

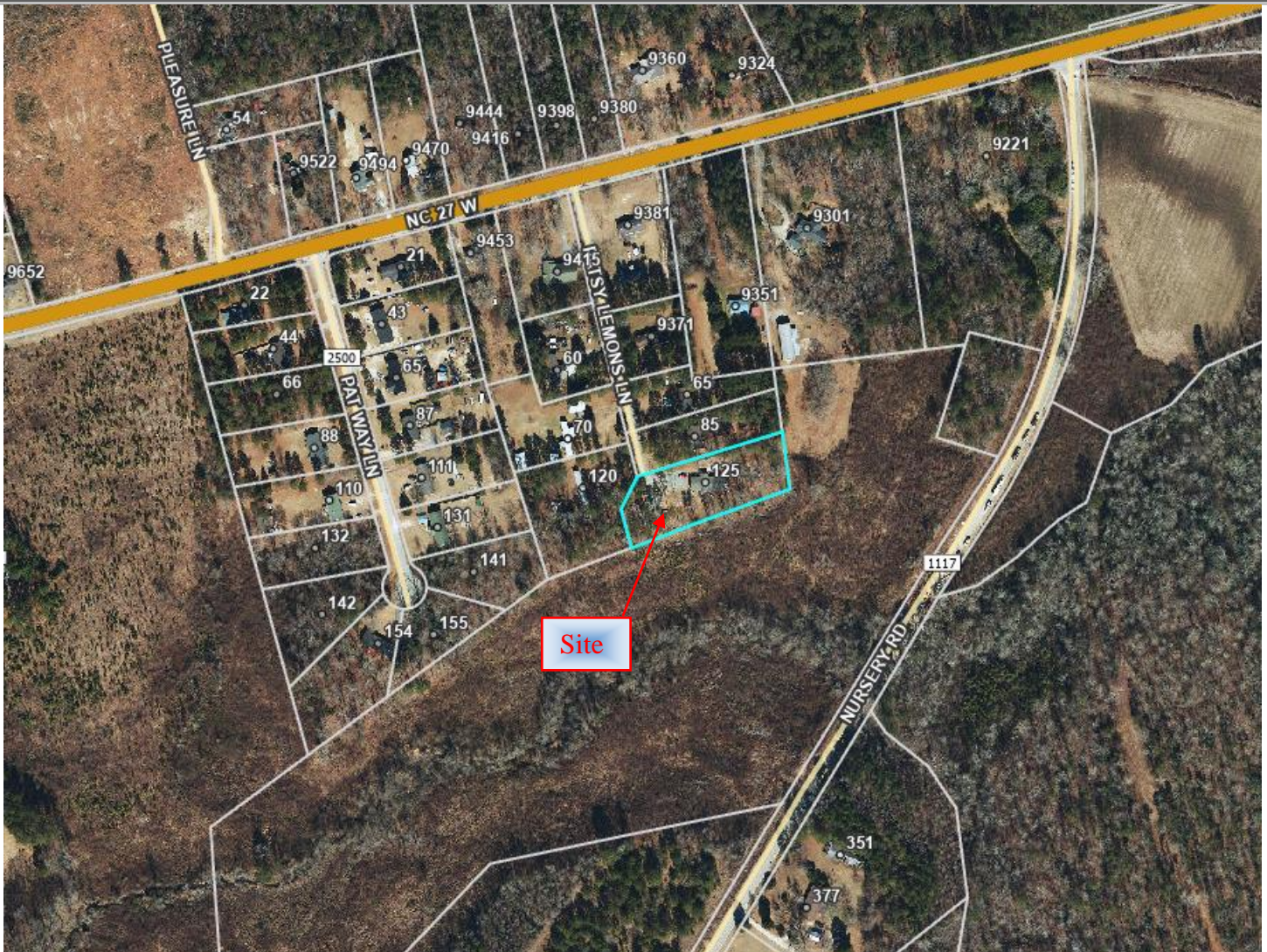
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
July 14, 2025

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

**CASE NUMBER:** BOA2506-0003  
**APPLICANT:** Aureliano Medellin  
**OWNER:** Aureliano Medellin  
**LOCATION:** 125 Patsy Lemons Lane Lillington, NC 27546  
**ZONING:** RA-20R Acreage: 1.20 PIN#: 0517-37-0604.000  
**LAND USE CLASSIFICATION:** Low Density Residential

**REQUEST:** Personal Service Establishment (Landscaping)

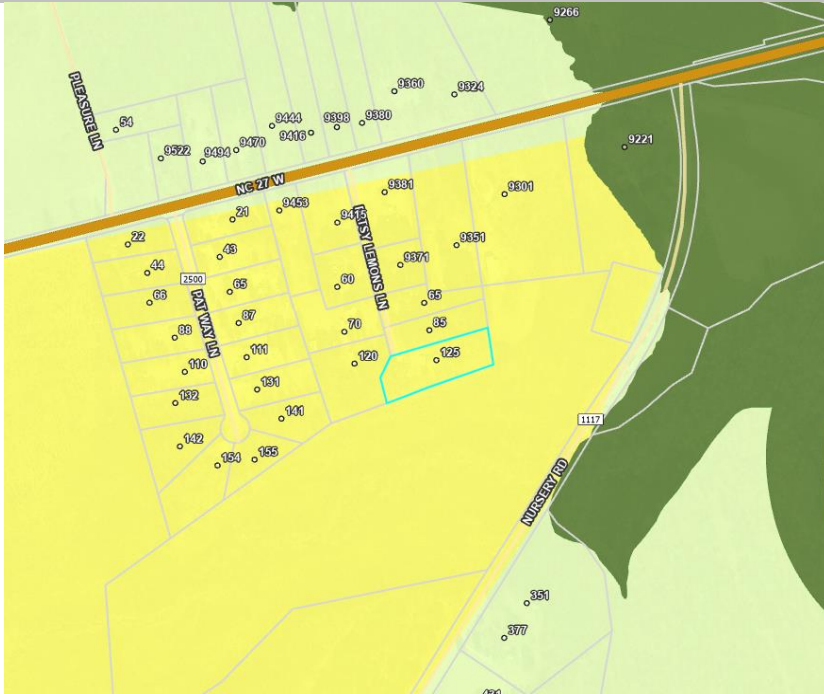
**AERIAL:**



**Directions from Lillington:** Travel NC 27 West – Turn left onto Patsy Lemons Lane – Site is located at the end of Patsy Lemons Lane.



## 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 primary residential structure occupied by the property owner and an accessory structure. .
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** **Water** – Public **Sewer** – Private

## TRANSPORTATION:

- Annual daily traffic count for Patsy Lemons Lane is unavailable however; the section of NC 27 W that intersects Patsy Lemons Lane has an average daily traffic count of 7100 vehicle trips per day.
- Site distances are good along Patsy Lemons Lane as well as NC 27 W.



## BACKGROUND:

- The applicant is seeking a Special Use Permit in an attempt to resolve a current violation and properly operate a home based landscaping business from this site.
- 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 and site plan approvals. All required developmental improvements and any specified conditions placed on this development would undergo an inspection process prior to final approval and the issuance of a certificate of occupancy.

## 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
<b>PERSONAL SERVICES</b>												
<b>Personal Service Establishment</b>	P	P	P			S	S	S	S	1 per 300 sq. ft.		B

## ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

### 2.2 General Definitions

#### Personal Service Establishment

A facility primarily engaged in providing services involving the care of a person or personal goods or apparel, including but not limited to a laundry mat, beautician, plumber, carpenter, electrician, or other trade establishment.

## 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 – CHARACTER AREAS / 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:** Manage growth in order to protect natural resources, agricultural areas and rural character.

**Strategy -1A:** Review development proposals for consistency with the Future Land Use Map and goals of the Comprehensive Plan.

**Strategy – 1F:** Encourage growth where infrastructure and services exist

**Land Use Goal:** Encourage commercial recruitment (including retail and restaurants) 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 area.



## SITE PHOTOS

Site

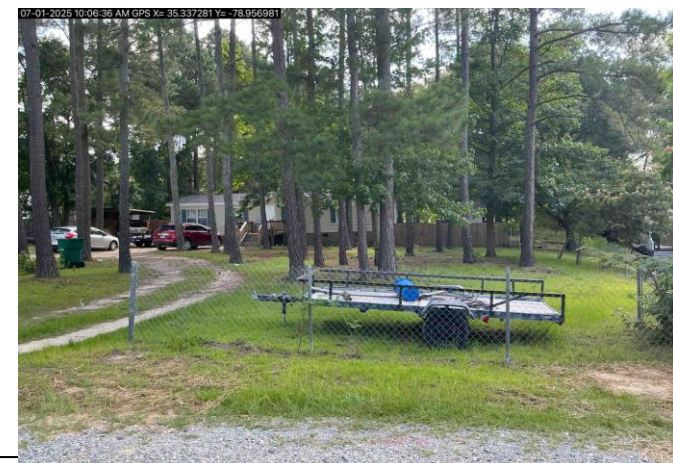


Adjoining Property

Site



Adjoining Property



Street View



Accessory Structure





# SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE

