

HARNETT COUNTY  
BOARD OF ADJUSTMENTS

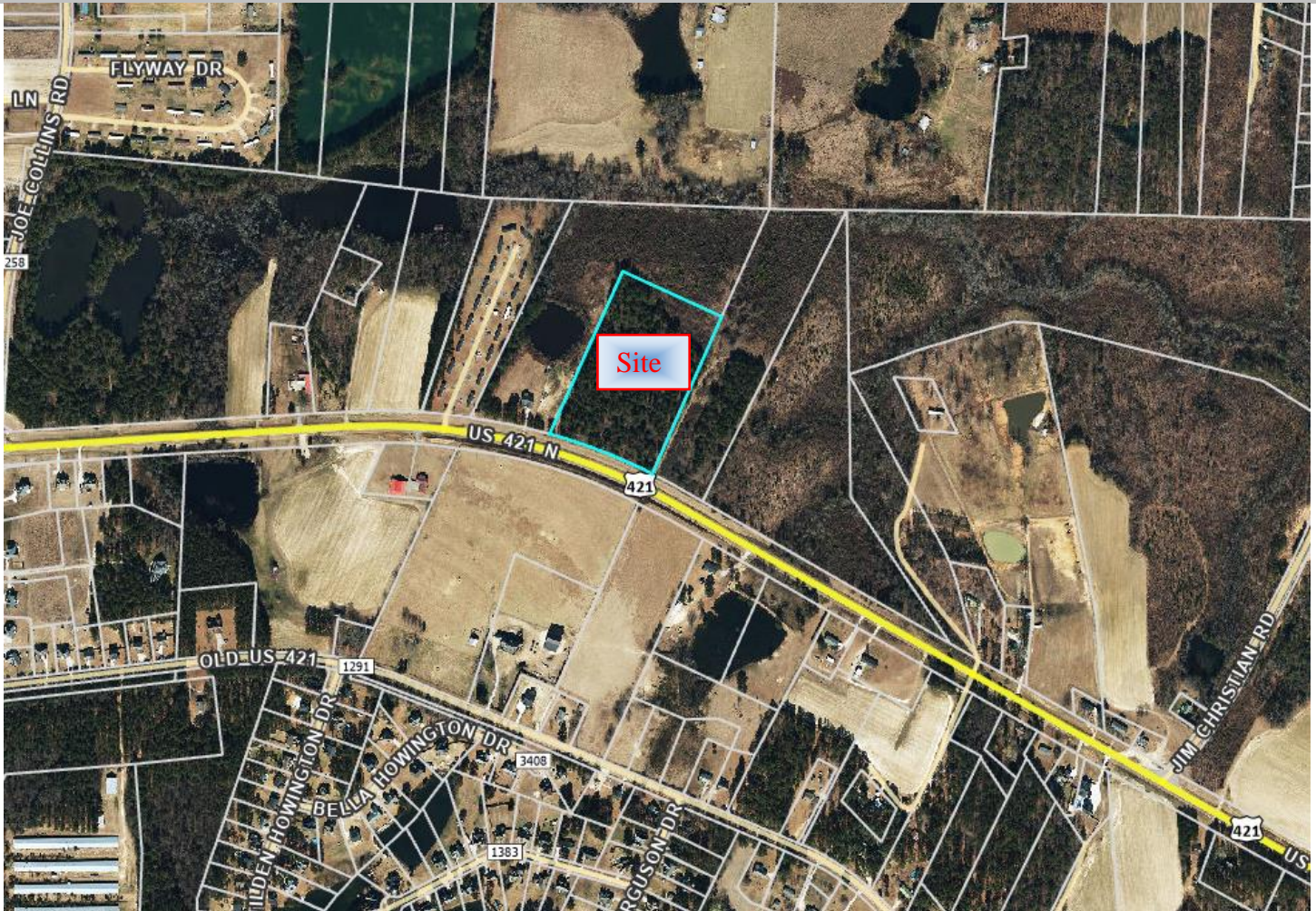
January 13, 2025

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

**CASE NUMBER:** BOA2412-0002  
**APPLICANT:** County of Harnett / Barry Blevins  
**OWNER:** Barbara Barbour & Davey Elmo Matthews  
**LOCATION:** US 421 N Lillington, NC 27546  
**ZONING:** RA-30  
**ACREAGE:** 9.92 Acres      **PIN#:** 0630-67-7502.000  
**LAND USE CLASSIFICATION:** Medium Density Residential  
**WATERSHED:** WS-IV-C (Lillington)

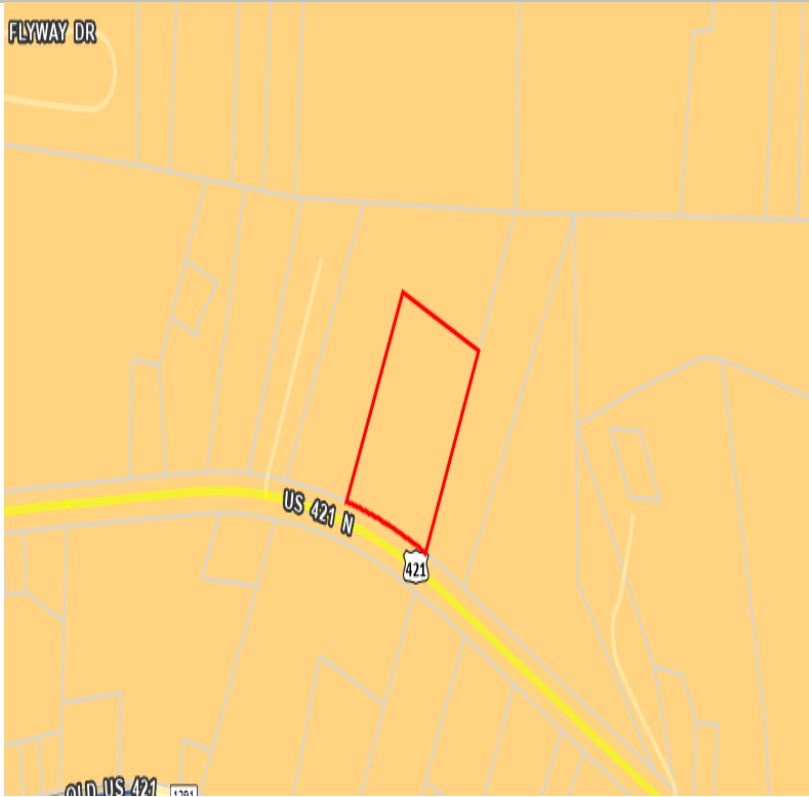
**REQUEST:** Harnett County Animal Services Facility (Shelter & Adoption Center)

**AERIAL:**



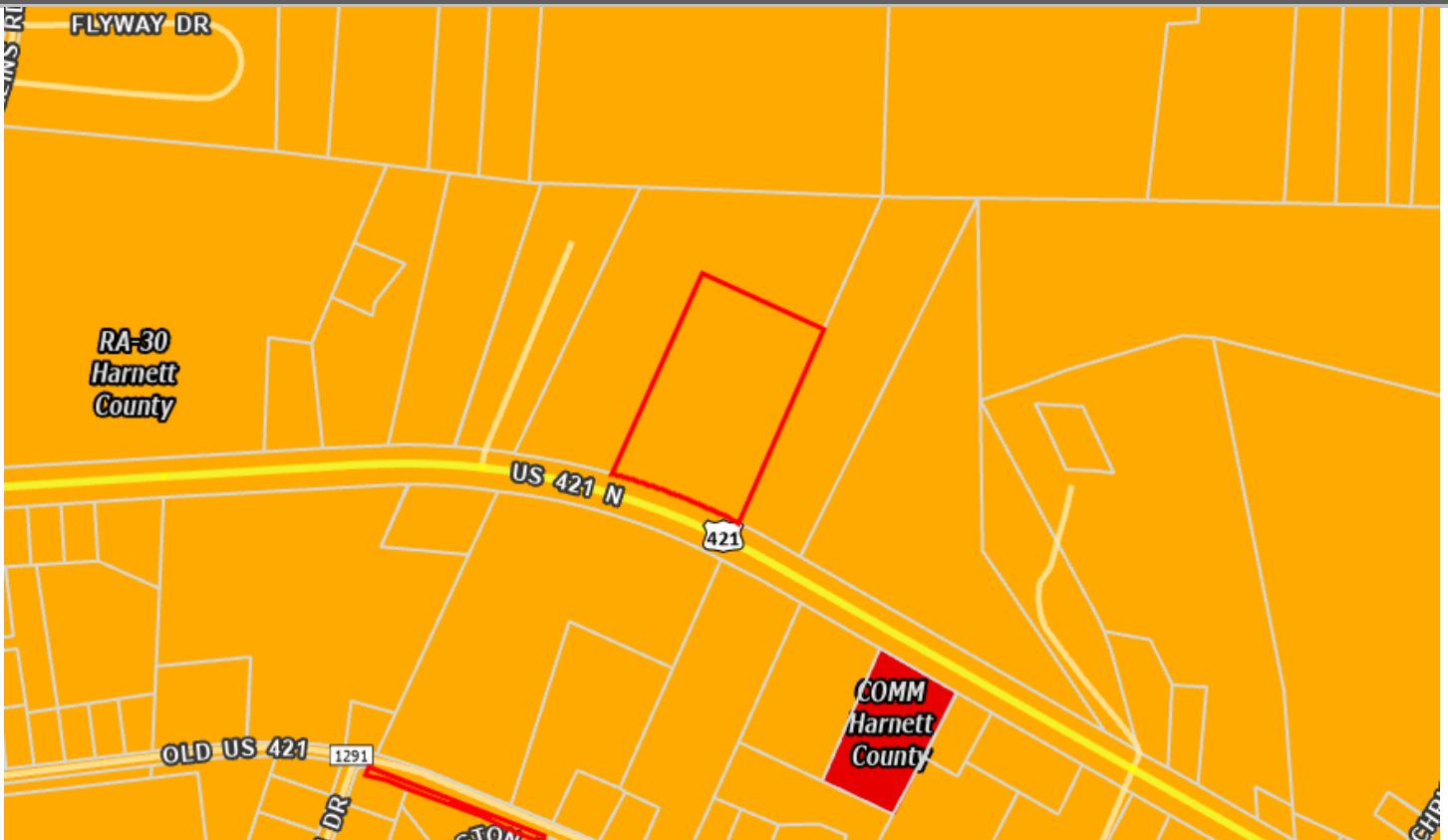
**Directions from Lillington:** Travel US 421 North toward Sanford – Property is located on the right approximately 1/2 mile after passing Jim Christian Road.

## 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 site is currently vacant and undeveloped.

**B. Surrounding Land Uses:** Single Family / Manufactured Home Parks / Agricultural / Undeveloped Forestry

**C. Utilities:** Water – Public Sewer – Private

## TRANSPORTATION:

- Annual daily traffic count for this section of US 421 N is 7100 vehicle trips per day.
- Site distances are good.

## BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the development and operation of the Harnett County Animal Shelter and adoption center.
- 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
<b>Animal Services</b>												
<b>Kennels, Boarding Stables, &amp; Other Similar Regulated Land Uses</b>	S	S	S			S	S	S	S	1 per employee + 1 per kennel or pen	3	B

### ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

#### 2.0 General Definitions & Acronyms

##### Kennel

An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation for purposes not primarily related to medical care.

## 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

**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.

### LAND USE GOALS

LU-1: Reinforce countywide economic development goals with land use decisions.

## SITE PHOTOS

Site



Street View

Across Street



Street View



Adjoining Property



Adjoining Property



# SUBMITTED SITE PLAN

