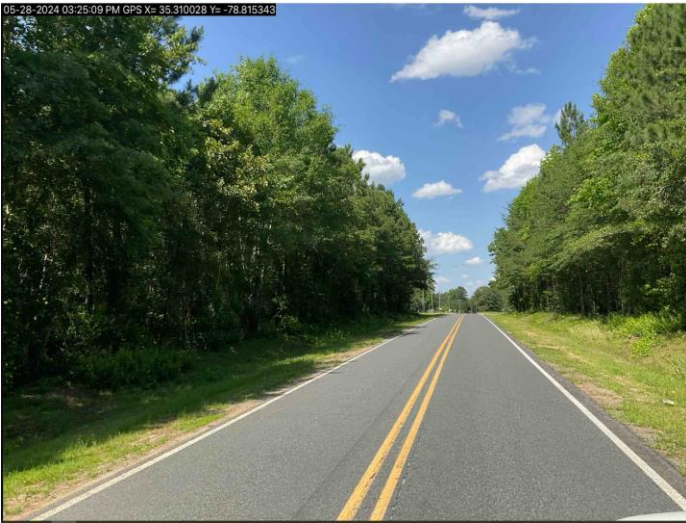
Site / McLean Chapel Church Road



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

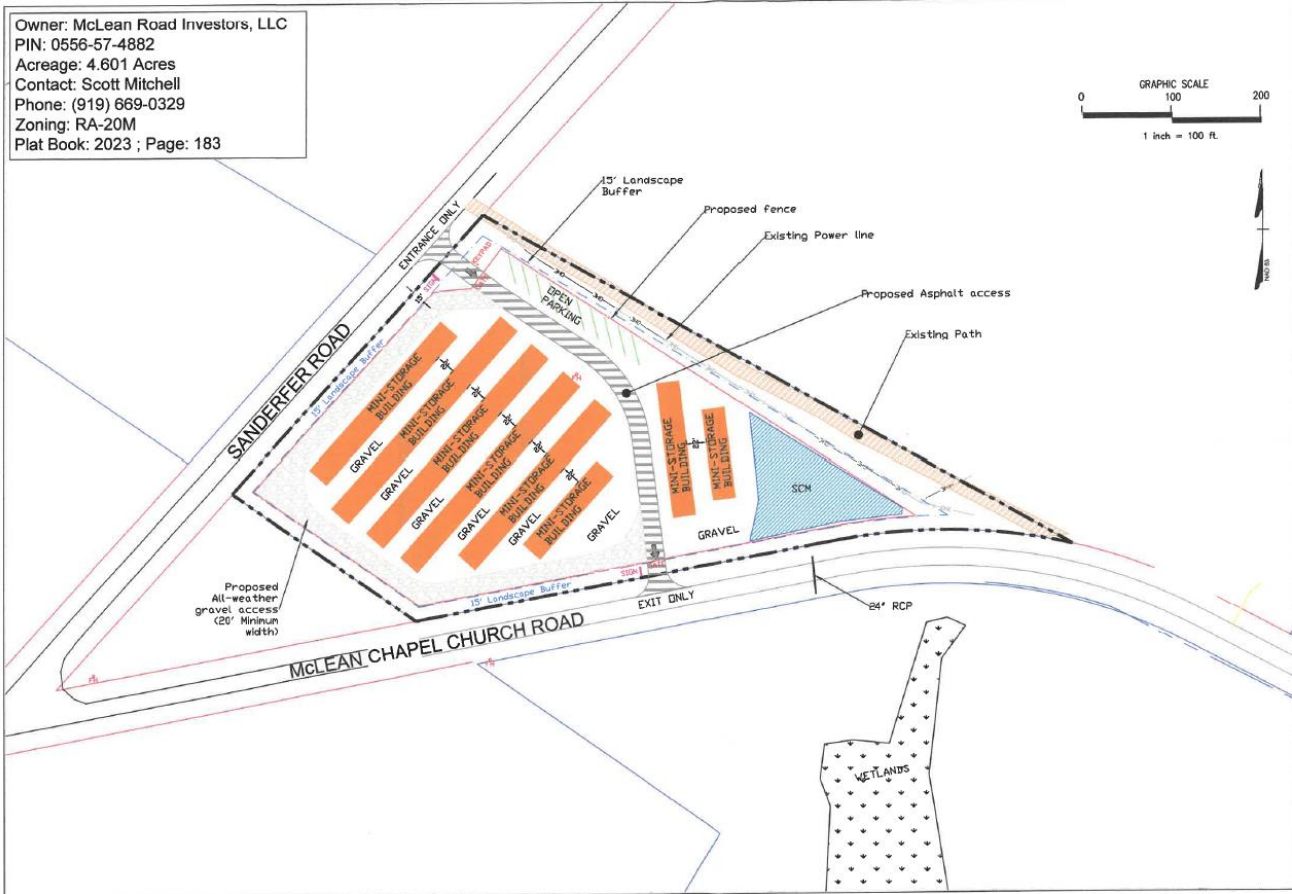
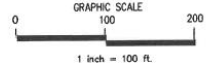


Adjoining Property



SUBMITTED SITE PLAN

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



PREPARED FOR McLean Road Investors, LLC 300 Lanesboro Village Lane Suite 202 Fuquay-Varina, NC 27526	REVISION NO. Original Submitted	DATE May 2, 2024	SHEET NUMBER 1 of 1
	Revision 1 Revision 2 Revision 3	DATE: May 6, 2024 DESIGN: ANAM ARCHITECTS, D DRAWN BY: ANAM ARCHITECTS, D	McLean Chapel Church Road Brunswick, NC Preliminary Storage Concept
	MITCHELL ENVIRONMENTAL, PA C-2977 1501 LAKESTONE VILLAGE LANE SUITE 202 FUQUAY VARINA, NC 27526		NORTH