

HARNETT COUNTY  
BOARD OF ADJUSTMENTS

August 10, 2026

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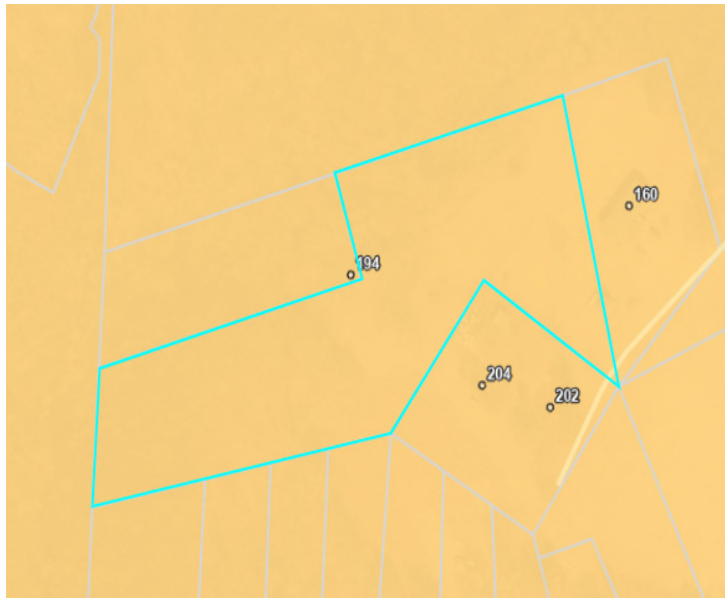
**CASE NUMBER:** BOA2607-0001  
**APPLICANT:** Robert Carroll  
**OWNER:** Vanna Estates, LLC.  
**LOCATION:** 194 Charlie Lee L Fuquay Varina Holly Springs, NC 27526  
**ZONING:** RA-30      Acreage: 3.37      PIN#: 0655-15-2003.000  
**LAND USE CLASSIFICATION:** Medium Density Residential  
**NC WATERSHED:** High Quality Watershed

**REQUEST:**      Storage, Self Mini-Warehouse / Outdoor      (RV & Boat Storage)

**AERIAL:**

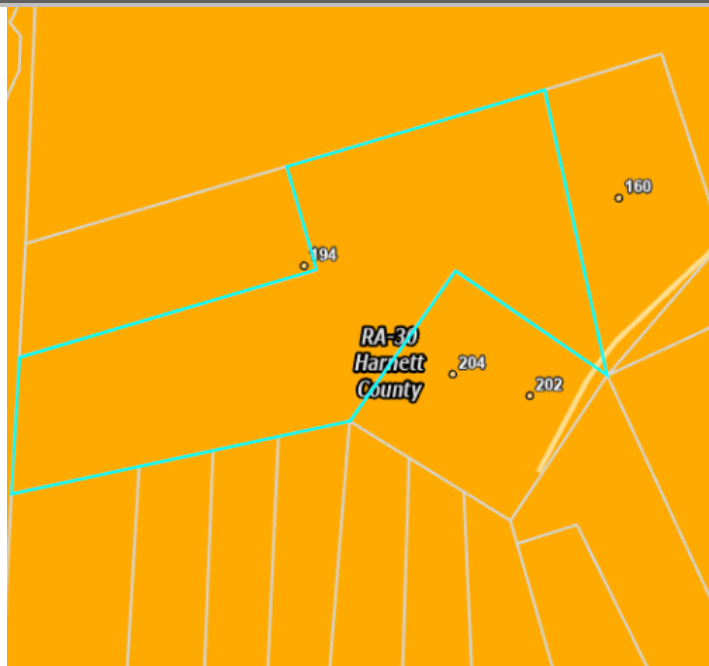


## LAND USE CLASSIFICATION MAP



- Agricultural
- Angier ETJ
- Benson ETJ
- Broadway ETJ
- Coats ETJ
- Compact Mixed Use
- Compatibility Development Target Area
- Dunn ETJ
- Employment Mixed use
- Environmentally Sensitive Areas
- Erwin ETJ
- Lillington ETJ
- Low Density Residential
- Medium Density Residential
- Military
- Military Corridor Buffer
- Protected Areas
- Rural Center

## ZONING DISTRICT MAP



## WATERSHED MAP



## PHYSICAL CHARACTERISTICS

- A. Site:** Currently a vacant lot.
- B. Surrounding Land Uses:** Residential homes, agricultural, and undeveloped parcels.
- C. Utilities:** Water – Public Sewer – Private

## TRANSPORTATION:

- Annual daily traffic count for this section of NC 42 is 12,000 vehicle trips per day (2025).
- Site distance is limited along this section of Piney-Grove Rawls Rd in one direction due the curvature of the 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 Outdoor 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.
- Due to the property being located within the High Quality Watershed, state agencies will be included in the review and permitting process of the development.

## 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<br>LEVEL | BUILDING<br>CODE CLASS |
|-------------------------------------------|-----|----|------|-----|------|-------|-------|--------|--------|------------------------------|--------------------|------------------------|
| <b>WAREHOUSING &amp; FREIGHT HANDLING</b> |     |    |      |     |      |       |       |        |        |                              |                    |                        |
| <b>Storage, Self Mini-Warehouse</b>       | P*  | P* | P*   |     |      |       | S*    | S*     | S*     | see Office, if<br>applicable | 3                  | S                      |

#### 8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- A. Maximum building height of 20 feet.
- B. A secured fence of at least six (6) feet in height shall surround the perimeter of the storage facility.
- C. 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.
- D. No outside storage shall be permitted except as provided below.
- E. Outdoor storage of boats, vehicles (including motorcycles), recreational vehicles, campers, equipment, materials, etc in designated spaces shall meet the following requirements:
  1. If outdoor storage space is proposed the area shall be designated as outdoor storage on the required site plan.
    - a. Existing facilities expanding to include outdoor storage shall submit a revised site plan showing such, in accordance with the provisions of this Ordinance.
  2. 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**

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



## SITE PHOTOS



Site



Adjacent Properties



Street Views



Charlie Lee Ln