

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 12, 2024

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

CASE NUMBER: BOA2410-0002
APPLICANT: Celestino Narvaez Gutierrez
OWNER: Celestino Narvaez Gutierrez
LOCATION: 2070 Ebenezer Church Road Coats, NC 27521
ZONING: RA-20M Acreage: 0.84 PIN#: 1611-00-3658.000
LAND USE CLASSIFICATION: Agricultural

REQUEST: Personal Service Establishment (Landscaping & Masonry Services)

AERIAL:



Directions from Lillington: Travel US 401 South toward Campbell College – Turn left onto Leslie Campbell Ave. – Continue onto NC 27 East – Left onto Ebenezer Church Road - Property is located on the right just after passing Festus Road.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently contains an occupied manufactured home.
- B. Surrounding Land Uses:** Residential home sites, religious structure, agricultural and forestry related land uses.
- C. Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Ebenezer Church Road is unavailable.
- Site distances are good.

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct a Personal Service Establishment related to providing landscaping and masonry services with accessory storage of trade-associated materials.
- The applicant has not completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use.
- 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.

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
COMMERCIAL USES												
Personal Service Establishment	P	P	P			S	S	S	S	1 per 300 sq. ft.		B

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

Section 2.0 General Definitions & Acronyms

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

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

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property







SUBMITTED SITE PLAN

Harnett County GIS *Concrete Coats* Harnett County GIS *RA 20M.* NOT FOR LEGAL USE



 **Harnett**
COUNTY
NORTH CAROLINA

Harnett.org/GIS
September 17, 2024

-  County Boundary
-  Address Numbers
-  Road Centerlines
-  Parcels

