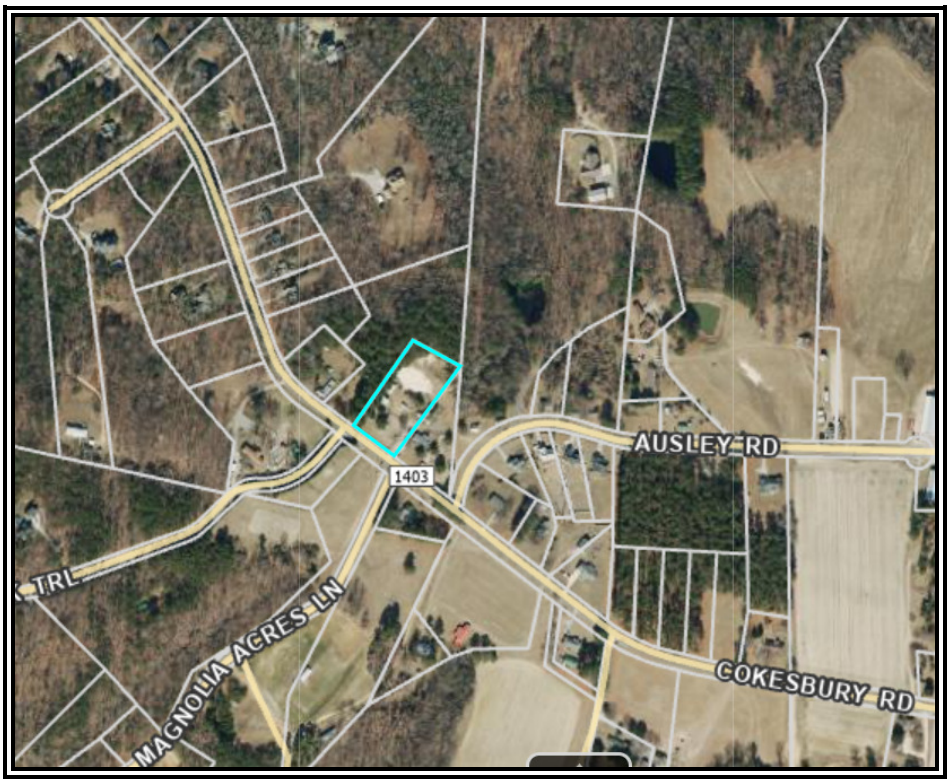
HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 9, 2026

Staff Contact: Meade Bradshaw III, CZO
(910) 893-7525 or mbradshaw@harnett.org

CASE NUMBER: BOA2610-0001
APPLICANT: Georgia Bullock
OWNER: Barbara Griffin & Georgia Bullock
LOCATION: 782 Cokesbury Road
ZONING: RA-30
ACREAGE: 1.9
PIN #: 0633-26-2796
LAND USE CLASSIFICATION: Agricultural Protection Area
WATERSHED: High Quality Watershed & WS-IV-P

REQUEST: Kennels / Dog Boarding Facility

AERIAL:



Directions from Lillington: Travel north on Hwy 401, turn left on Christian Light Road, turn left on Cokesbury Road, the property is approximately a mile on the right.

LAND USE CLASSIFICATION MAP





ZONING DISTRICT MAP





PHYSICAL CHARACTERISTICS

A. **Site:** Multiple accessory structures and livestock

B. **Surrounding Land Uses:** N- Vacant property, S – Subdivision across Cokesbury Road, E – single-family residence (applicant's house), W – Vacant property

C. **Utilities:** **Water –** Public **Sewer** – None

TRANSPORTATION:

- Annual average daily traffic count for this section of Cokesbury Road is 850 vehicle trips per day.
- Site distances are adequate.

BACKGROUND:

- Applicant would like to utilize the property for a kennel, dog boarding facility.
- If approved, this project will be required to go through the Minor Commercial Site Plan review process. The Minor Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.

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
COMMERCIAL USES												
Kennels, Boarding Stables & Other Similar Regulated Land Uses	S	S	S			S	S	S	S	1 per employee + 1 per kennel or pen	3	B

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

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 (HORIZONS 2040)

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/ NONRESIDENTIAL AND MIXED-USE AREAS

EMPLOYMENT GROWTH AREA

Areas of the county with concentration of agriculture, timber operations and natural resources. Farmland preservation efforts should be focused in these areas. 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 such as agriculture and support businesses, and very low density single family residential with context sensitive rural design. New residential development should be limited in density and scale. Density should generally be less than 0.5 dwelling unit per acre.

LAND USE RECOMMENDATIONS - RECOMMENDATIONS

Goals and Strategies

- Goal 4: Encourage commercial recruitment (including retail and restaurants) to address leakage trends.
    - Strategy 4D: Encourage rural businesses while limiting impacts on existing uses.
        - D.1: Allow for a variety of small-scale businesses in rural areas.

SITE PHOTOS

Looking West on Cokesbury Road



Looking East on Cokesbury Road



Applicant's single-family residence on adjacent property



Subdivision across the street



Accessory Structure on-site to be used as the kennel



Subject property



Single-family residence on Cokesbury Road (West)



Single-family residence on Cokesbury Road (South)



SITE PLAN


782 Cokesbury
1.9 ACRES
~200'
100'
30' x 50'
782
1.45 ACRES
~166'
125'
750
1493
COKESBURY RD
Driveway