

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: BOA2408-0006
APPLICANT: Miguel Rodriguez & Cristian Rodriguez
OWNER: Miguel Angel Guerrero Villa
LOCATION: Piney Grove Road Angier, NC 27501
ZONING: RA-30 Acreage: 16.12 PIN#: 1603-05-1155.000
LAND USE CLASSIFICATION: Agricultural

REQUEST: Social Hall & Similar Activities

AERIAL:



Directions from Lillington: Travel US 401 South toward Campbell College – Turn left onto Leslie Campbell Ave. – Turn left onto Old Stage Road N. – Turn right onto Piney Grove Road - Property is located on the right just before Johnston County Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently unoccupied. Signs of previous agricultural use and undisturbed wooded area. Existing barn.
- B. **Surrounding Land Uses:** Residential home sites, manufactured home parks, agricultural and forestry uses.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

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

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct social hall and other related activities such as weddings, birthday parties and other party events.
- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of the property for Social Hall related activities.
- 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
EDUCATIONAL & INSTITUTIONAL USES												
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			S	S	S	S	1 per 200 sq. ft.	2	A-3

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.

LAND USE GOALS & STRATEGIES

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

LU-2: Encourage growth where infrastructure exists.

LU-5: Promote and maintain the rural character and agricultural economy of the County.

SITE PHOTOS

Site

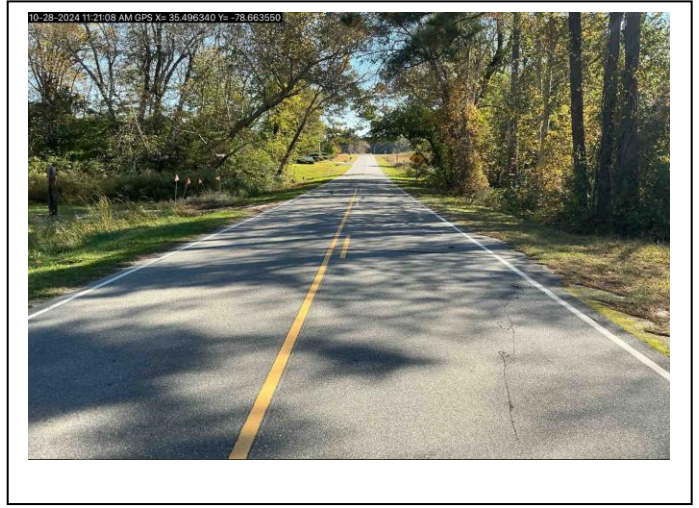
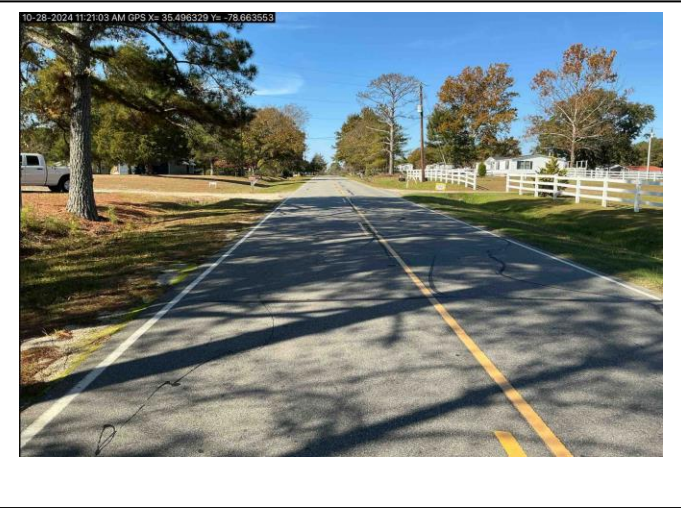


Across Street



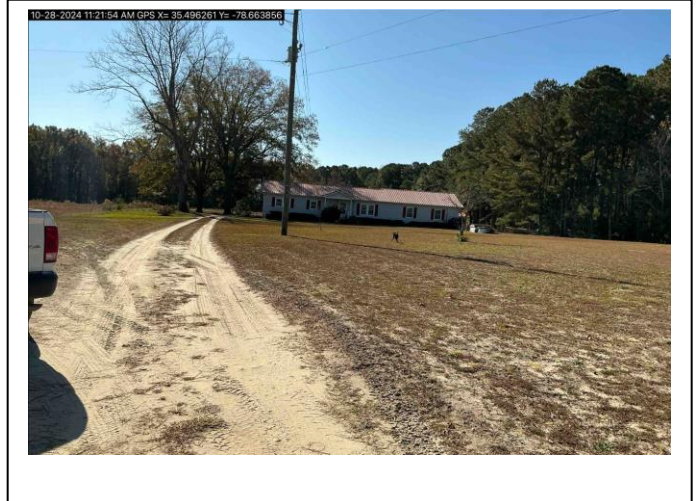
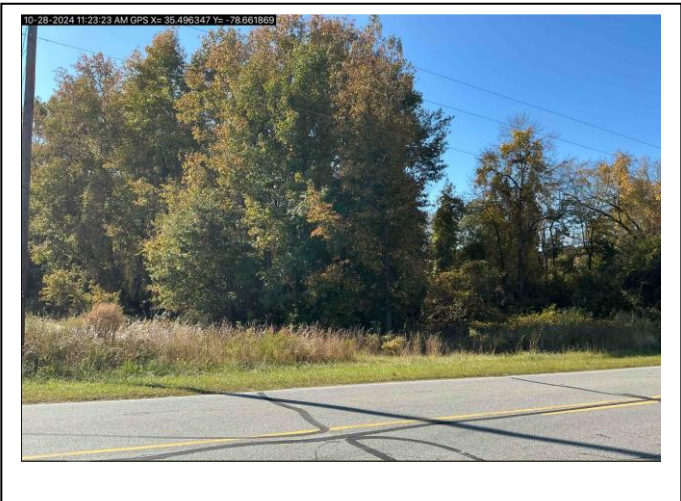
Street View

Street View



Adjoining Property

Adjoining Property

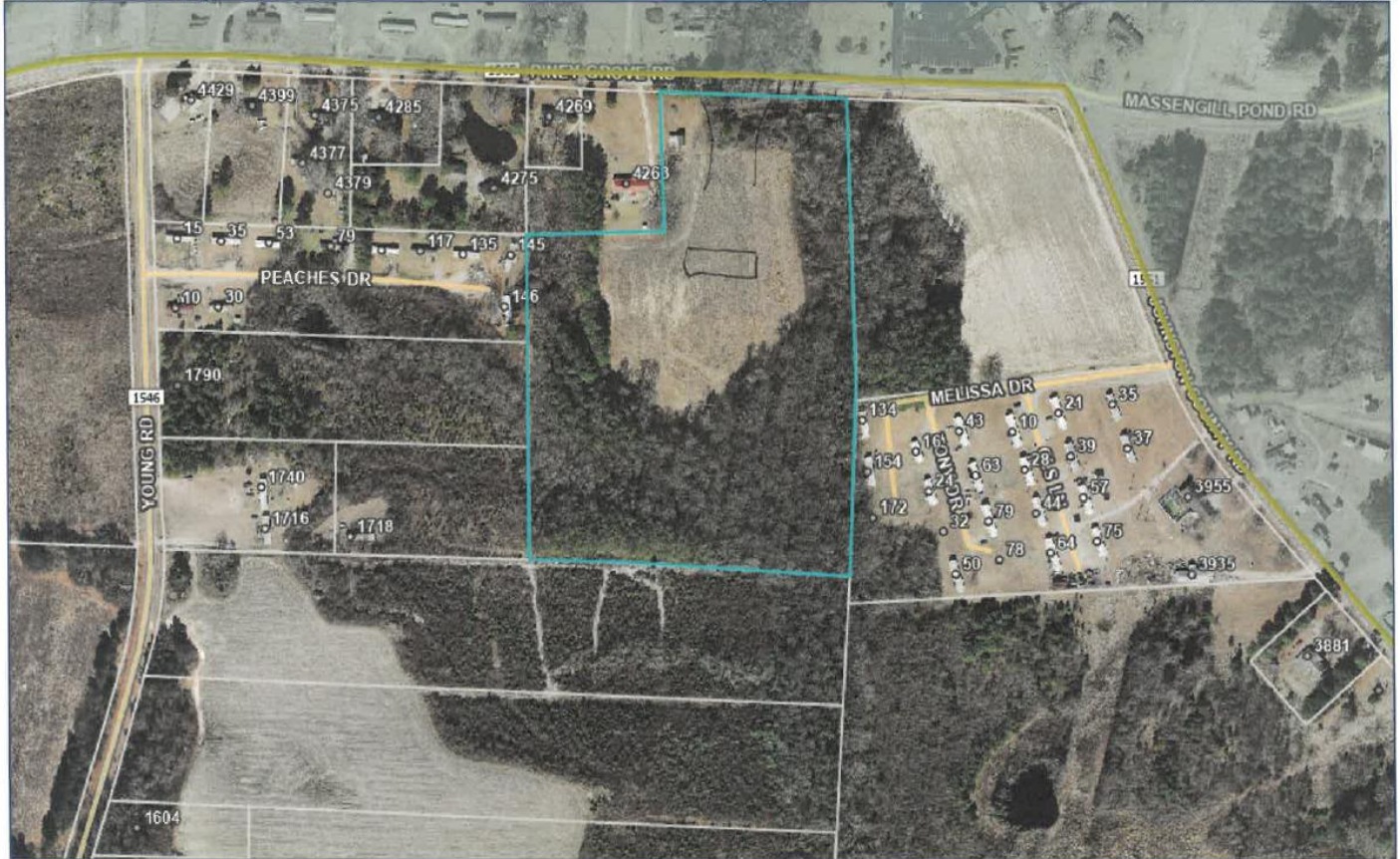


SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett.org/GIS
August 27, 2024

- Surrounding County Boundaries
- County Boundary
- Road Centerlines
- Parcels
- Address Numbers

