

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 10, 2025

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

CASE NUMBER: BOA2510-0003
APPLICANT: Bill Barefoot
OWNER: William G. Barefoot & Teresa Lynn Barefoot
LOCATION: 49 Lane Road Dunn, NC 28334
ZONING: RA-30 Acreage: .61 PIN#: 1527-59-9924.000
LAND USE CLASSIFICATION: Low Density Residential

REQUEST: Vehicle Sales, Leasing & Rentals (Wholesale Dealer Only)

AERIAL:



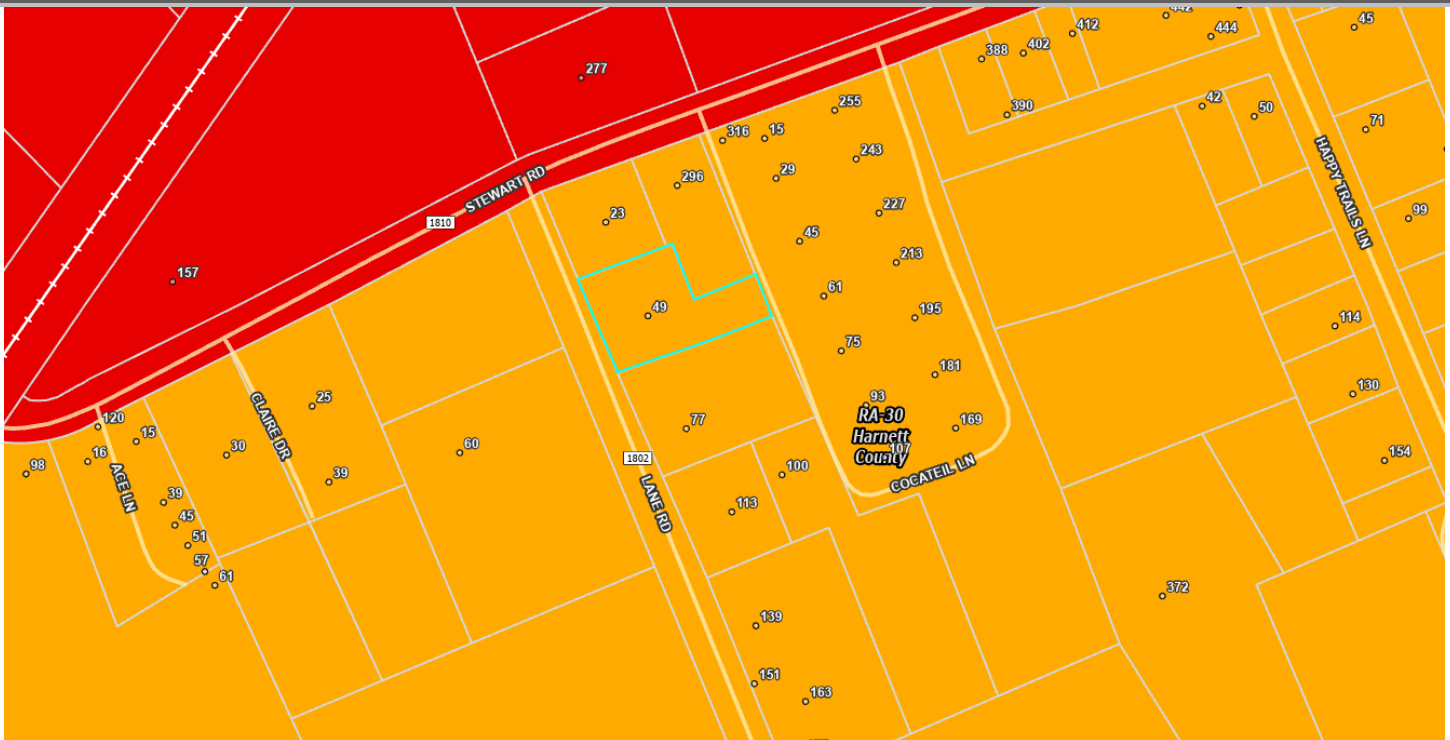
Directions from Lillington: Travel 421 toward Dunn – Turn left onto US 301 N – Turn right onto Stewart Road – Turn right onto Lane Road – Site is the 2nd residential dwelling located on the left.

LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. Site:** Contains a stick built residential dwelling currently occupied by the applicant and an accessory structure.
- B. Surrounding Land Uses:** Residential Home Sites / Manufactured Home Park / Agricultural
- C. Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Lane Road is 500 vehicle trips per day.
- Site distances are good.



BACKGROUND:

- The applicant is requesting a Special Use Permit to locate a vehicle sales office in a portion of the accessory structure currently located on the property.
- The office is proposed to be utilized in conjunction with a wholesale vehicle dealer's license that is issued by NCDMV.
- The applicant has not participated in a Pre-Development meeting and a technical review has not been performed. If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be to complete a commercial site plan 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 approval and inspection prior to final approval as well as adhere to any conditions that the Board may place upon the approval.
- The Board has the ability to limit or prohibit the public display of vehicles associated with this request in order to preserve the residential character of the area.

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
VEHICLE SERVICES												
Vehicle Sales, Leasing, & Rental	S*	S*	P*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	B

7.7.4 Vehicle Sales, Leasing, & Rental

- A. In no case shall the display area be located within public or private right(s)-of-way or in required landscaping or buffer yards.
- B. A permanent sales office shall be located on the site of the sales lot.
- C. No vehicle shall be parked or stored as a source of parts.
- D. Vehicle sales, leasing or rental activities are prohibited within approved residential subdivisions.

ARTICLE XVI. DEFINITIONS & CERTIFICATIONS

2.0 General Definitions & Acronyms

Vehicle Sales

Sales of automobiles, recreational vehicles, boats, farm equipment, and other similar products, typically in an open area, used for the display, sale, or rental of new or used vehicles in operable condition where no repair work is done. Small equipment shall not be considered a vehicle herein.

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/ RESIDENTIAL AREAS

Low Density Residential: Single family detached residential intended to remain predominately suburban in character and provide for 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 Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

Land Use Goal - 4: Encourage commercial recruitment to address leakage trends.

Strategy – 4D: Encourage rural businesses while limiting impacts on existing uses.

D1: Allow for a variety of small-scale businesses in rural areas.

Economic Development Goal – 3: Support, grow, and strengthen existing businesses and industries across Harnett County.

SITE PHOTOS

Site



Site



Adjoining Property



Across Street



Street View



Street View



SUBMITTED SITE PLAN

