

HARNETT COUNTY
BOARD OF ADJUSTMENTS

September 8

, 2025

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

CASE NUMBER: BOA2507-0004
APPLICANT: Louis Horton
OWNER: Louis Horton & Ginger Horton
LOCATION: 4318 Ray Road Spring Lake, NC 28390
ZONING: Commercial Acreage: 0.90 PIN#: 0505-72-5588.000
LAND USE CLASSIFICATION: Medium Density Residential
OVERLAY DISTRICT: Military Corridor Overlay District

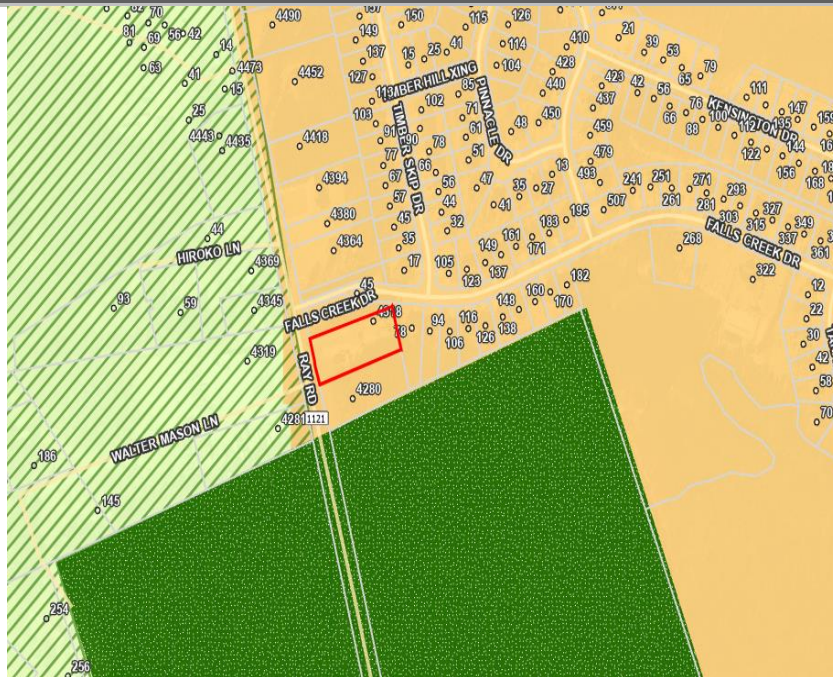
REQUEST: Recreation & Amusement Services (Arcade Center)

AERIAL:

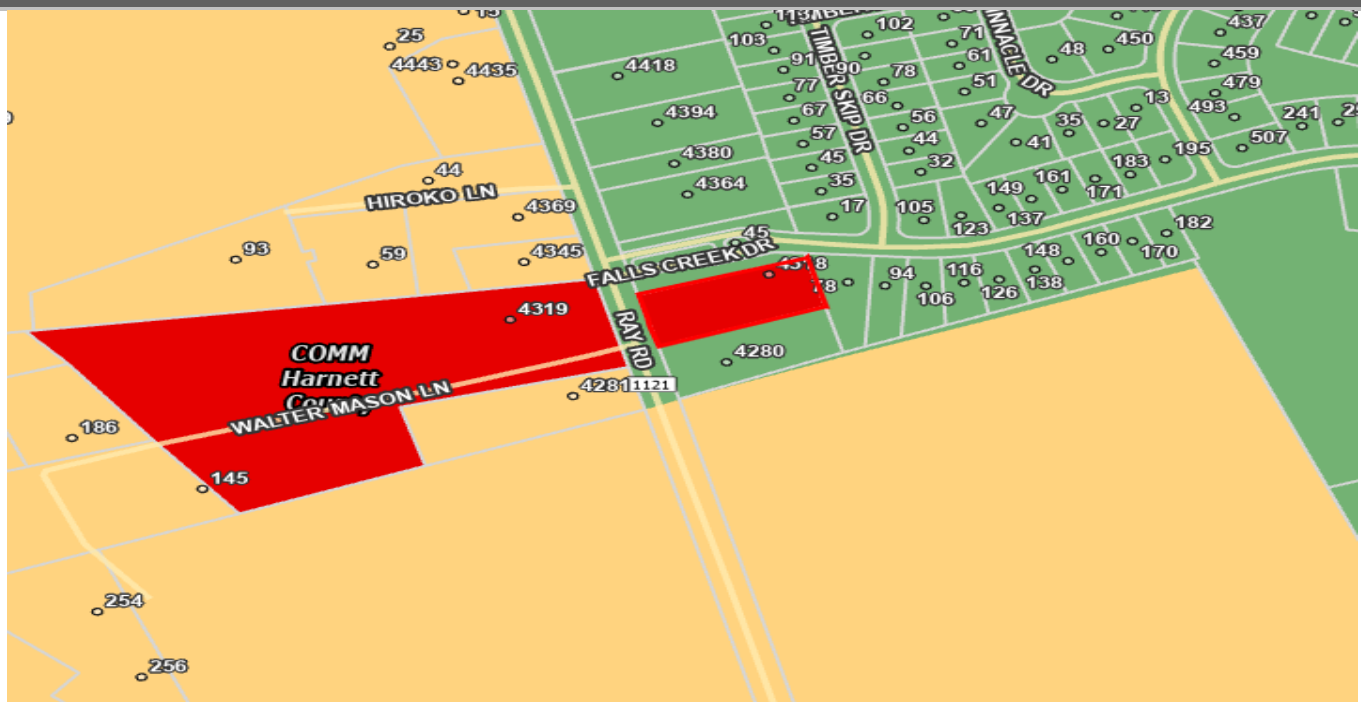


Directions from Lillington: Travel NC 27 West – Turn left onto Nursery Road – Turn left onto Ray Road – Property is located on the left beside Falls Creek Drive.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a nonresidential structure previously utilized as an office for Don's Trash Service..
- B. **Utilities:** Water – Public Sewer – Private
- C. **Surrounding Land Uses:** Residential home sites, non-residential facilities, agricultural, forestry and undeveloped parcels.

TRANSPORTATION:

- Annual daily traffic count for this section of Ray Road is 8900 vehicle trips per day.
- Site distances are good.



BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Recreation & Amusement Facility.
- The proposed activities will take place in an existing structure currently located on the property.
- 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 Military Corridor Overlay District, the Regional Land Use Advisory Council (RULAC) has been made aware of the proposed special use request.

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
RECREATIONAL FACILITIES												
Recreation & Amusement Services		S	S							1 per 4 persons (at max capacity)	3	A

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 CATEGORIES/ RESIDENTIAL AREAS

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

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

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

SITE PHOTOS

Site



Adjoining Property



Adjoining Property



Street View

Across Street



Street View

