

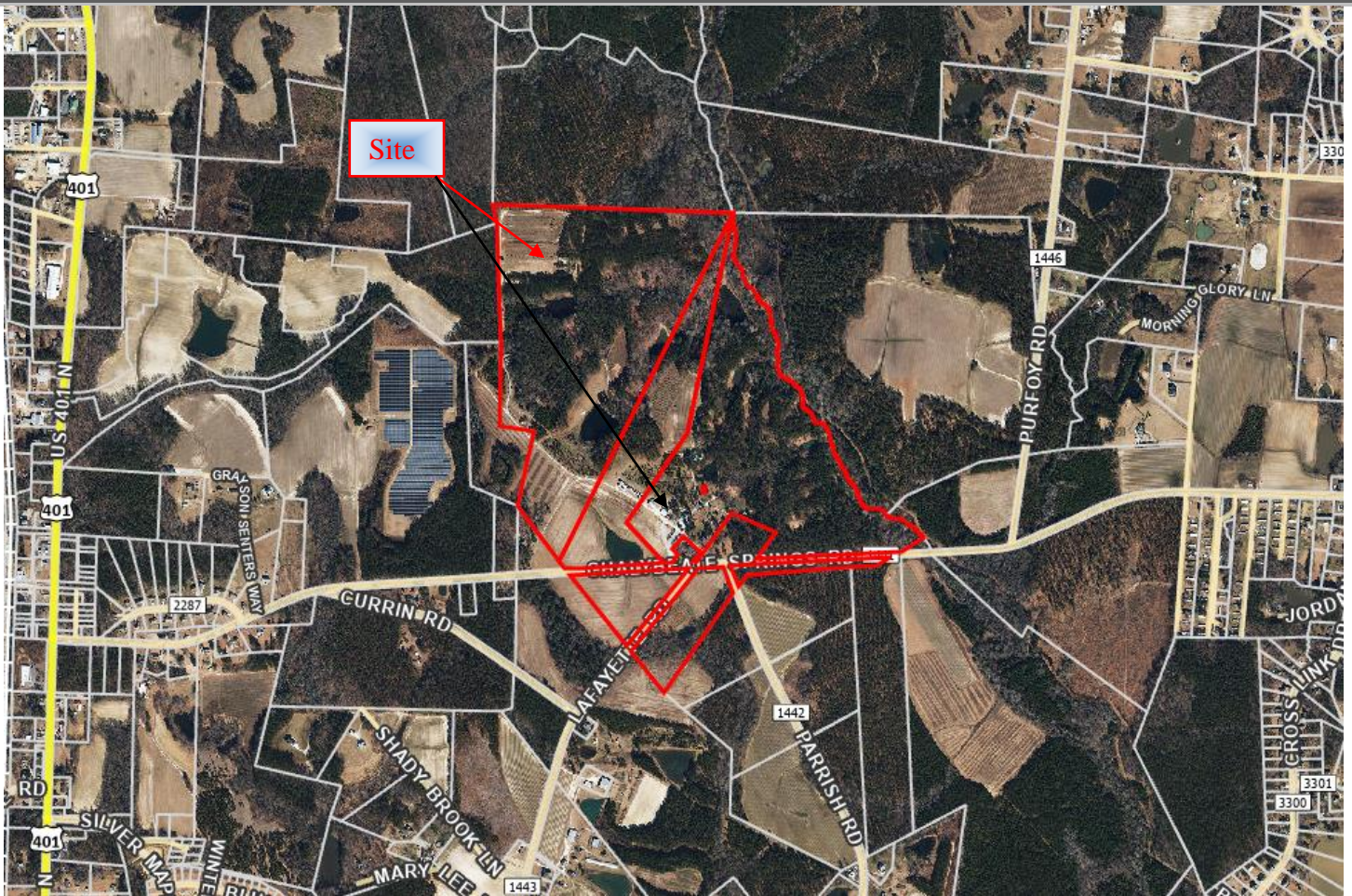
HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2411-0003
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)

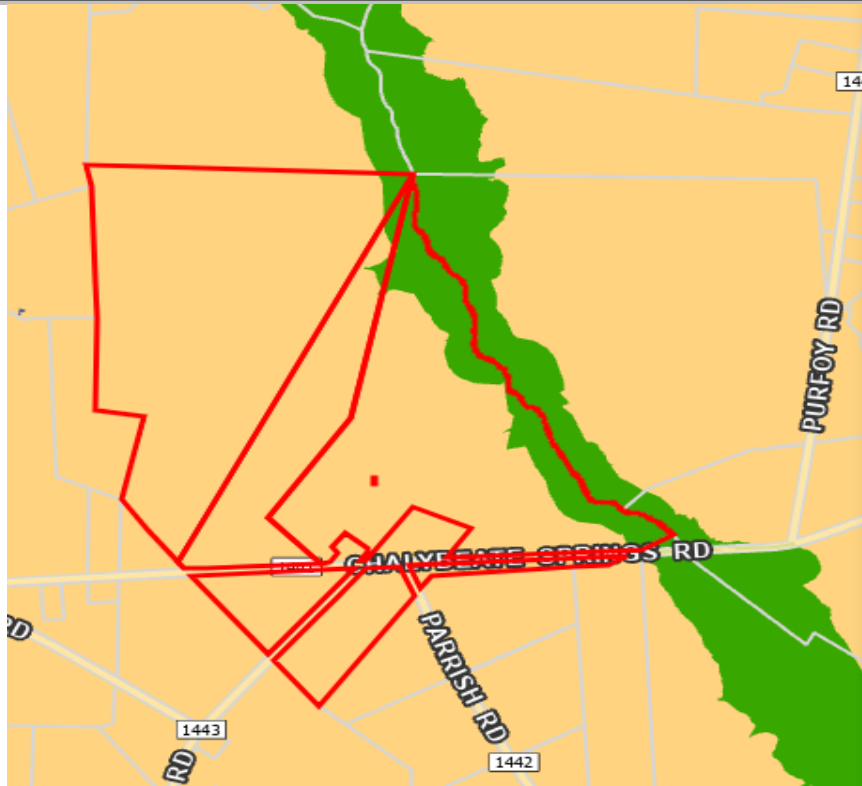
REQUEST: Recreational Facility (Outdoor Disc Golf)

AERIAL:



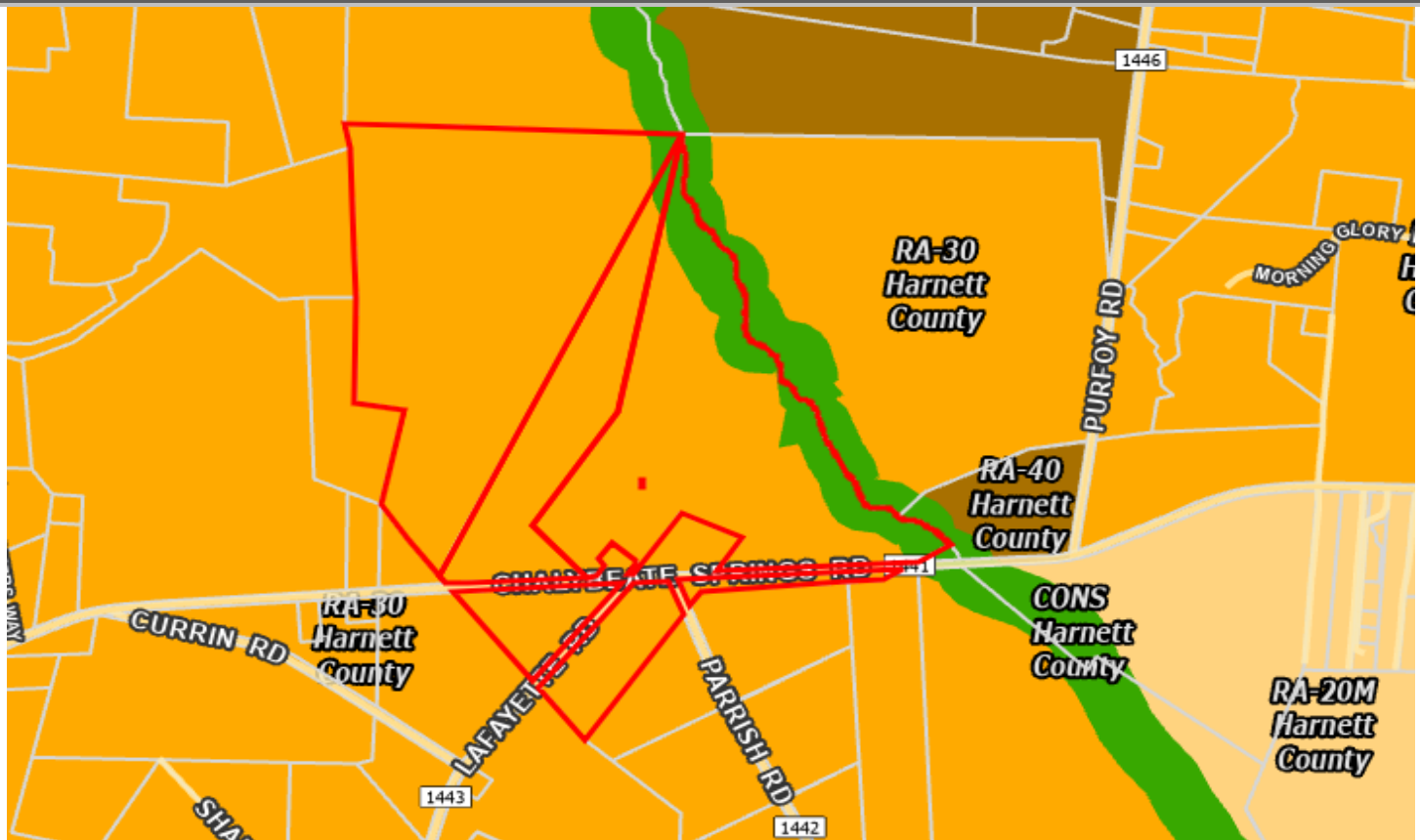
Directions from Lillington: Travel US 401 North toward Fuquay – Turn right onto Chalybeate Springs Road – Properties are located on the left just after before Lafayette Road intersects Chalybeate Springs Road.

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 include outdoor disc golf as part of the activities allowed in conjunction with the previously approved outdoor recreational facility.
- 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												
Recreational Facility	S*	S*	S*	S*		S*	S*	S*	S*	1 per 4 persons (at max capacity)	3	A

7.5 Recreational Facilities & Uses

Recreational Facility

A. Adequate, handicap accessible restroom and parking facilities shall be provided.

B. When outdoor fields are proposed with a Recreational Facility, the use regulations for “Athletic Fields” shall be applicable, unless otherwise approved by the Board of Adjustment.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.0 General Definitions & Acronyms

Recreational Facility

A place designed and equipped for the conduct of sports and leisure-time activities, including but not limited to commercial, personal, private, and public.

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



SUBMITTED SITE PLAN

