

**HARNETT COUNTY
BOARD OF ADJUSTMENTS**

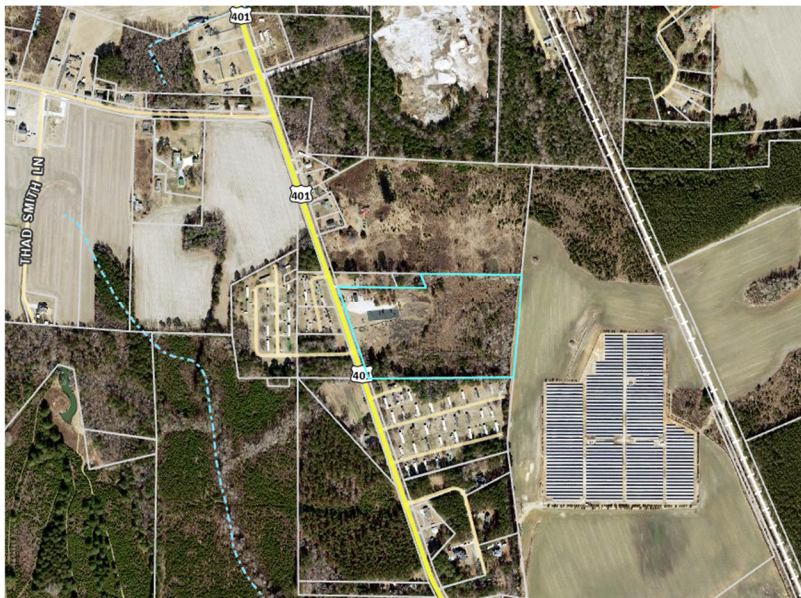
June 8, 2026

Staff Contact: Meade O. Bradshaw III, CZO, Senior Planner
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CASE NUMBER: BOA2604-0003
APPLICANT: Ravin Nanpatee
OWNER: Carlos Magana & Arcadio Magana
LOCATION: 2021 US 401 S Lillington, NC 27546
ZONING: RA-20M
ACREAGE: +/- 17.86 PIN# 0558-79-3984
LAND USE CLASSIFICATION: Low Density Residential
WATERSHED: WS-IV-P

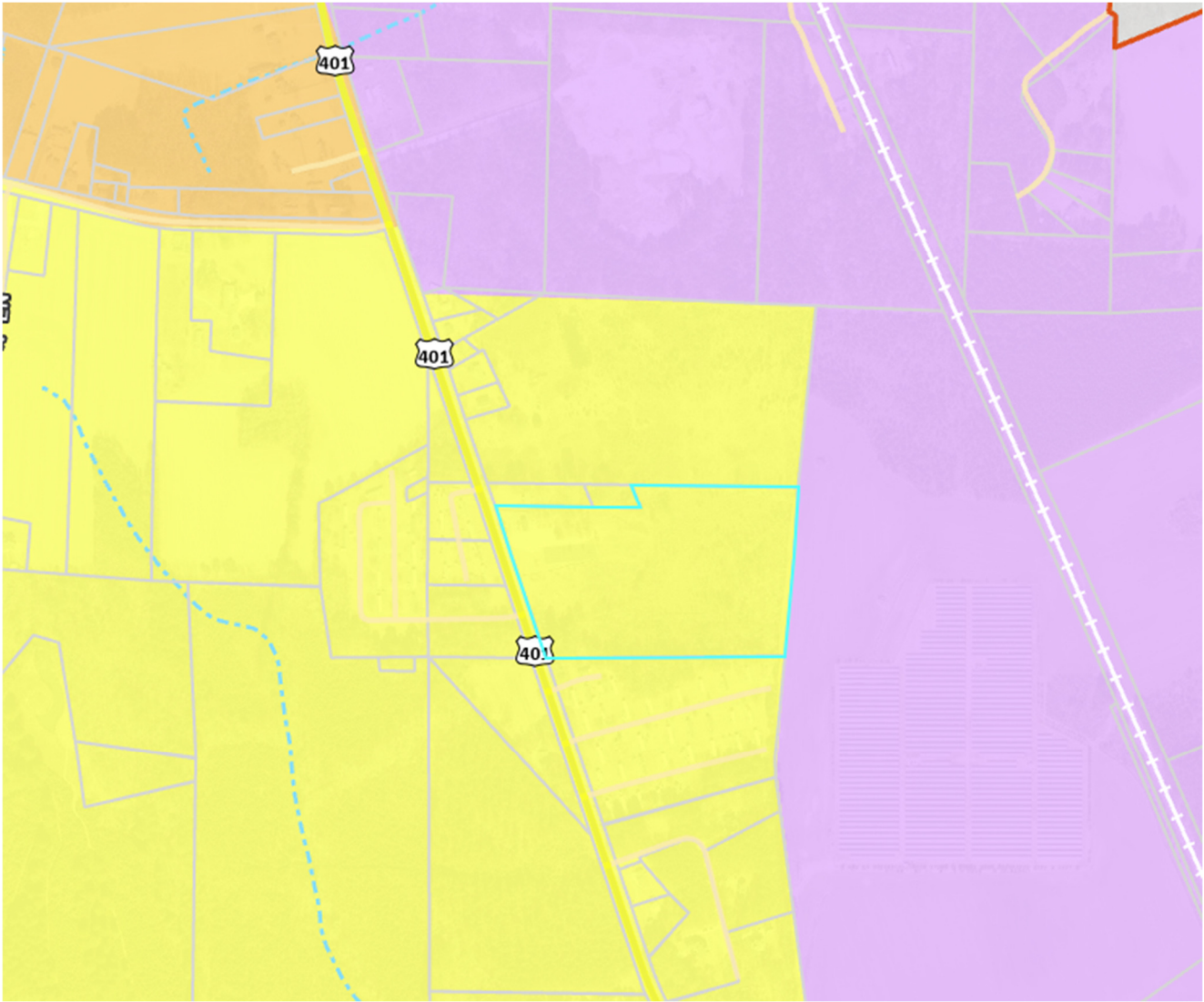
REQUEST: Nursery, Retail

AERIAL:

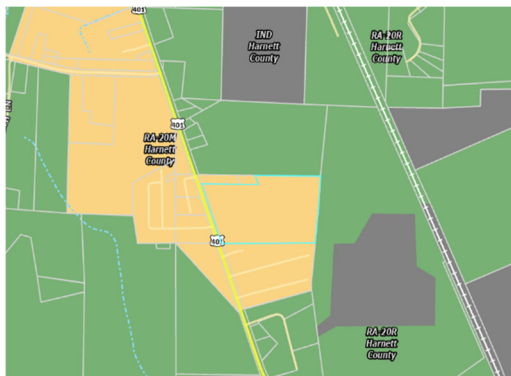


Directions from Lillington: Travel US Hwy 401 S for approximately 1.5 miles. The property is on the left (east side of the street).

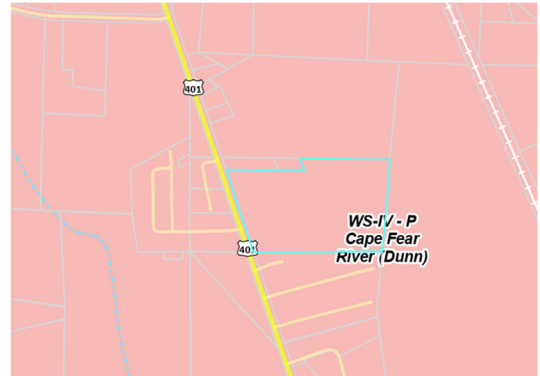
LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



WATERSHED MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** An abandoned manufactured house is on the property
- B. **Surrounding Land Uses:**
 North – Single-Family Residence
 South – Manufactured Home Park
 East – Solar Farm
 West – Manufactured Home Park
- C. **Utilities:** **Water** – Public **Sewer** – No

TRANSPORTATION:

- Annual daily traffic count for this section of US 401 S is 6,700 vehicle trips per day.
- Site distances are adequate to the north and the south

BACKGROUND:

- The applicant would like to develop the site as a *Nursery, Retail*.
- The applicant has completed a pre-development meeting with various representatives associated with the county development process pertaining to the proposed development of a *Nursery, Retail*.
- If approved, this project will be required to go through a Zoning Permit Review.

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
<i>Nursery, Retail</i>		P	P			S	S	S	S	1 per 500 sq. ft.	3	M

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

FUTURE LAND USE CATEGORIES/

Low Density Residential: Single-Family Detached residential intended to remain predominantly suburban in character and provide low density single-family residential development. Gross Densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Design Concept Subdivision, which would also include a higher amount of open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

AGRICULTURE AND NATURAL RESOURCES GOALS & STRATEGIES

- Strategy 2D: Protect major water supply watershed districts through open space preservation, community programs that promote tree coverage, floodplain preservation, and limits to impervious surface cover.
 - Strategy D. 1: Preserve habitat and encourage development design that reduces sediment loads on tributaries that drain to the Cape Fear River

SITE PHOTOS

Subject Property



Adjacent Property



Adjacent Property



Street View (Looking North)



SUBMITTED SITE PLAN

