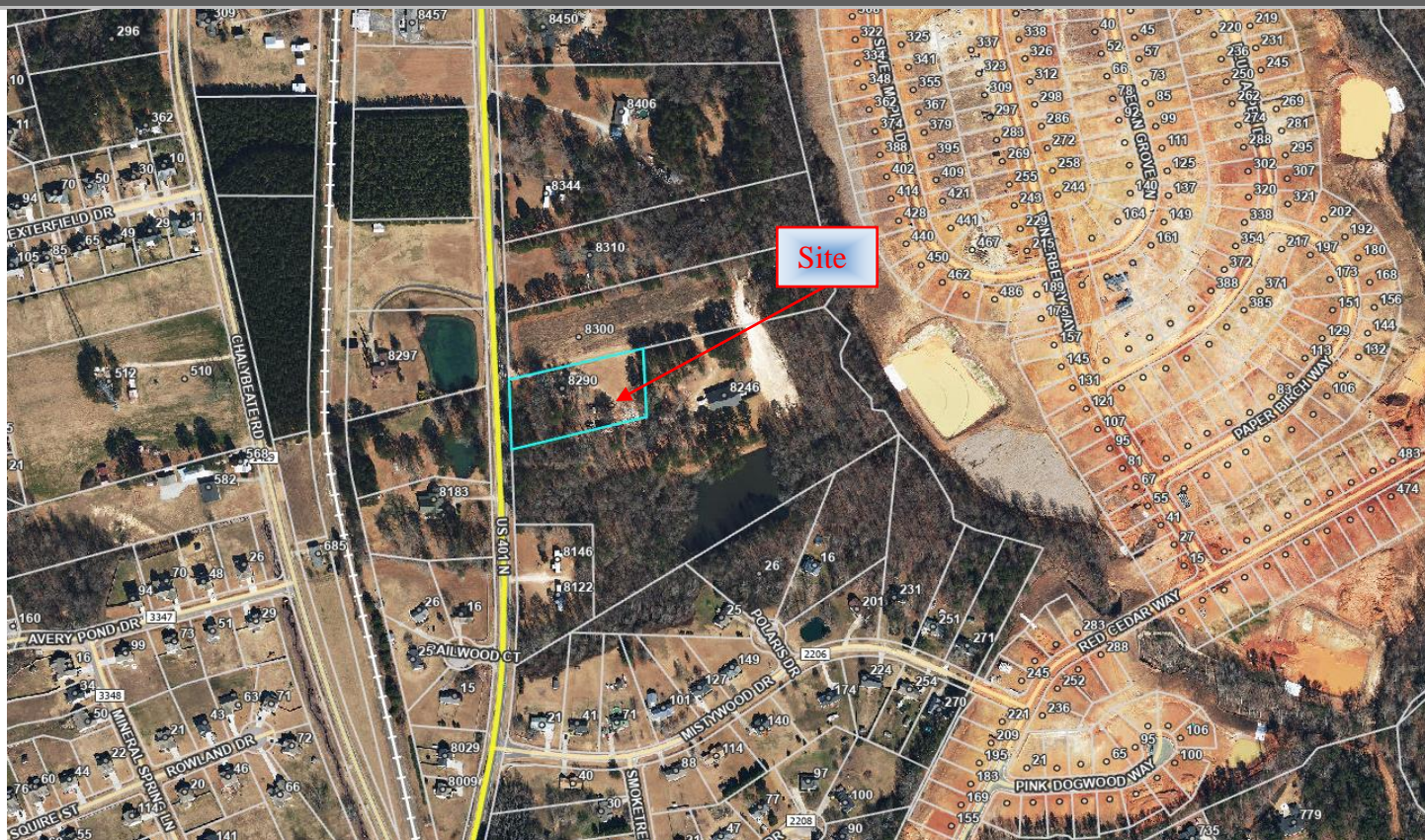


June 9, 2025

CASE NUMBER: BOA2504-0003
APPLICANT: Justin and Ashley Fyle
OWNER: Justin and Ashley Fyle
LOCATION: 8290 US 401 N, FUQUAY VARINA
ZONING: RA-30
ACREAGE: 1.93
PIN#: 0653-57-7755.000
LAND USE CLASSIFICATION: Employment Mixed Use
WATERSHED DISTRICT: WS-IV

AERIAL:



PHYSICAL CHARACTERISTICS

- A. Site:** The property contains a residential structure, an accessory structure and supplies and equipment for a personal service establishment
- B. Surrounding Land Uses:** Surrounding land uses consist of institutional (fire department), residential, agricultural and forestry uses.
- C. Utilities:** **Water** – Private (Well) **Sewer** – Private (Septic)

TRANSPORTATION:

- Annual average daily traffic count for US 401 N is 14000.
- Site distances are poor to the north and good to the south due to the topography and curvature of the road.

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct a Personal Service Establishment related to providing fencing services with accessory storage of trade-associated materials.
- This application is a compliance measure on behalf of the applicant to remedy an existing zoning code violation.
- 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. As part of the technical review process, the applicant may be required to improve the property or obtain additional permits to meet the developmental requirements listed within the Harnett County Unified Development Ordinance. Improvements can include, but are not limited to, an improved parking area, installation of buffering surrounding the site, and an approved NCDOT driveway permit. Other departments involved in the development review process include Harnett Regional Water, Environmental Health, Fire Marshal, E911/Addressing, and Building and Inspections.
- This site is located within the NC Watershed protected area of the County. If the development proposed within this area is calculated to be above the allowed the 24% built upon area, the applicant would be required to apply for a SNIA from the Watershed Board. The applicant has been advised of this requirement.

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	BUILDIN G 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 CATEGORY/ EMPLOYMENT MIXED USE

Employment Mixed Use: These areas are located along major thoroughfares and include prime locations for economic development opportunities. Uses encouraged in the Employment Mixed Use areas include but are not limited to industrial, warehouse, office, research and development, tech-flex, medical, energy and distribution. Residential development is appropriate only when not in conflict with existing or future industry or commercial uses.

LAND USE GOALS & STRATEGIES

LU-2: Encourage growth where infrastructure exists.

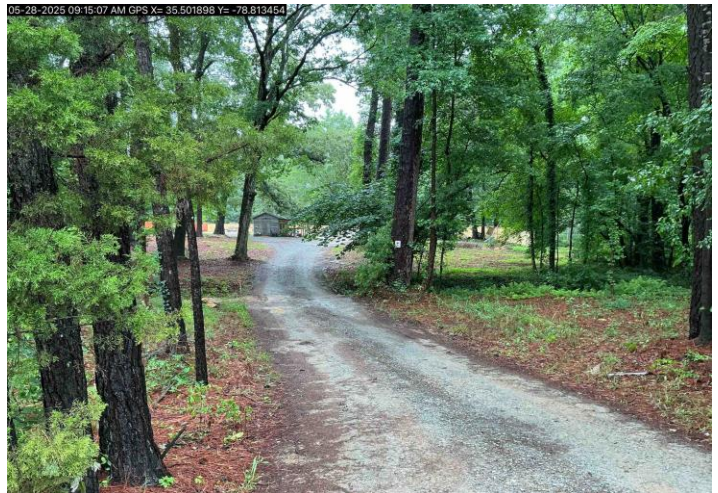
LU-3: Promote quality commercial and retail development at well-located sites in order to help reverse retail leakage trends

SITE PHOTOS

Site/8290 US 401 N



Site



Site



Street View



Adjacent Properties



Across Street



SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett.org/GIS

April 14, 2025

- County Boundary
- Address Numbers
- Road Centerlines
- US
- Parcels

