

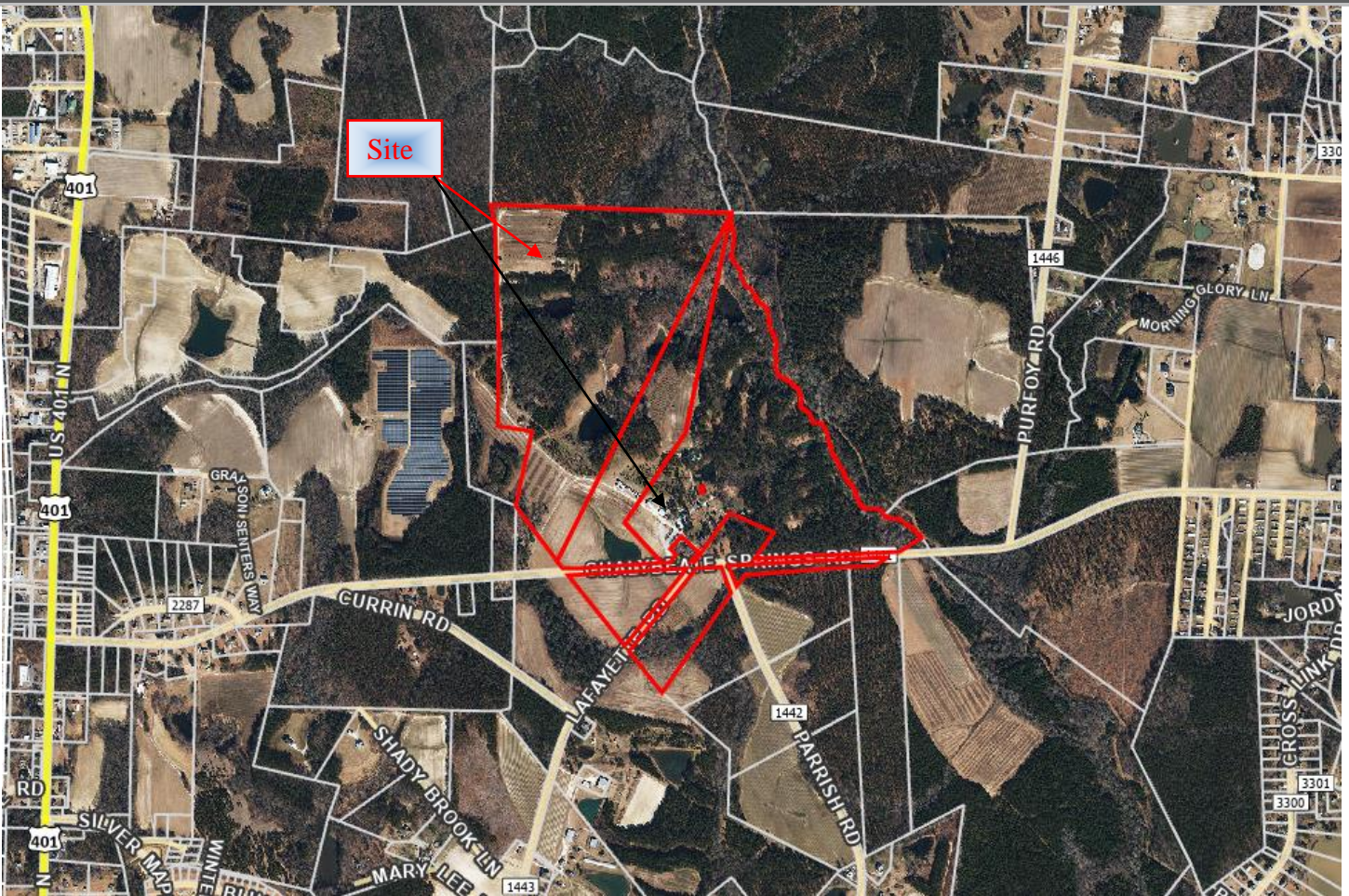
HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2408-0002
APPLICANT: William Daniel Andrews
OWNER: William Daniel Andrews
LOCATION: Chalybeate Springs Road Fuquay-Varina, NC 27526
ZONING: RA-30 & Conservation
ACREAGE: (Combined 217.57)
PIN#’s: 0664-13-6129.000 (94 acres) 0664-13-0320.000 (30 acres) 0664-04-3212.000 (93.57 acres)
LAND USE CLASSIFICATION: Medium Density Residential & Environmentally Sensitive Areas
WATERSHED: WS-IV-P (Lillington)

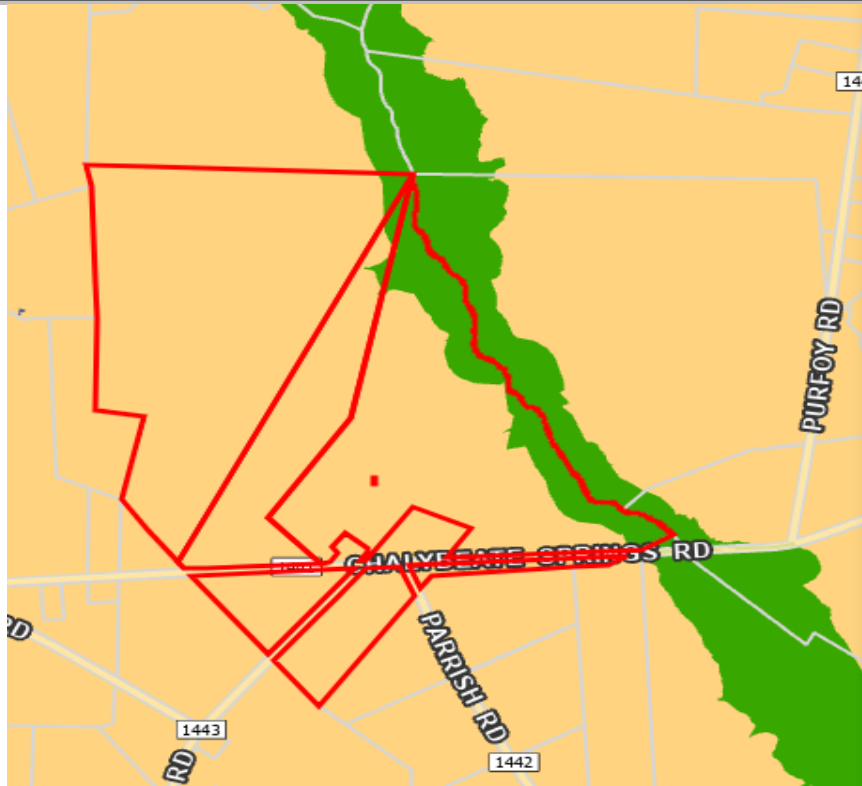
REQUEST: Outdoor Entertainment Venue with food, music and associated activities

AERIAL:



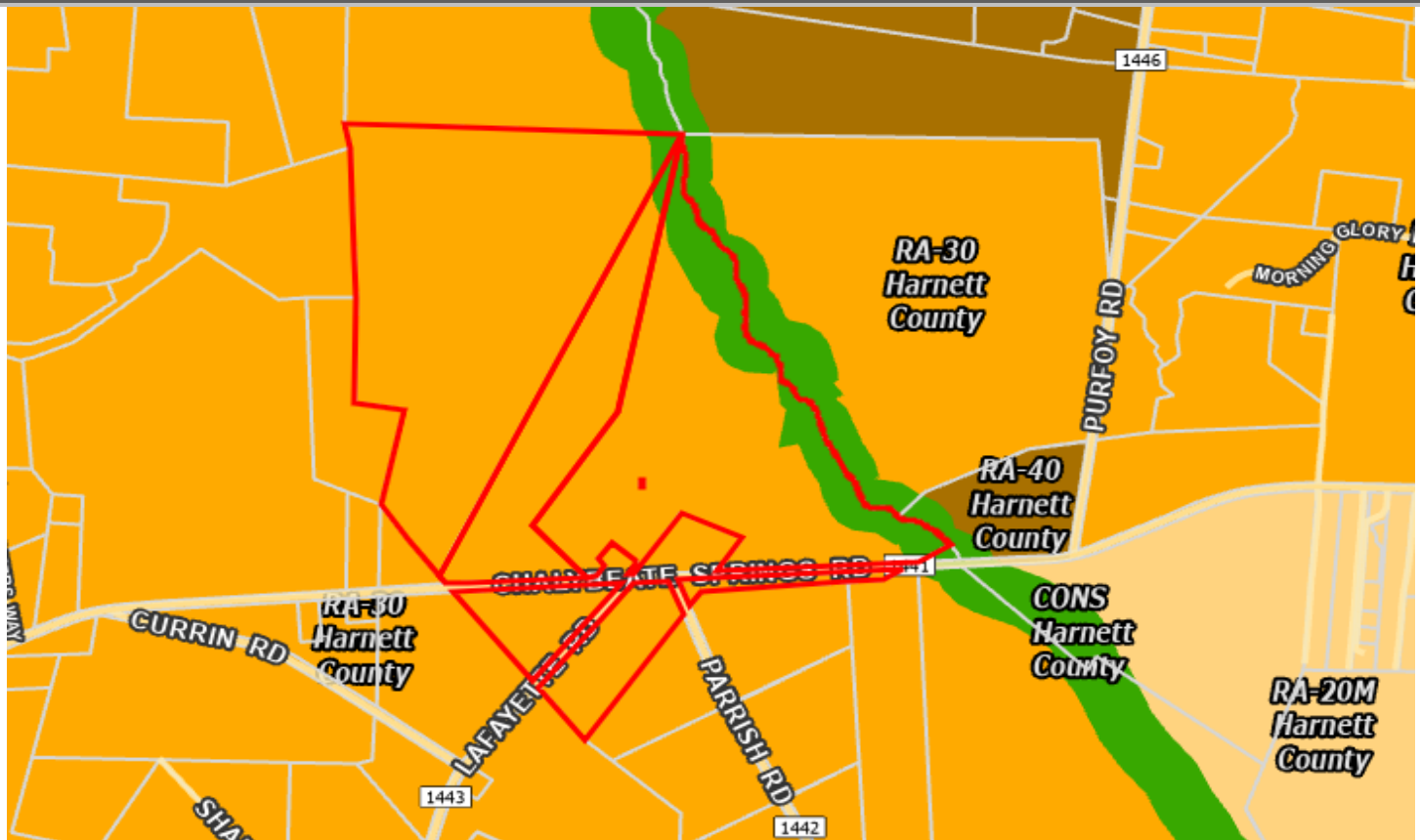
Directions from Lillington: Travel US 401 North toward Fuquay – Turn right onto Chalybeate Springs Road – Properties are located on the left just after before Lafayette Road intersects Chalybeate Springs Road.

LAND USE CLASSIFICATION MAP



- Land Use (2016)
- 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



PHYSICAL CHARACTERISTICS

A. Site: The referenced parcels are a part of an outdoor recreational facility known as Drake Landing. The parcels contain natural vegetation, forestry and agricultural production. The facility has activities related to hunting, sporting clays and other firearm related activities.

B. Surrounding Land Uses: Predominately agricultural and forestry related land uses. Single-family residential home sites and a solar energy facility are located in the vicinity as well.

C. Utilities: Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Chalybeate Springs Road is 3300 vehicle trips per day.
- Site distances are good to the west and fair to the east.

BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the development and operation of an Outdoor Entertainment Venue.
- The property owner has appeared before the Board in the past seeking approval for recreational related activities on the referenced parcels. In August of 2014 the Board of Adjustment grant a Special Use Permit for the operation of an outdoor firing range with associated accessory uses. In May of 2019, a Special Use Permit was approved for animal services and additional hours of operation on activities allowed per the 2014 approval.
- A predevelopment meeting has not been conducted in reference to this proposed development.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will require a detailed review and approval from the Development Review Board prior to any permitting or development of the proposed use. All regulatory guidelines, specifications and/or special conditions must be adhered to prior to final approval being issued.

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
Recreational Facilities												
Outdoor Entertainment Venue			S*	S*			S*	S*	S*	1 per 2 seats and/or 1 per 30sq. feet of audience area	3	A

7.5 Recreational Facilities & Uses

Outdoor Entertainment Venue

- A. A minimum property size of twenty (20) acres shall be required for all Outdoor Entertainment Venues.
- B. If the property does not have direct access to a state-maintained road, a private easement may be utilized for property access, subject to the following street construction standards:
 - 1. The road surface shall be gravel, asphalt, or concrete. Gravel roads shall be constructed with six (6) inches of compacted aggregate base course gravel.
 - 2. The road shall be a minimum of 20 feet in width.
 - 3. The road shall be graded to encourage adequate drainage, including a crown in the road and ditches to convey water.
- C. No outdoor events shall occur between 10 p.m. and 10 a.m.
- D. Any sale of alcohol shall be for on-site consumption and comply with all applicable state and local regulations.
- E. Designated performance and audience areas shall be identified on the required site plan.
- F. The venue shall provide traffic control personnel to ensure adequate ingress and egress for all events.
- G. Adequate restroom facilities shall be provided and identified on the required site plan. If no permanent restroom facilities are required by the North Carolina Building Code, sufficient temporary restroom facilities shall be provided on-site. An area for temporary restroom facilities shall be designated on the required site plan. Temporary restroom facilities shall be provided at a rate of 1 per 420 square feet of audience area.
- H. The use of fireworks and pyrotechnics shall comply with all local and state regulations.
- I. Adequate parking shall be provided so as not to interfere with surrounding properties.
 - 1. This shall hereby prohibit the use of public right(s)-of-way for overflow parking.
 - 2. All parking areas shall be designated on the required site plan, and unpaved areas may be utilized for required parking. Unpaved parking areas shall be properly maintained to ensure the safety of pedestrians and motorists.
 - 3. All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties and right(s)-of-way.
 - 4. No parking signs shall be posted along property line(s) adjacent to the public right(s)-of-way in accordance with NCDOT standards and shall be shown on the required site plan.
 - 5. Adequate directional signage shall be installed to direct motorists to entrances, exits, and designated parking areas.
 - 6. Parking areas shall be located a minimum of 100 feet from all adjacent properties.
 - 7. Adequate lighting shall be provided for parking areas in accordance with Article VII., Development Design Guidelines, Section 7.0, Lighting Standards, of this ordinance.
 - 8. ADA compliant parking shall be paved and provided in accordance with all applicable ADA regulations.
- J. No outdoor entertainment activities shall be permitted within the required setback or within 300 feet of a residence, unless the residence is owned by the applicant or property owner of the outdoor entertainment venue.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.0 General Definitions & Acronyms

Outdoor Entertainment Venue

A location where the primary purpose is for the display, presentation or performance of musicals, concerts, or other live stage entertainment.

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/ RESIDENTIAL and ENVIRONMENTAL 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.

Environmentally Sensitive: 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.

LAND USE GOALS

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.

LU-5: Promote and maintain the rural character and agricultural economy of the County.

ECONOMIC DEVELOPMENT GOALS

ED-1: Start a business attraction and marketing effort.

ED-2: Support existing industry to encourage retention and expansion of jobs.

NATURAL RESOURCE GOALS

NR-2 Encourage compatible development in areas with high-quality environmental features.

NR-3 Position Harnett County as a Destination for Eco-Tourism.

NR-4 Provide active and passive recreation opportunities to preserve and enhance the quality of life.

NR-5 Raise awareness of the County's unique natural assets.

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property



