

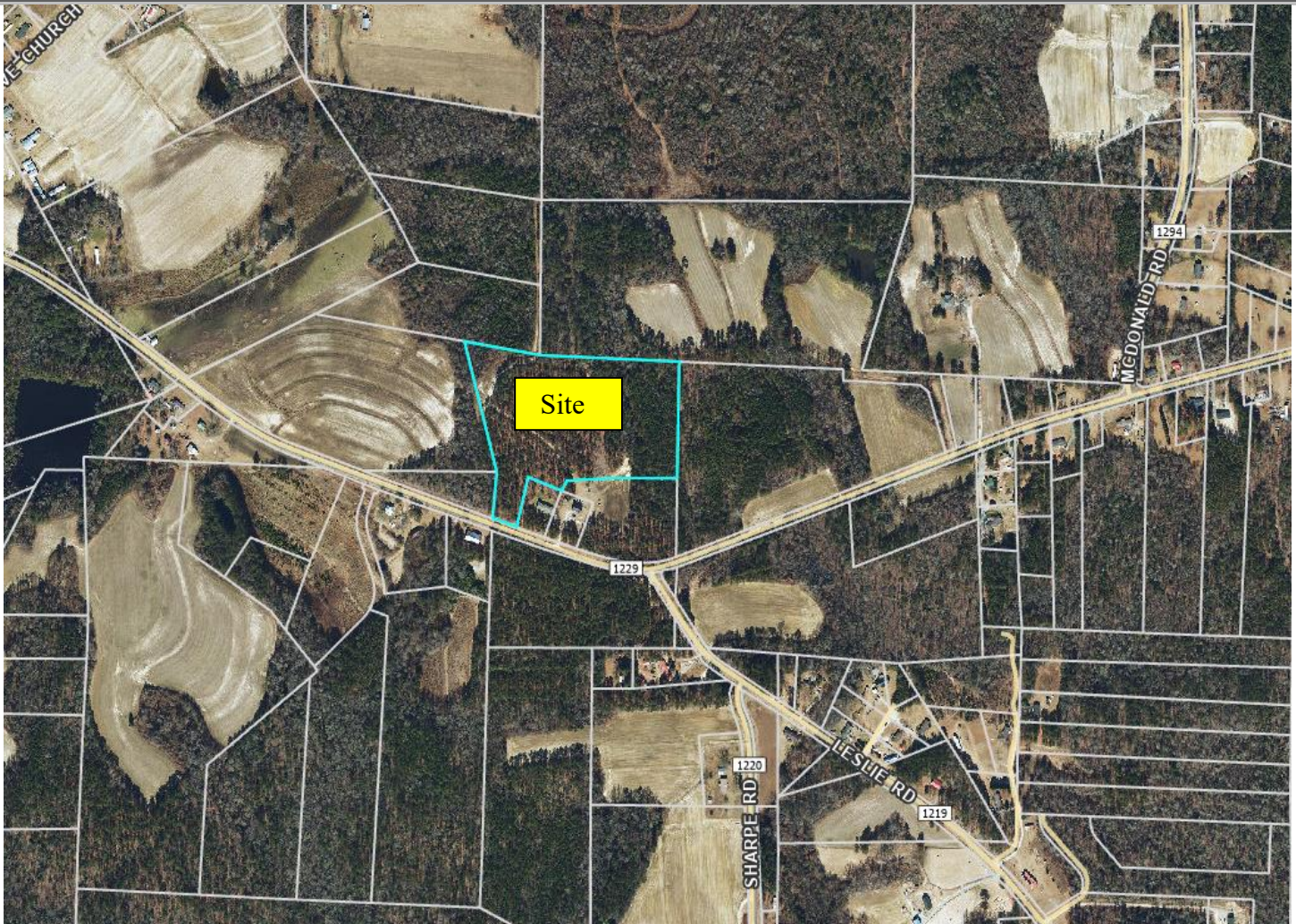
HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 10, 2025

Staff Contact: Emma Harris, Planner I
(910) 893-7525 or eharris@harnett.org

CASE NUMBER: BOA2510-0004
APPLICANT: Jenks Creative Solutions LLC / Jacqueline Jenkins
OWNER: Andrew Jenkins
LOCATION: 14652 McDougald Road Sanford, NC 27332
PIN #: 9579-52-3028.000
ZONING: RA-20R
ACREAGE: 15.30 acres
LAND USE CLASSIFICATION: Rural / Agricultural

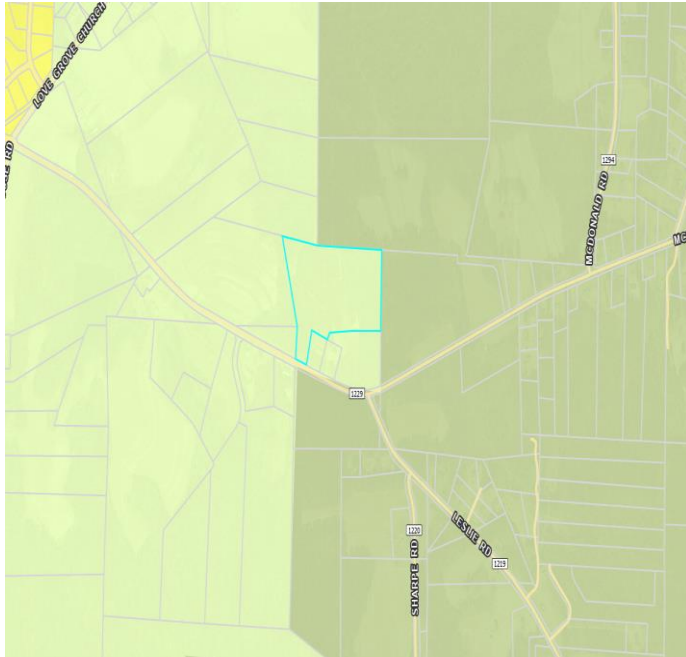
REQUEST: Social Hall & Similar Activities / Wedding & Event Venue

AERIAL:



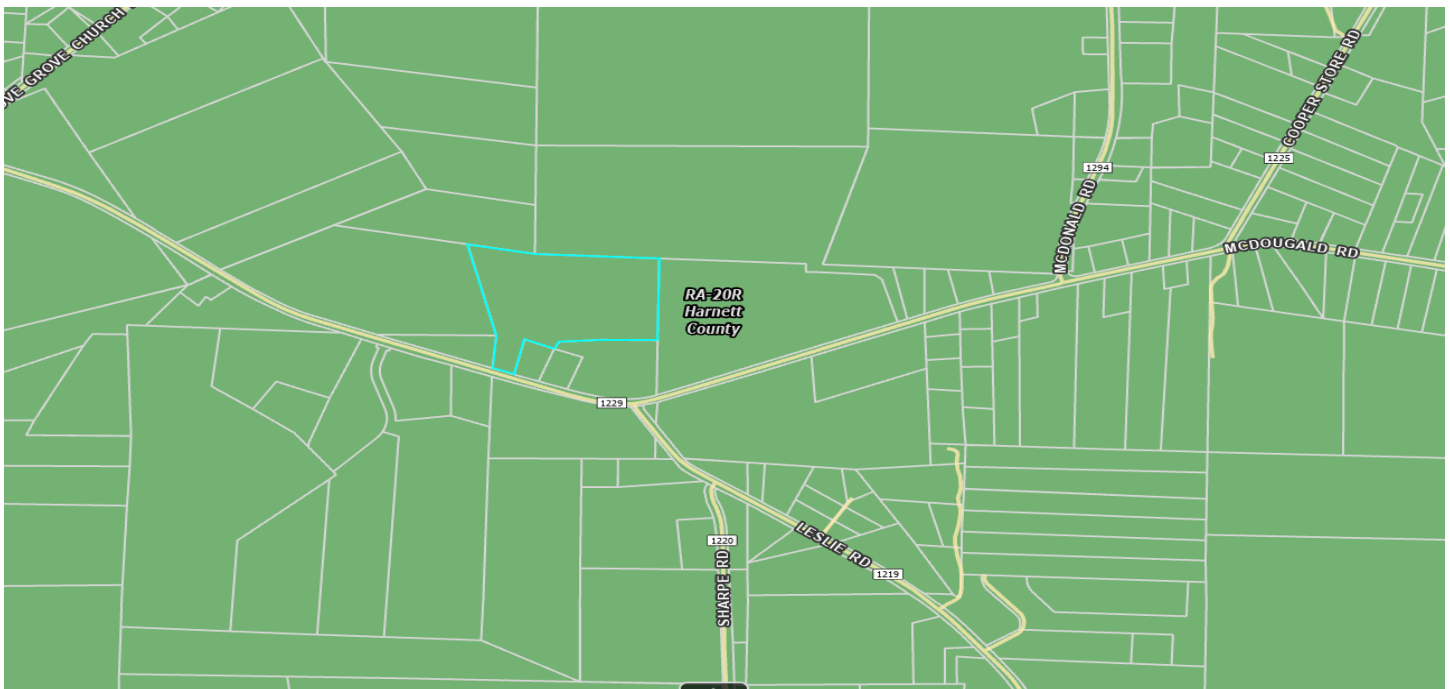
Directions from Lillington: Travel US 421 North toward Sanford – Turn left onto McArthur Road – Turn right onto Rosser Pittman Road – Turn right onto McDougald Road – Property is located on the right just after passing Leslie Road.

LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP

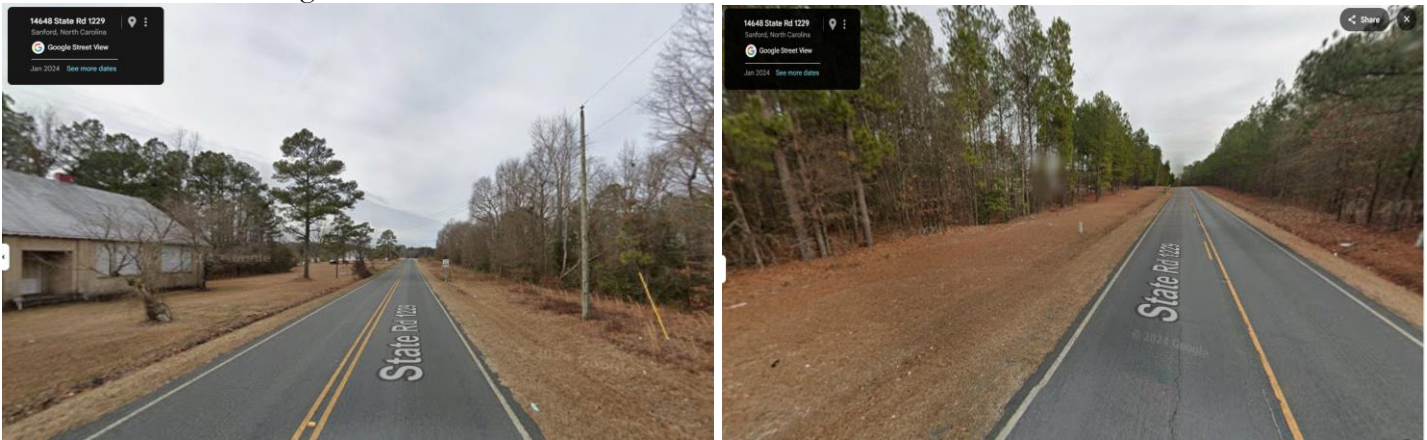


PHYSICAL CHARACTERISTICS

- A. Site:** Approximately 15 acre parcel mainly wooded and undisturbed with an area cleared for the construction of a residential dwelling currently being built.
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** **Water** – Public (McDougald Road) **Sewer** – Private

TRANSPORTATION:

- Annual daily traffic count for this section of McDougald Road is unavailable.
- 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 Social Hall facility.
- 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.
- As part of the technical review process, the applicant may be required to improve the property or obtain additional permits to meet the developmental requirements listed within the Harnett County Unified Development Ordinance.
- Developmental improvements, specifications and conditions will be verified by a series of inspections prior to final approval and issuance of a certificate of occupancy for the proposed use.
- A residential structure is currently under construction on the parcel that will serve as the primary residence of the applicant.

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
SOCIAL INSTITUTIONS												
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 (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/ AGRICULTURAL AND RESIDENTIAL AREAS

Rural / Agricultural: Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low-density single family residential up to one dwelling per acre.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

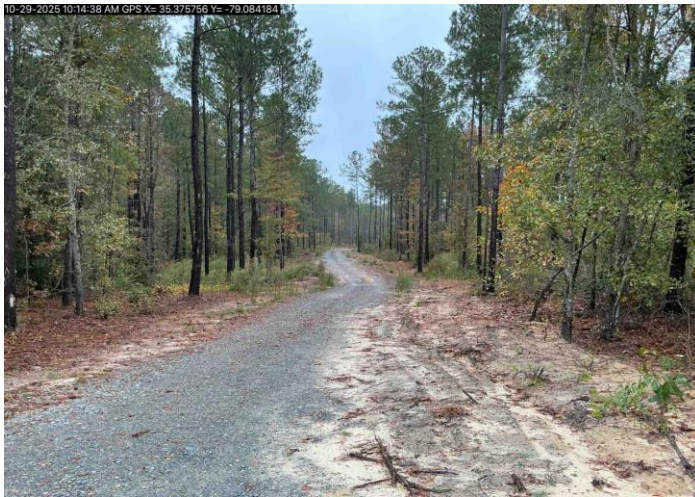
LU-4: Encourage commercial recruitment (including retail and restaurants) to address leakage trends.

Strategy 4D: Encourage rural businesses while limiting impacts on existing uses.

D1: Allow for a variety of small-scale businesses in rural areas.

SITE PHOTOS

Site



Site



Residential Structure Under Construction



Across Street On McDougald Road



Street Views



Adjacent Properties On McDougald Road



SUBMITTED SITE PLAN

