

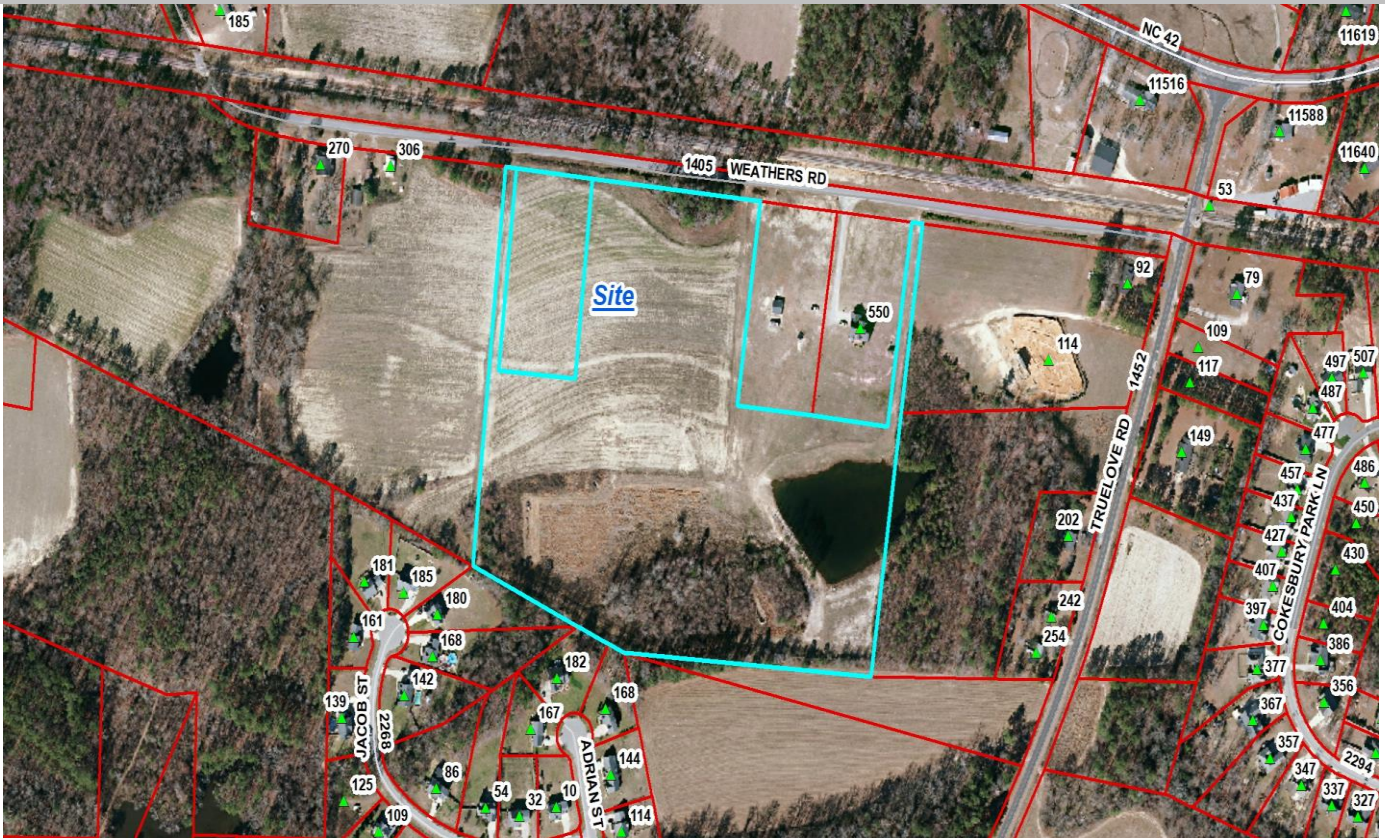
HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 11, 2021

Staff Contact: Landon Chandler, Senior Planner
(910) 893-7525 or LChandler@harnett.org

CASE NUMBER: B0A2109-0003
APPLICANT: Brad & Charlotte Truelove
OWNER: Jack & Celia Truelove
LOCATION: Weathers Rd.
ZONING: RA-30
ACERAGE: 22.74 Total between 2 tracts – 5.5 to be used
PIN#: 0635-39-3690.000 & 0635-39-8274.000

REQUEST: Open Storage of Boats & RV's

MAP:



Directions: See application for driving directions.

PHYSICAL CHARACTERISTICS

- **Site:** Currently there is a field that has been used for agricultural purposes.
- **Surrounding Land Uses:** Primarily residential and agricultural

TRANSPORTATION:

- Site distances are good
- Traffic count on Weathers Rd. is not available. Traffic is very low due to it being a dead-end with little housing

BACKGROUND:

- The applicant requests a Conditional Use Permit for an outdoor storage business (boats, RV's, trailers)
- This project will be required go through the commercial site plan review process via the Development Review Board. The Commercial Site Plan review process includes a thorough review from Planning, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments; as well as NCDOT.

8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- A. Maximum building height of 20 feet.
- B. A secured fence of at least six (6) feet in height shall surround the perimeter of the storage facility.
- C. Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.
- D. No outside storage shall be permitted except as provided below.
- E. Outdoor storage of boats, vehicles (including motorcycles), and recreational vehicles in designated spaces shall meet the following requirements:
 1. Outdoor storage space shall be limited to 25 percent (25%) of the total area of the site. Area not designated as outdoor storage on the required site plan shall not be utilized for outdoor storage.
Existing facilities expanding to include outdoor storage shall submit a revised site plan showing such, in accordance with the provisions of this Ordinance.
 2. Area designated for outdoor storage shall not be visible from adjacent right(s)-of-way and shall install a Type D Buffer along the exterior of the perimeter fencing.
 3. Outdoor storage space(s) shall be located at the rear or side of the site.
- F. The storage of hazardous, toxic, or explosive substances shall be prohibited.
- G. No business activity sales, service, or repair activities, other than rental of the storage units or spaces, shall be conducted within the storage facilities.

SITE PHOTOS

Site



Across Road



Road View



Road View

