

HARNETT COUNTY
BOARD OF ADJUSTMENTS

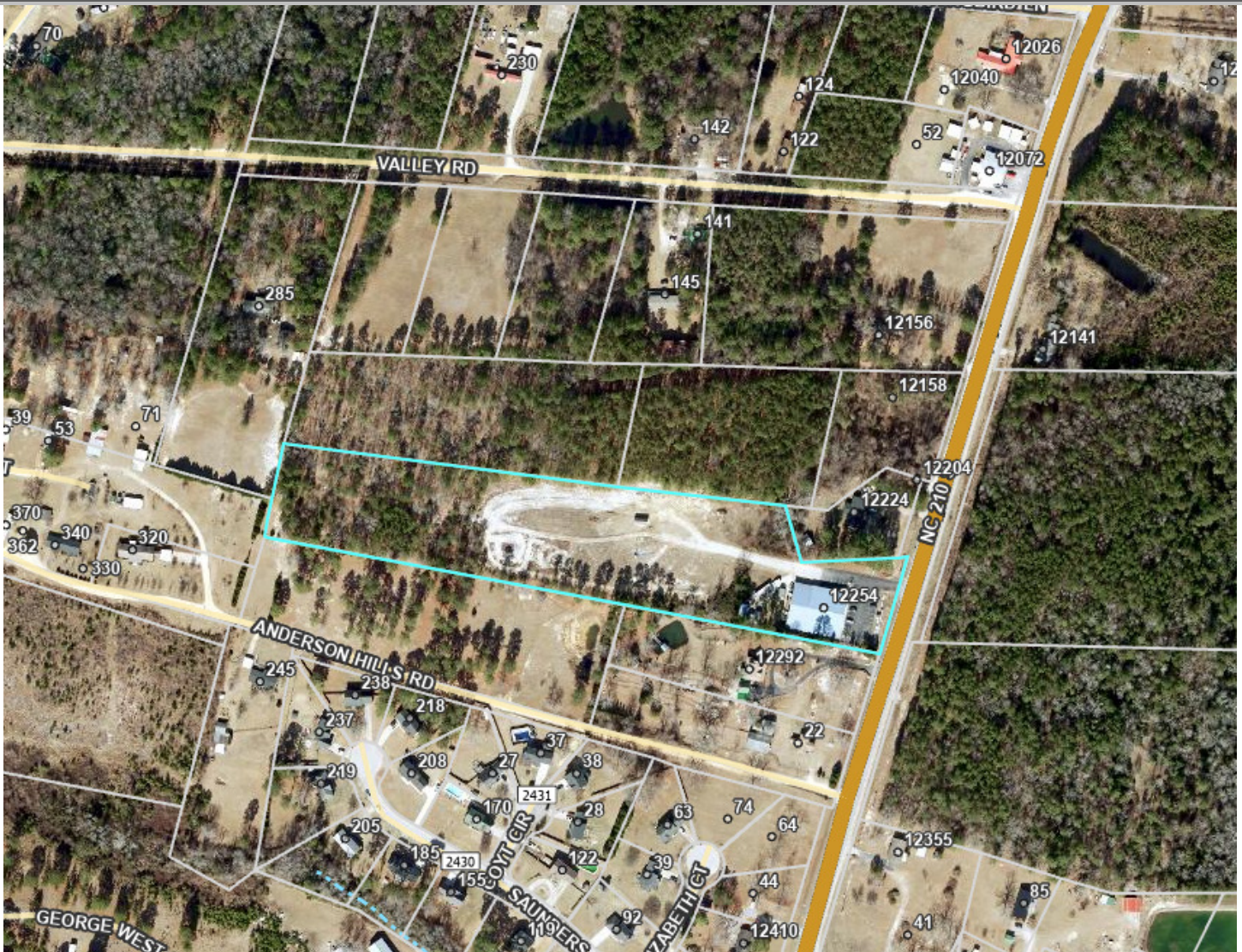
June 8, 2026

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CASE NUMBER: BOA2605-0002
APPLICANT: Renay Gregory
OWNER: Teach All Nations Ministries, Inc.
LOCATION: 12254 NC 210 S Spring Lake, NC 28390
ZONING: RA-20M
ACREAGE: 7.47 **PIN#** 0524-05-7921
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: N/A

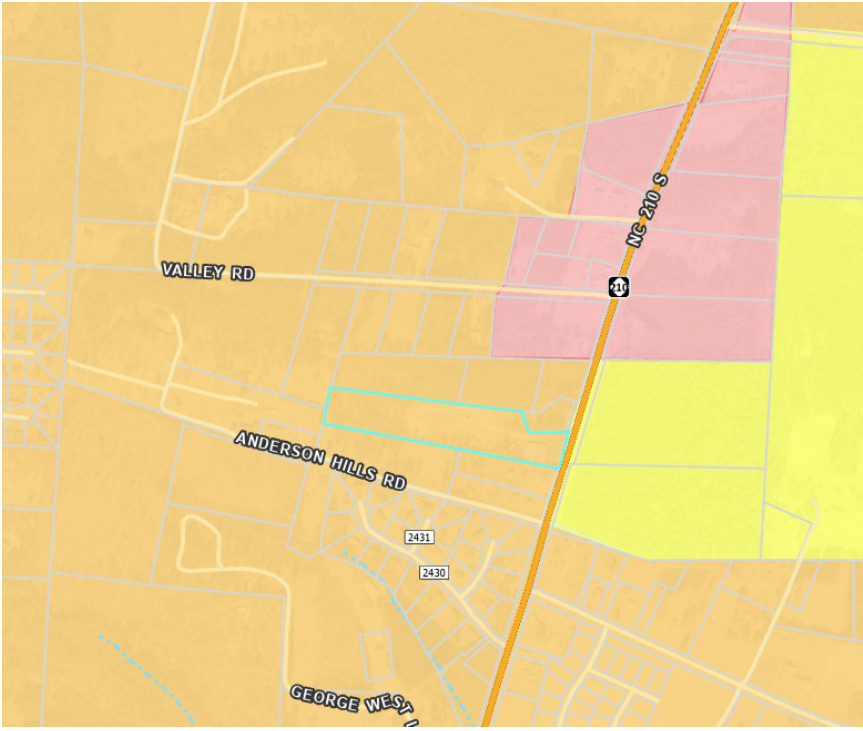
REQUEST: Childcare Facility

AERIAL:



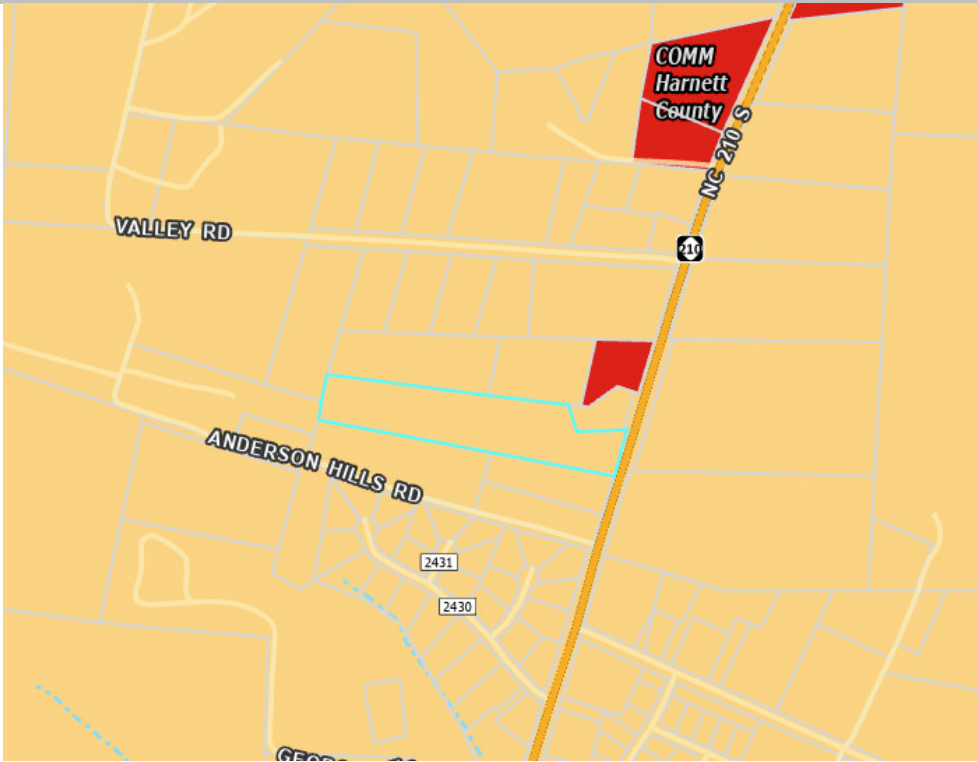
Directions from Lillington: Travel NC Hwy 210 S for approximately 12 miles. The property is on the right (west side of the street).

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:** Currently contains a religious institution
- B. Surrounding Land Uses:**
 North – Single-Family Residence
 South – Single-Family Residence
 East – Vacant Land
 West – Manufactured Home Park
- C. Utilities:** **Water** – Public **Sewer** – N/A

TRANSPORTATION:

- Annual average daily traffic count for this section of NC 210 S is 8,600 vehicle trips per day.
- Site distances are adequate to the north, but poor to the South due to the topography of the road.

BACKGROUND:

- The applicant would like to develop the site as a *Childcare Facility* as an accessory use within the religious institution.
- The applicant has completed a pre-development meeting with various representatives associated with the County development process pertaining to the proposed development of a *Childcare Facility*.
- If approved, this project will be required to go through a Zoning Permit Review.

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
RESIDENTIAL USES												
<i>Childcare Facility</i>	S*	P*	P*	S*		S*	S*	S*	S*	1 per employee + 1 per 8 clients	2	

*6.3.2 Daycare Facilities: Specific Regulations

A. *Childcare Facility*

Outdoor activity area(s) shall be enclosed by a security fence shall be located outside of the front building setback as established by this Ordinance.

1. The fence or wall shall be made of any suitable and durable material that is intended for a fence.
2. The fence or wall shall be designed so that a four inch (4") diameter sphere cannot pass through any opening.
3. All gates and doors opening through such fence or wall shall have self-closing and self-latching devices which keeps the gate or door closed at all times; however, the door of any dwelling which furnishes part of the enclosure need not be so equipped.
4. Parking areas shall not abut fenced play areas without provisions for ballasts or curbing.

B. Commercial Childcare Facility

Outdoor activity area(s) shall be enclosed by a security fence at least five (5) in height and shall be located outside of the front building setback as established by this Ordinance.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Daycare Facility

An establishment providing for the care, supervision, and protection of facility clients, by person(s) other than the guardians or full-time custodians of the client(s), or from persons not related to them by birth, marriage, or adoption on a regular basis of at least once per week.

Daycare Facility, Childcare Facility

Childcare Facility is a childcare arrangement, not in a residence where, at any one (1) time, there are three (3) or more pre-school-age children or nine (9) or more school-aged children receiving 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

Medium Density Residential: Located in areas served by current or planned utilities medium density residential permits a mix of housing types including single-family detached homes, small lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lots sizes and some attached housing could be permitted as part of a Compatibility Design Concept Subdivision, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

LAND USE

- Strategy 1F: Encourage growth where infrastructure and services exist.
 - F.2: Encourage growth in areas of the county where adequate water and sewer service exists or is planned.

SITE PHOTOS

Subject Property



Adjacent Property



Adjacent Property



Across Street



Street View (Looking South)



Street View (Looking North)



SUBMITTED SITE PLAN

