

June 9, 2025

CASE NUMBER: BOA2504-0004
APPLICANT: Chad Goodnight
OWNER: CCC Properties of NC Inc
LOCATION: 136 ARCTIC WAY FUQUAY VARINA
ZONING: IND
ACREAGE: 1.00
PIN#: 0654-56-0069.000
LAND USE CLASSIFICATION: Employment Mixed Use
WATERSHED DISTRICT: WS-IV and HQW

AERIAL:



PHYSICAL CHARACTERISTICS

- A. Site:** The property contains a metal building as well as vegetation and forestry products.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential, commercial, industrial, institutional and agricultural and forestry uses.
- C. Utilities:** **Water** – Public **Sewer** – Private (Septic)

TRANSPORTATION:

- Annual average daily traffic count for US 401 N is 14000.
- Site distances are good.

BACKGROUND:

- 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.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the High-Quality Watershed, state agencies will be included in the review and permitting process of the development.

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												
Vehicle Sales, Leasing, & Rental	S*	S*	P*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	3	B

ARTICLE V. USE REGULATIONS

Section 7.7.4 Vehicle Sales, Leasing, & Rental

- In no case shall the display area be located within public or private right(s)-of-way or in required landscaping or buffer yards.
- A permanent sales office shall be located on the site of the sales lot.
- No vehicle shall be parked or stored as a source of parts.
- Vehicle sales, leasing or rental activities are prohibited within approved residential subdivisions

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

Section 2.0 General Definitions & Acronyms

Vehicle Sales: Sales of automobiles, recreational vehicles, boats, farm equipment, and other similar products, typically in an open area, used for the display, sale, or rental of new or used vehicles in operable condition where no repair work is done. Small equipment shall not be considered a vehicle herein.

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



Adjacent Properties



Adjacent Properties

05-28-2025 09:30:18 AM GPS X= 35.524708 Y= -78.813682



05-28-2025 09:30:38 AM GPS X= 35.524609 Y= -78.813819



Access/Street View

05-28-2025 09:27:42 AM GPS X= 35.524767 Y= -78.814581



Sign Posted

05-28-2025 09:28:04 AM GPS X= 35.524768 Y= -78.814516



SITE PLAN



State of North Carolina, Wake County

I, Chadwick H. Goodnight, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the data of preparation are calculated by methods and procedures in accordance with the provisions of the Surveying and Mapping Act of 1972, and that this map and project are in accordance with the provisions of the Surveying and Mapping Act of 1972.

Witness my hand and seal this 14th day of March, 2025.

SIGNATURE

Licensed Number L-5399

PRELIMINARY PLAT
NOT FOR RECORDATION

1. This is a preliminary plat for a proposed development of land in accordance with the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972.
2. This is a preliminary plat for a proposed development of land in accordance with the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972.
3. This is a preliminary plat for a proposed development of land in accordance with the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972, and the provisions of the Surveying and Mapping Act of 1972.

Chadwick H. Goodnight, Professional Land Surveyor No. L-5399

NOTES:
(A) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C) THIS SURVEY DOES NOT CONVEY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(D) THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREA ON FUTURE CONDITIONS FLOOD HAZARD AREA, AS SHOWN ON FIRM PANEL 3720054600L, EFFECTIVE DATE OCTOBER 3, 2006.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

REFERENCES:
D.B. 4721, PG. 2248
M.B. 2005, PG. 245
OTHER REFERENCES AS SHOWN

LEGEND:
1. Existing and Proposed Road
2. Existing and Proposed Utility
3. Existing and Proposed Structure
4. Existing and Proposed Boundary
5. Existing and Proposed Easement
6. Existing and Proposed Right-of-Way

All measurements shown are horizontal ground measurements unless otherwise noted.
Newly computed by coordinates.
Zone: NAD 83 Proj: NAD 83 - NAD 83 (2011) Spher: GRS80 Ellip: GRS80 Datum: NAD 83

LAND USE PLAN CLASSIFICATION: EMPLOYMENT MIXED USE

NORFOLK & SOUTHERN RAILROAD
(100' R/W)



HOURS OF OPERATION SHALL BE MONDAY-FRIDAY
7:00 PM TO 5:00 PM SATURDAY 7:00 AM TO
5:00 PM SUNDAYS AND HOLIDAYS WILL BE CLOSED

EXISTING VEGETATION TO BE UTILIZED WHERE POSSIBLE.
THIS PROPERTY LIES WITHIN THE W-IV-P WATERSHED DISTRICT.
THE DEVELOPMENT IS WITHIN ONE MILE OF A VOLUNTARY
AGRICULTURAL DISTRICT.

ALL IMPROVEMENTS AND BUFFERS WILL BE MAINTAINED BY
THE PROPERTY OWNERS.

OUTDOOR LIGHTING SHALL BE LOCATED IN SUCH A MANNER AS TO
AID IN THE PUBLIC RIGHT-OF-WAY. ALL FLOOD LIGHTS SHALL
BE INSTALLED SUCH THAT THE BEAMS SHALL BE ANGLED DOWN
AT LEAST 45 DEGREES FROM VERTICAL.

COUNTY WATER WILL BE UTILIZED ALONG WITH AN ONSITE SEPTIC SYSTEM.

OWNER:
CCC PROPERTIES OF NC, INC.
10924 NC 42
HOLLY SPRINGS, N.C. 27540

EXISTING CONDITIONS MAP FOR:
CCC PROPERTIES OF NC, INC.

HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA
SCALE: 1" = 20' MARCH 12, 2025

CHADWICK H. GOODNIGHT, PLS
207 GRAY STONE LANE
HOLLY SPRINGS, N.C. 27526
(919) 669-8586

JOSEPH CARLTON

