

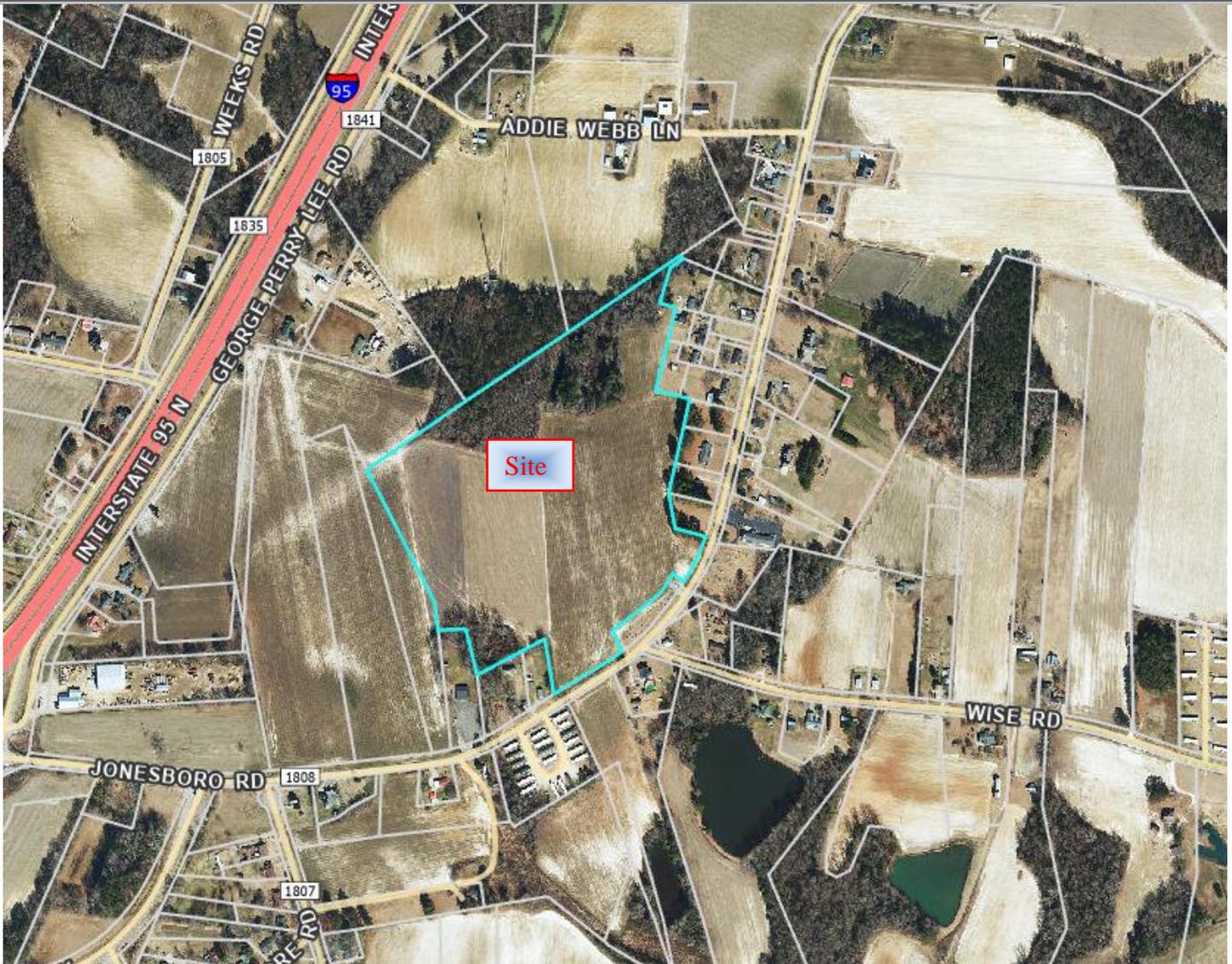
HARNETT COUNTY
BOARD OF ADJUSTMENTS
June 9, 2025

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

CASE NUMBER: BOA2503-0004
APPLICANT: Tower Engineering Professionals
OWNER: Duke Energy Progress LLC
LOCATION: 1269 Jonesboro Road Dunn, NC 28334
ZONING: RA-20M (97.56%) RA-30 (2.44%) Acreage: 34.74 PIN#: 1527-91-9952.000
LAND USE CLASSIFICATION: Employment Mixed Use

REQUEST: Monopole Communications Cell Tower

AERIAL:



Directions from Lillington: Travel US 421 South toward Dunn – Turn left onto North Clinton Avenue – Cross over interstate 95 - Site is located on the left across from Wise Road.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently under the development and construction stage of an approved mobile energy substation & operations storage center.
- B. Surrounding Land Uses:** Residential home sites, manufactured home park, religious structures, and agricultural related land uses.
- C. Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Jonesboro Road is 1600 vehicle trips per day.
- Site distances are poor to moderate along Jonesboro Road.

BACKGROUND:

- The applicant's request is for the placement of a wireless network device and utility pole as part of its communication network.
- Harnett County's tower consultant firm performed a technical review in order to verify that the request for tower location is consistent with the county's regulatory guidelines.
- The consulting firm has determined that the substation location is technically appropriate based on the lack of available alternatives and the need for wireless connectivity to this substation to improve grid reliability.
- If approved, this request would have to complete the Commercial Site Plan review process, which will include the proper permitting, review and inspections prior to any final approvals.

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
OTHER USES												
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U

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 / DEVELOPMENT NODES

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

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

ECONOMIC DEVELOPMENT GOALS

Goal ED-2: Support existing industry to encourage retention and expansion of jobs.

SITE PHOTOS

Site



Adjoining Property



Site



Street View



Street View



Across Street



Across Street



Adjoining Property



SUBMITTED SITE PLAN

NOTES

1. SITE PLAN SHOWN ON THIS PLAN IS TAKEN FROM HARNETT COUNTY GIS MAPS AND INFORMATION. ALL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THAT ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. TEP DID NOT SURVEY AND DOES NOT GUARANTEE OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE OR INJURY THAT MIGHT OCCUR.
3. THE POLE IS LOCATED IN SHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3720153700L, EFFECTIVE JANUARY 5, 2007.
4. SEE SHEET C-1A FOR ADJACENT PROPERTY OWNERS LIST.

NEW STORMWATER MANAGEMENT POND (TYP)

PROPOSED 120' MONOPOLE FOR DUKE ENERGY. SEE SHEET C-3 FOR ELEVATION DETAILS.

PROPOSED SITE LAYOUT. SEE SHEET C-2 FOR DETAILS.

N/P
DUKE ENERGY
PROGRESS, LLC (DEP)
PIN#: 1527-91-9852.00
DB: 4145 Pg: 0654
ZONING: RA-20M

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- ✱ EXIST. LIGHT POLE
- ✱ EXIST. HYDRANT
- EXIST. TELCO PESTIVAL
- PROPERTY CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- CHW--- OVERHEAD WIRE
- R/W--- RIGHT-OF-WAY
- X— CHAIN LINK FENCE
- ~ EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 200'

SCALE IN FEET

PLANS PREPARED FOR:



401 SOUTH WILMINGTON STREET
RALEIGH, NC 27601
OFFICE: (800) 452-2777

PROJECT INFORMATION:

DUNN OPERATIONS CENTER

1269 JONESBORO RD
DUNN, NC 28334
(HARNETT COUNTY)

PLANS PREPARED BY:



TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 861-6351
www.tepgroup.net

N.C. LICENSE # P-1403

SEAL



March 7, 2025

REV	DATE	ISSUED FOR:
2	08-07-25	CONSTRUCTION
3	11-28-24	CONSTRUCTION
4	10-30-24	CONSTRUCTION
5	10-24-24	CONSTRUCTION

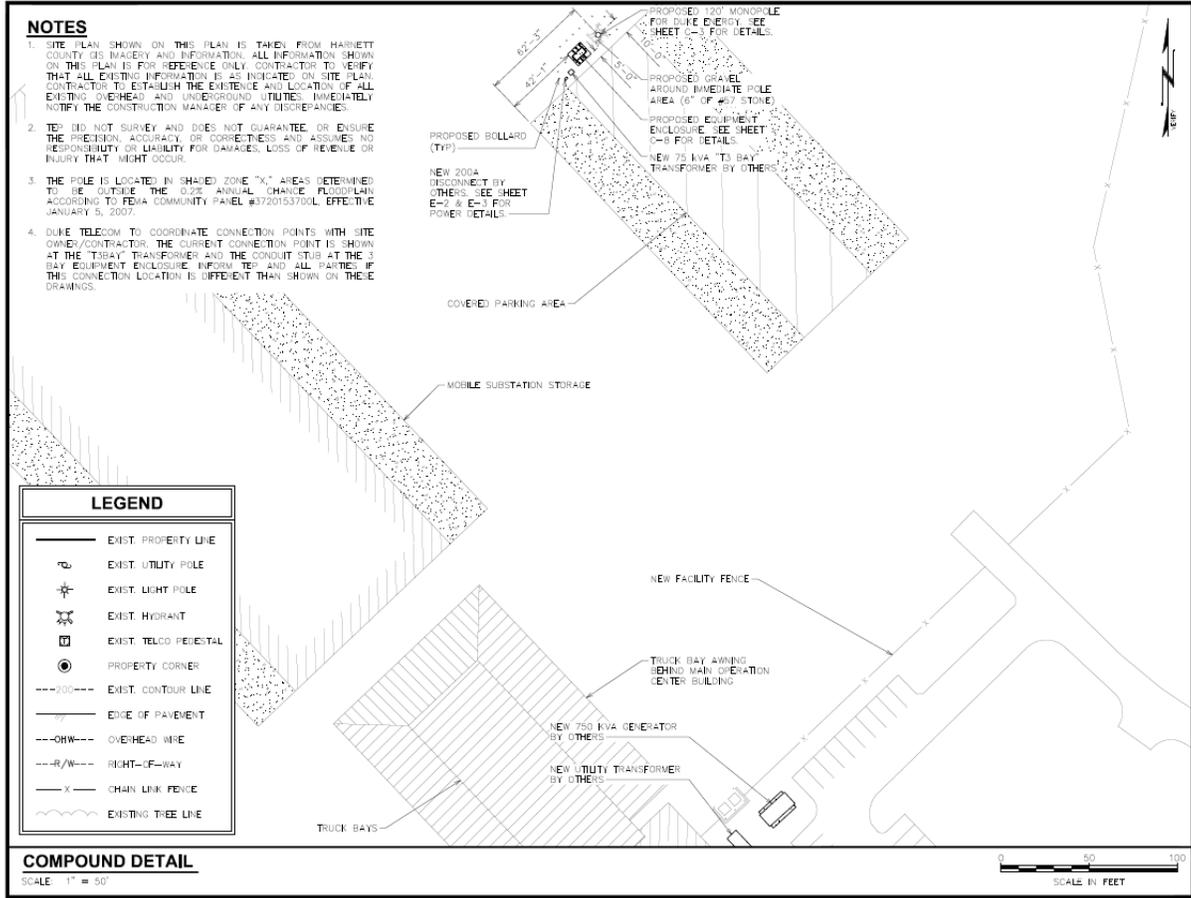
DRAWN BY: RJW | CHECKED BY: JSB

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1** | REVISION: **6**

TEP# 237221.89.812



PLANS PREPARED FOR:
DUKE ENERGY
401 SOUTH WILMINGTON STREET
RALEIGH, NC 27601
OFFICE: (800) 452-2777

PROJECT INFORMATION:
DUNN OPERATIONS CENTER
1269 JONESBORO RD
DUNN, NC 28334
(HARNETT COUNTY)

PLANS PREPARED BY:
TEP

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-9530
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # P-1403

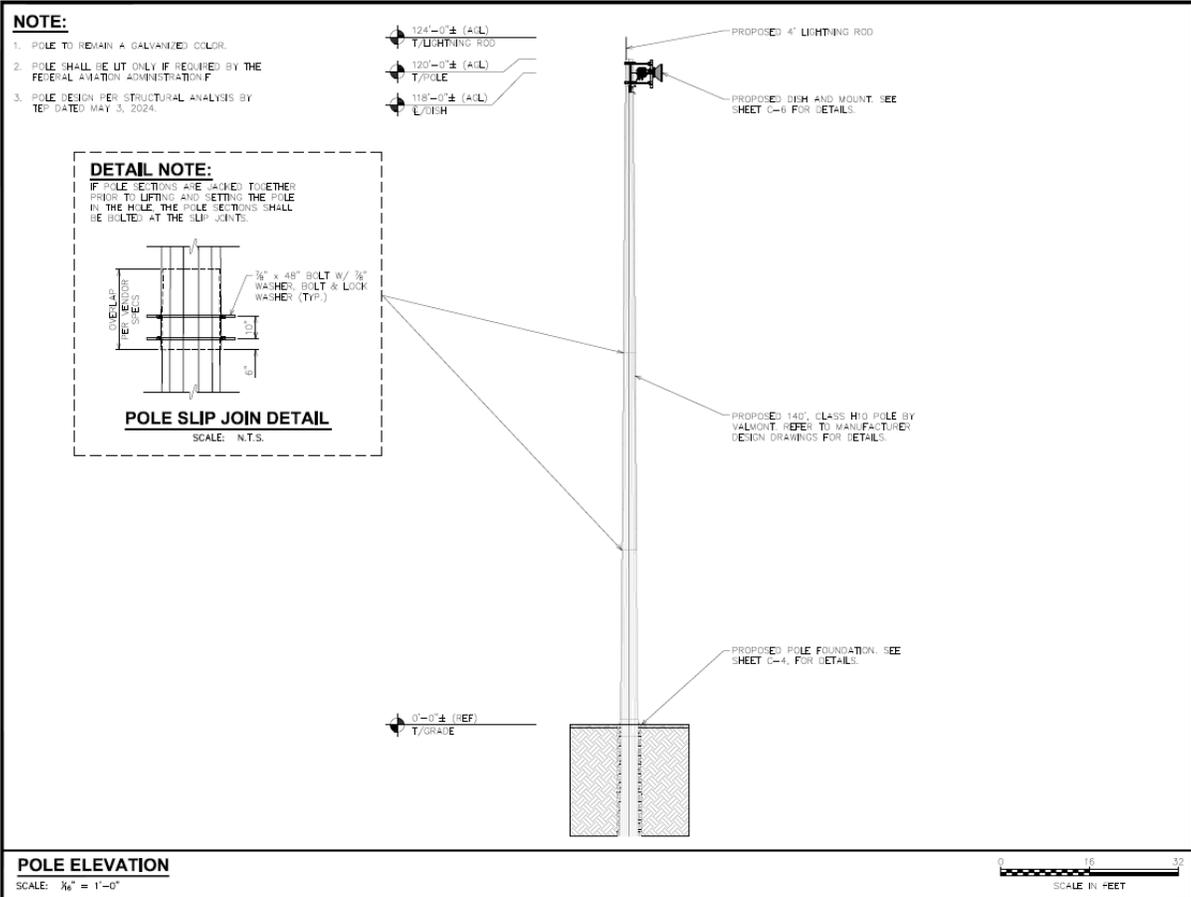
SEAL
JOHN B. GOINS
PROFESSIONAL ENGINEER
NOVEMBER 25, 2024

5	11-25-24	CONSTRUCTION
4	10-30-24	CONSTRUCTION
3	10-24-24	CONSTRUCTION
2	07-16-24	PRELIMINARY CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RJW CHECKED BY: JBG

SHEET TITLE:
COMPOUND DETAIL

SHEET NUMBER: **C-2** REVISION: **5**
TEP# 337261.931514



PLANS PREPARED FOR:
DUKE ENERGY
401 SOUTH WILMINGTON STREET
RALEIGH, NC 27601
OFFICE: (800) 452-2777

PROJECT INFORMATION:
DUNN OPERATIONS CENTER
1269 JONESBORO RD
DUNN, NC 28334
(HARNETT COUNTY)

PLANS PREPARED BY:
TEP

TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-9530
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # P-1403

SEAL
JOHN B. GOINS
PROFESSIONAL ENGINEER
NOVEMBER 25, 2024

5	11-25-24	CONSTRUCTION
4	10-30-24	CONSTRUCTION
3	10-24-24	CONSTRUCTION
2	07-16-24	PRELIMINARY CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RJW CHECKED BY: JBG

SHEET TITLE:
POLE ELEVATION

SHEET NUMBER: **C-3** REVISION: **5**
TEP# 337261.931514