

# Harnett County Comprehensive Land Use Plan

Public Meeting

November 12, 2024



# A Comprehensive Land Use Plan is...

## Long-range

- Makes forecasts based on past trends and data
- 10–20-year time frame

## Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

## Collaborative

- Documents a community conversation

## Policy, not Regulatory

- Lays the groundwork for current and future regulations

# Plan Topics

- Land Use
- Housing
- Economic Development
- Agriculture and Natural Resources
- Parks and Open Space
- Transportation
- Infrastructure and Services
- Jetport

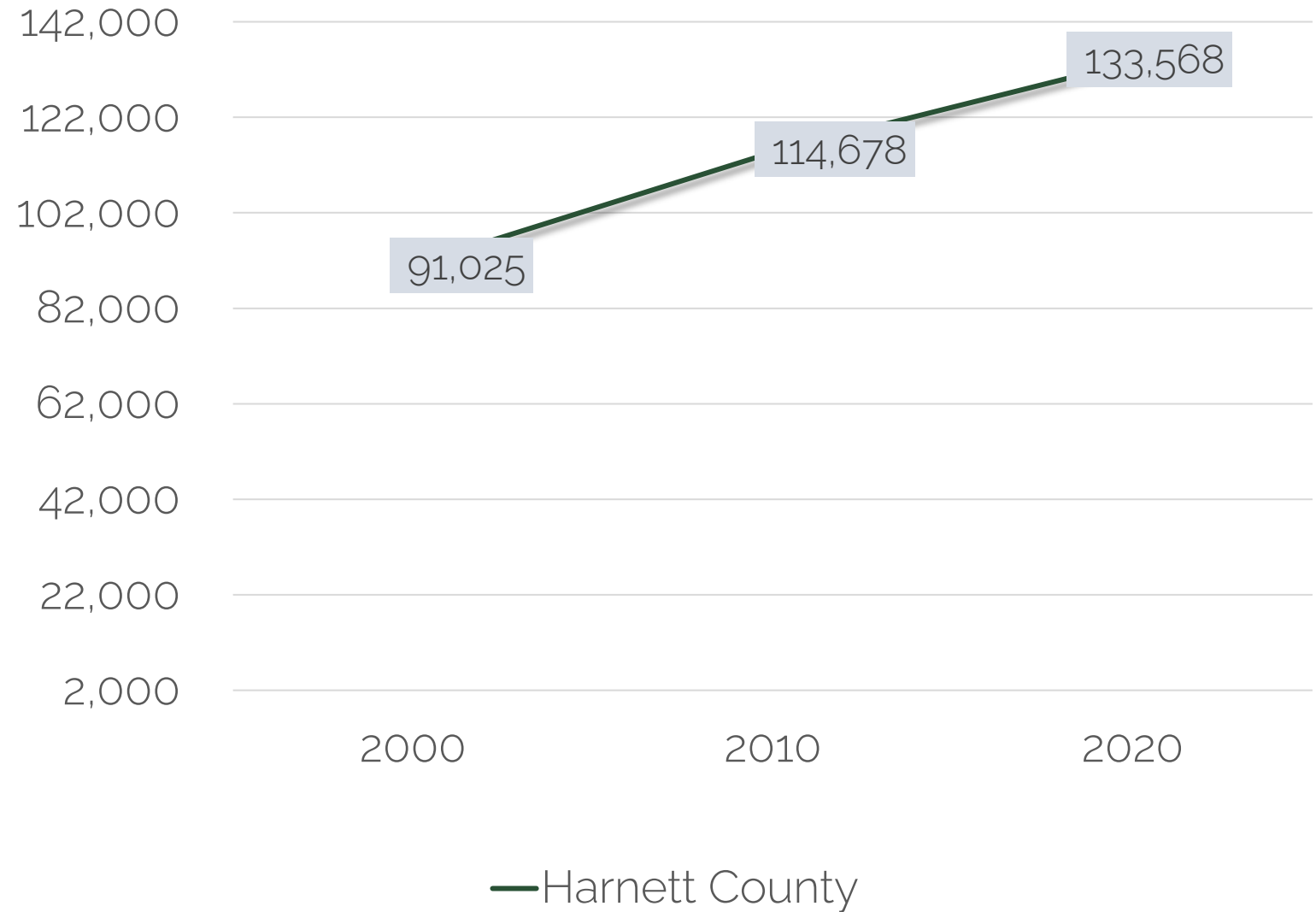




ANALYSIS & INPUT



## Population (Whole County)



# Population

Since 2000, Harnett County's population increased by **42,543 (46.7%)**.

- **91,025** in 2000
- **133,568** in 2020

Source: American Community Survey & Decennial Census

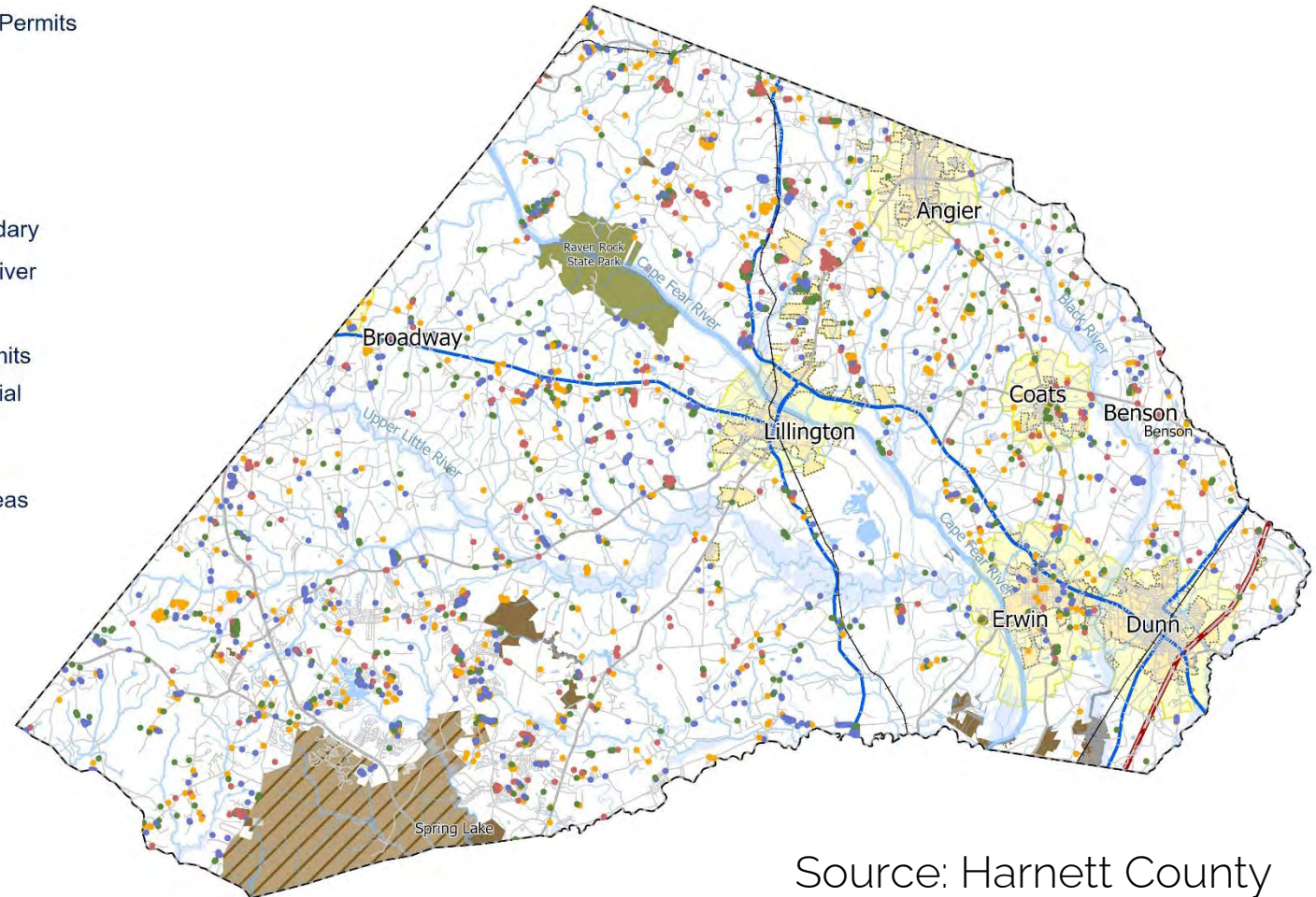
# New Residential Permits

## — New Residential Permits by Year

- 2020 – 1,154
- 2021 – 1,312
- 2022 – 1,189
- 2023 – 816

### New Residential Permits

- 2020
- 2021
- 2022
- 2023
- ▭ County Boundary
- Cape Fear River
- Streams
- ▭ Municipal Limits
- ▭ Extra Territorial Jurisdiction
- ▭ Fort Bragg
- ▭ Managed Areas



Source: Harnett County

# Growth

With accelerated growth comes challenges, including increased traffic, accelerating demand for services, and impacts to natural resources and agricultural operations.

Seventy-five percent of survey respondents were concerned or very concerned about growth.



# Housing Types

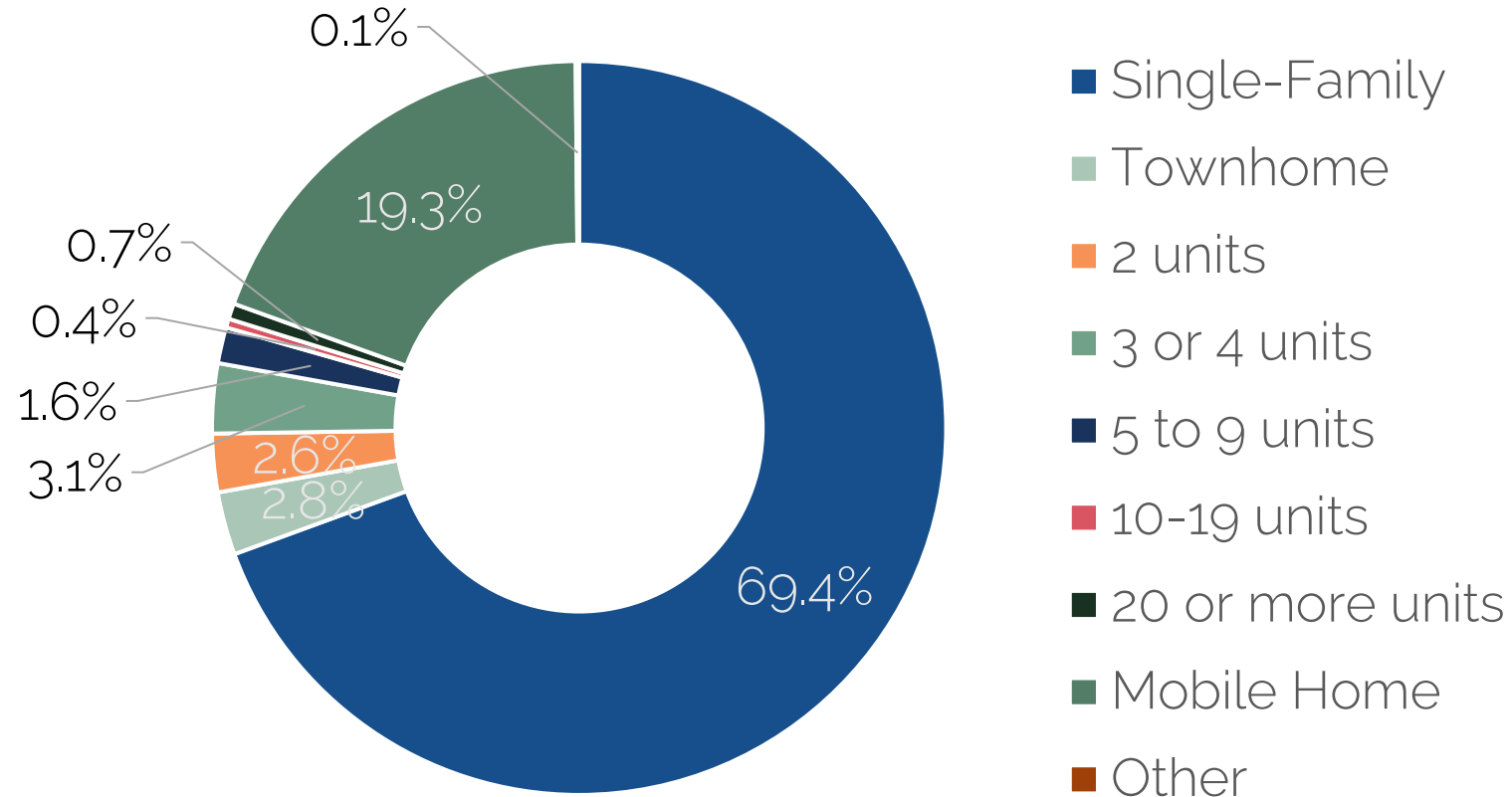
— **Single-Family houses make up almost 70% of housing in Harnett County**

- Followed by Mobile Home (19%) and 3- or 4-unit dwellings (3.1%).

— **17,993 homes have been built since 2000**

- (34.3% of current housing stock)

## Harnett County



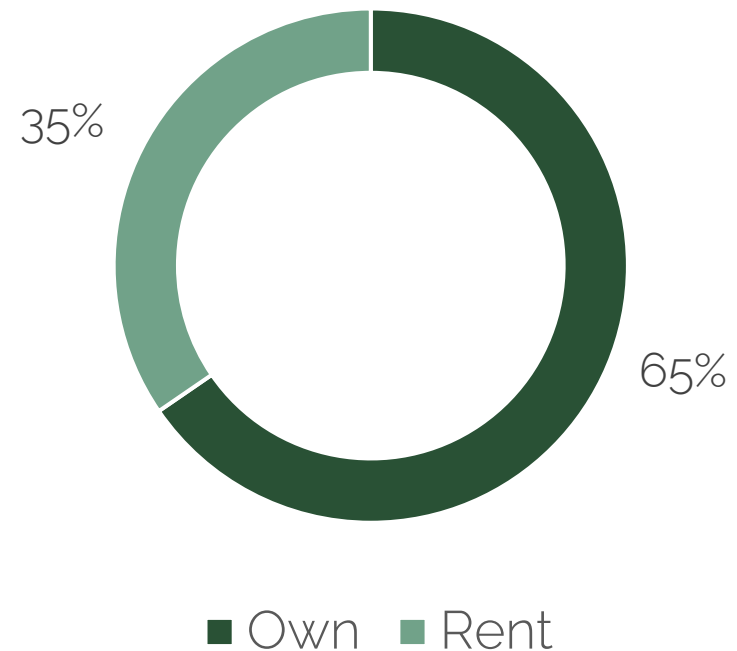


# Homeowners and Renters

52,531 housing units in Harnett County

- 65.4% owner occupied
- 34.6% renter occupied
  
- Since 2000, home ownership rates dropped 4.9% and rental households rose 4.9%.
  
- 43.3% of renters pay 30% or more of their household income on housing

## Harnett County Own/Rent (2020)



Source: American Community Survey

# Affordability

The median sale price of homes in 2023 in Harnett County was \$304,000




Source: Trulia.com

Buy Rent Mortgage

← Back to Search For Sale > NC > Angier > 27501 > 198 Royal Mdw

FOR SALE NEW CONSTRUCTION QUICK MOVE-IN 0.69 ACRES

Hide Share Save




**198 Royal Mdw**  
Angier, NC 27501

**\$345,900** ↑  
~~\$343,900~~ ⓘ  
Est. Mortgage \$1,990/mo\*

🏠 3 Beds 🛁 3 Baths 📏 1,800 sqft (on 0.69 acres)

**Local Information**

Map Schools Shop & Eat



© Google Map data

🚗 -- mins to [Commute Destination](#)

Name  
Jake Petrosky Phone

Email

Message  
I am interested in Atherstone in Angier, NC 27501

**Request Info**

By pressing Request info, you agree that Trulia and real estate professionals may contact you via phone/text about your inquiry, which may involve the use of automated means. You are not required to consent as a condition of purchasing any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Trulia does not endorse any [real estate professionals](#).

**TMLS iDX™ LGI Homes**  
(984) 368-4218

# Affordability

Hypothetical example

Fire Marshal +  
Teacher get married

They can only afford  
a home that is 50% of  
the median sale price  
in the county (\$160k  
compared to \$300k)



Fire Marshal Salary:  
**\$15.21/hour**



Entry Level Teacher  
Salary:  
**\$41,960 – Master's Degree**  
\*includes annual supplements specific to Harnett  
County\*

# Agriculture

## Land in farms: 643 farms with 106,262 acres in farmland

- 19% decrease from 797 farms in 2012
- 11% decrease from 119,775 acres of farmland in 2012

## 145% increase in per-farm net income

- From \$45,764 to \$112,327 average net cash income per farm

## 7.5% increase in total sales from local farms

- From \$190 million to \$204 million in total sales from Harnett County farms

## Top 3 Agricultural Commodity groups:

1. Livestock, poultry and their products (\$132 million)
2. Crops, including nursery and greenhouse crops (\$71 million)
3. Tobacco (\$39 million)



# Public Engagement



STAKEHOLDER  
INTERVIEWS /  
FOCUS GROUPS



COMMUNITY  
SURVEY



STEERING  
COMMITTEE



PUBLIC  
MEETINGS



SOCIAL MEDIA

# ENGAGEMENT BY THE NUMBERS

**1**

Community Tour

**70+**

Stakeholders

**4**

Public Meetings

**4**

Steering Committee Meetings

**5**

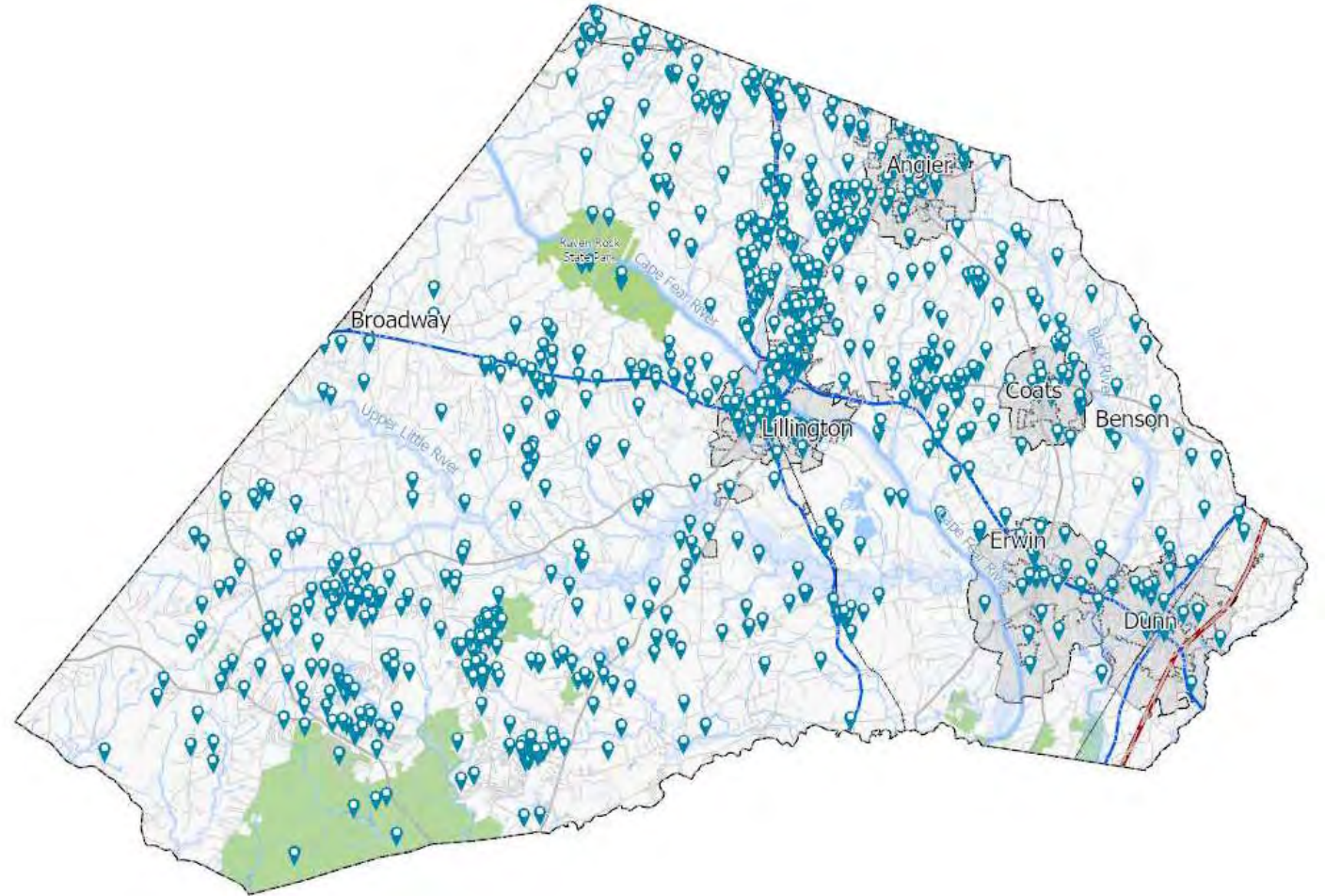
Updates to the Planning Board and Board of Commissioners

**1,792**

Survey Responses

# Comp Plan Survey - Responses

- 1,792 responses
- Ran for 3+ months
- Digital version and paper copies



Where Survey Participants Live or  
Spend Most of Their Time

# Comp Plan Survey - Concerns

- **76% of respondents are concerned or very concerned about growth**
- **Most concerning impacts include:**
  - **#1: Traffic and congestion**
  - **#2: School capacity and/or quality**
  - **#3: Utility and infrastructure capacity**
  - **#4 Loss of farmland**



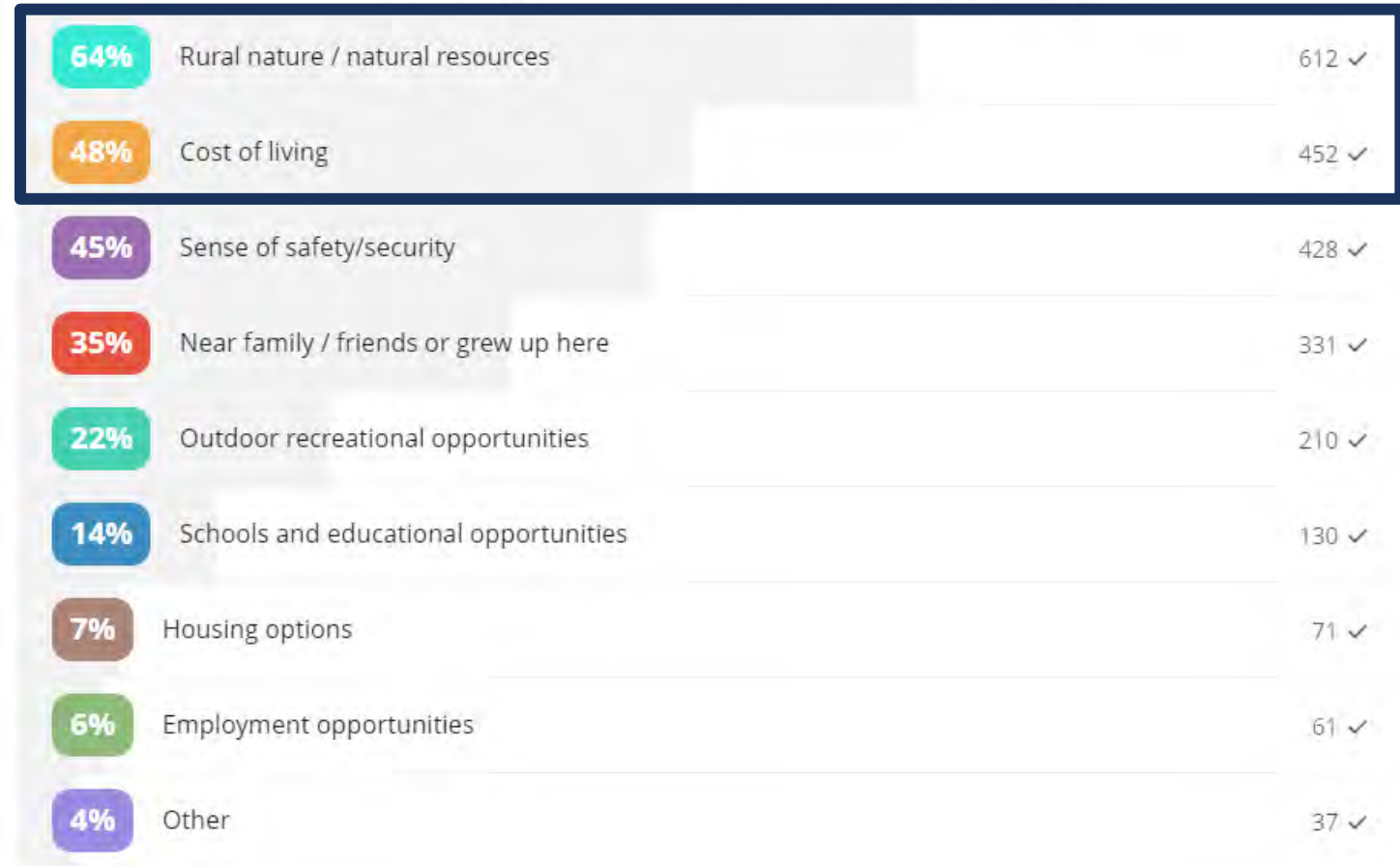


# Comp Plan Survey – Values

- **Rural nature and natural resources** are highly valued by respondents
- **Cost of living** also highly valued



6. What do you value the most about Harnett County?



# Draft Recommendations

By Plan Element



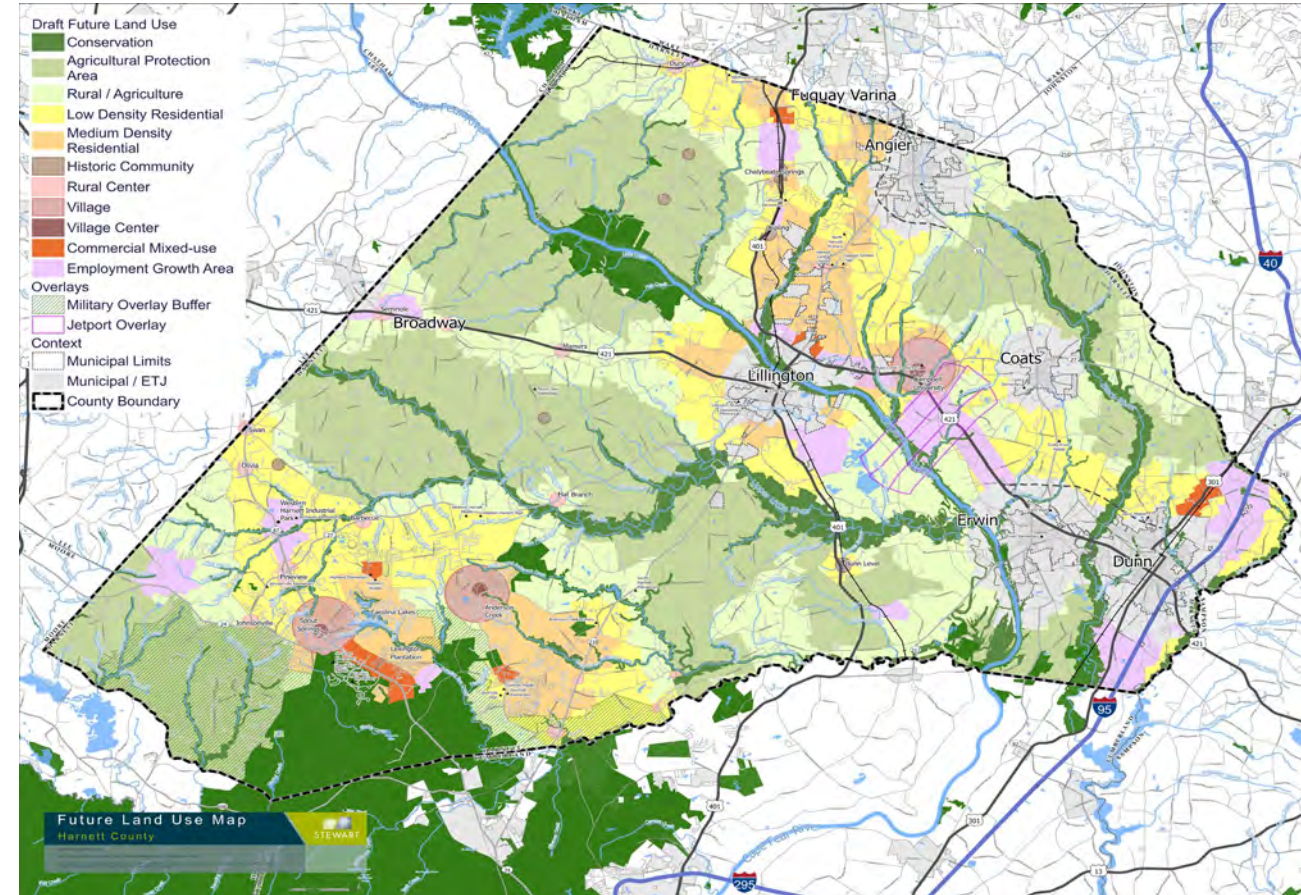
LAND USE & HOUSING



# Future Land Use Map and Character Areas

## — Purpose

- ▶ Guide growth and development as well as infrastructure investment and conservation over the next 10-15 years
- ▶ Guide for development design, approval and rezoning decisions



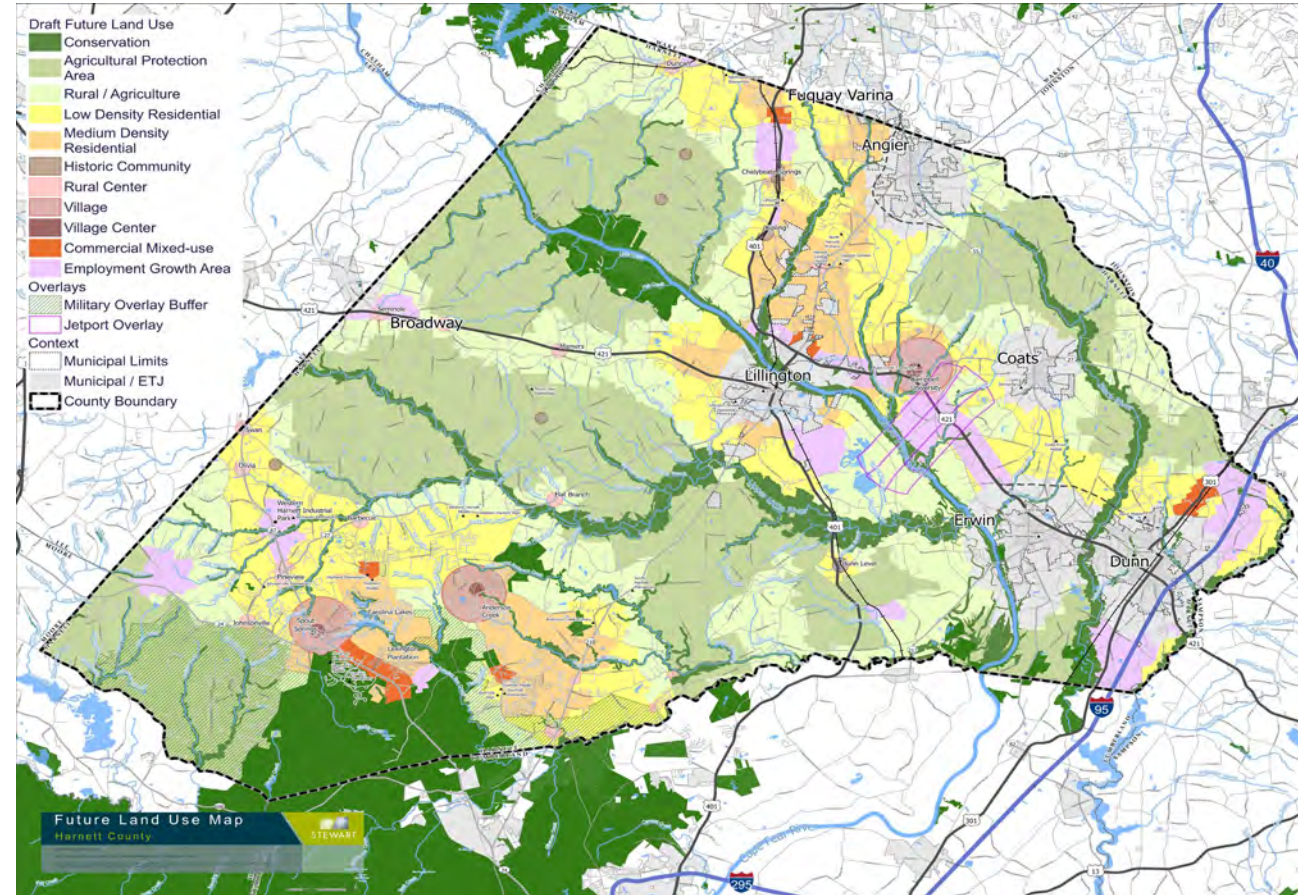
*Draft Future Land Use Map*

# Future Land Use Map and Character Areas

## — 12 Character Areas and 2 Overlays

## — Highlights

- Guidance for the management of residential uses and density
- Identification of strategic Agricultural Protection areas
- Areas for commercial and mixed-use development including Villages and Rural Centers
- Defined Employment Growth areas



*Draft Future Land Use Map*

# Goal: Manage growth in order to protect natural resources, agricultural areas and rural character.

- Review development proposals for consistency with the Future Land Use Map and goals and strategies of the Comprehensive Plan.
- Revise the Unified Development Ordinance to implement the Comprehensive Plan.



# Agricultural Protection

- **Discourage large-scale residential development and rezonings** in Agricultural Protection Areas identified on the Future Land Use Map.
- Consider **targeted rezonings** to more closely match future land use recommendations
- **Agricultural Protection Overlay**
  - Reduced density (larger lots or lower overall density, less than 1 dwelling unit per acre)
  - Incentives for small-scale, low density development (potential Farmhouse Cluster option as new minor subdivision type)



# Goal: Maintain and increase standards for new development.

- Improve open space standards for new development in residential zoning districts.
- Encourage conservation subdivisions in areas with sensitive environmental resources through updates to the Compatibility Development Option.
- Promote **quality commercial and retail** site and building design.





# Residential Design & Density

## — Increase standards for Compatibility Development / Conservation Subdivisions

- ▶ Continue incentives for conservation subdivisions (Smaller lot sizes in exchange for higher standards for the development)
- ▶ Increase minimum open space requirements and potentially minimum lot sizes for more rural areas



**Conventional Subdivisions**



- Typical subdivision design
- Medium sized lots ~ 1/2 acre
- Limited open space



**Compatibility / Conservation Design**



- Same number of lots as conventional subdivision but development clustered
- Smaller lots in exchange for more open space (30-40%+) and amenities

**Conservation Design preferred**

**2 to 1**

in survey (1,700+ responses)

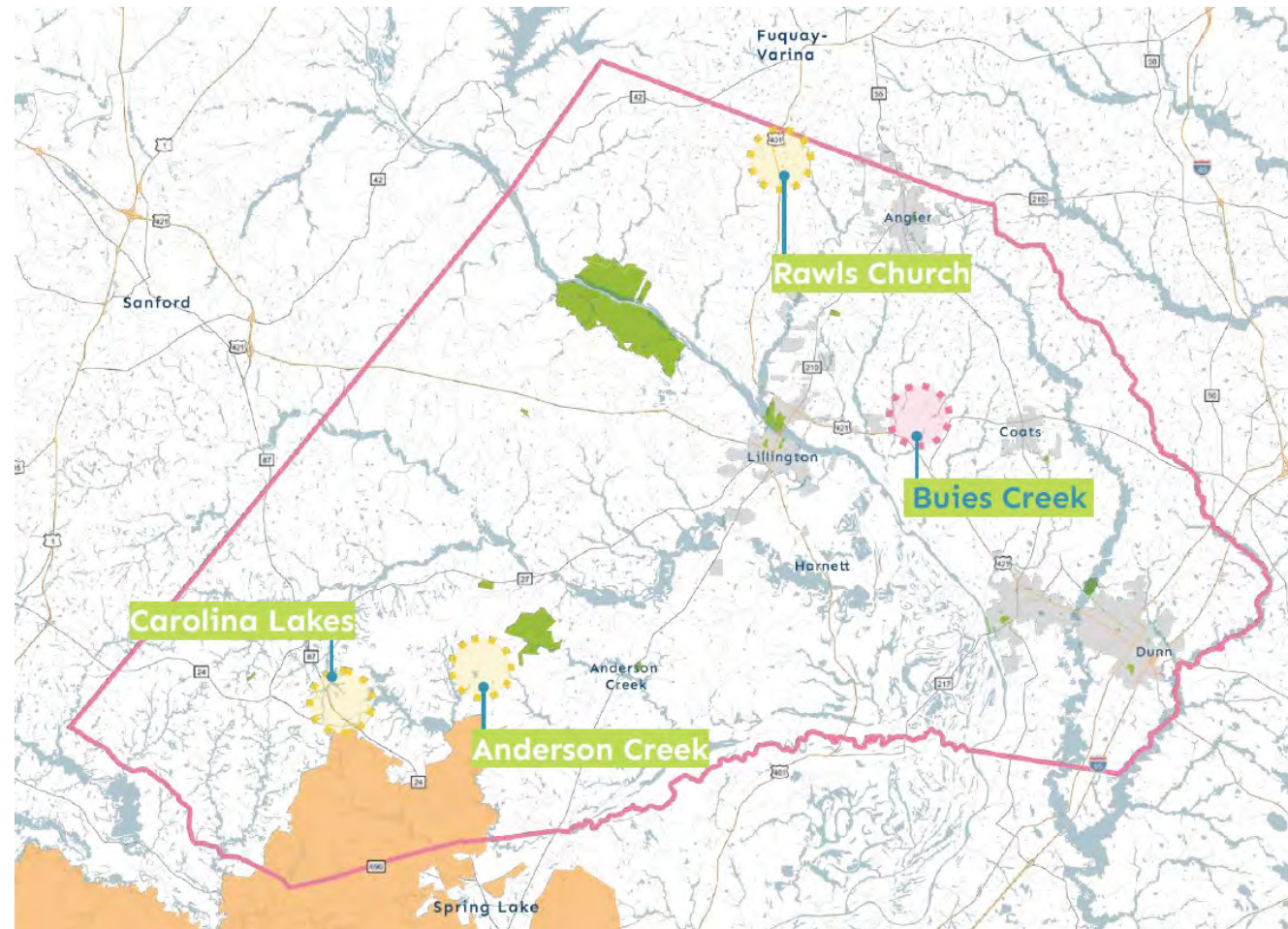
# Housing Goals

- Accommodate a mixture of housing types in appropriate areas.
- Encourage the preservation and construction of **affordable and workforce housing**.
- Work with partners to **prevent and reduce homelessness**.



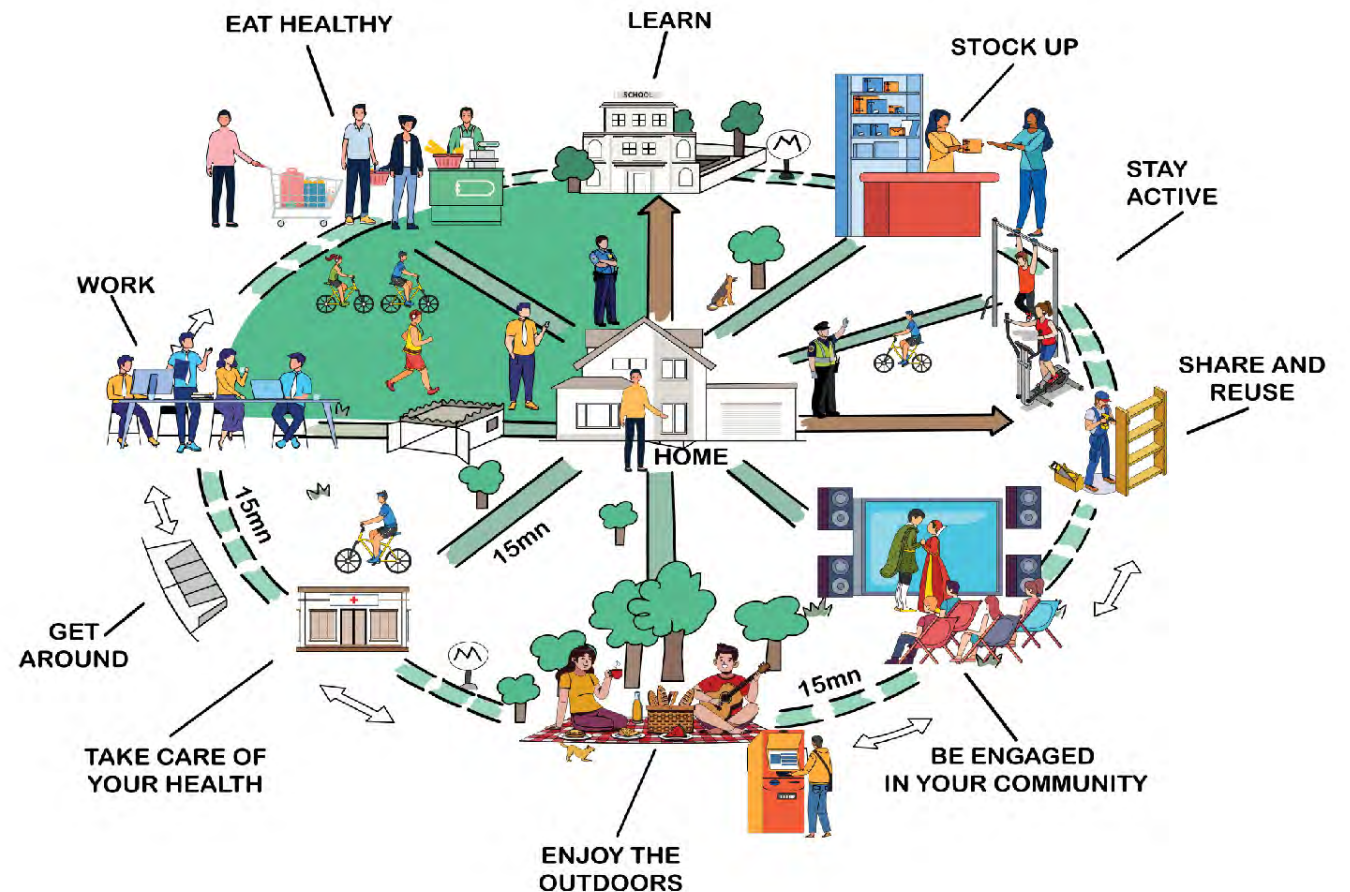
# Goal: Provide for limited areas of mixed-use and walkable village in key locations.

The creation of village districts in the county could accommodate a mix of land uses around a defined, walkable center with integrated greenspace. They could build on traditional development patterns in the county and help fulfill shopping needs, recreational, housing and employment options in unincorporated areas.



# County Village Districts - Components

- Defined center
- Mix of complementary land uses
  - Housing types
  - Strategic amenities
  - Schools
  - Greenspace
- 15 minutes to amenities, parks, employment and schools
- Transportation Options
  - Roadway investment
  - Greenway and sidewalk connections
  - Walkable
  - Future Transit access



# County Village Districts - Benefits

- Reinforce small town and rural character
- Channel development (and preserve agriculture)
- Increase access to missing amenities
- **Strengthen long-term economics**



**Town Center Pattern**  
+\$3.5k/ac/yr



**Town Center Adjacent**  
+\$1.5k/ac/yr



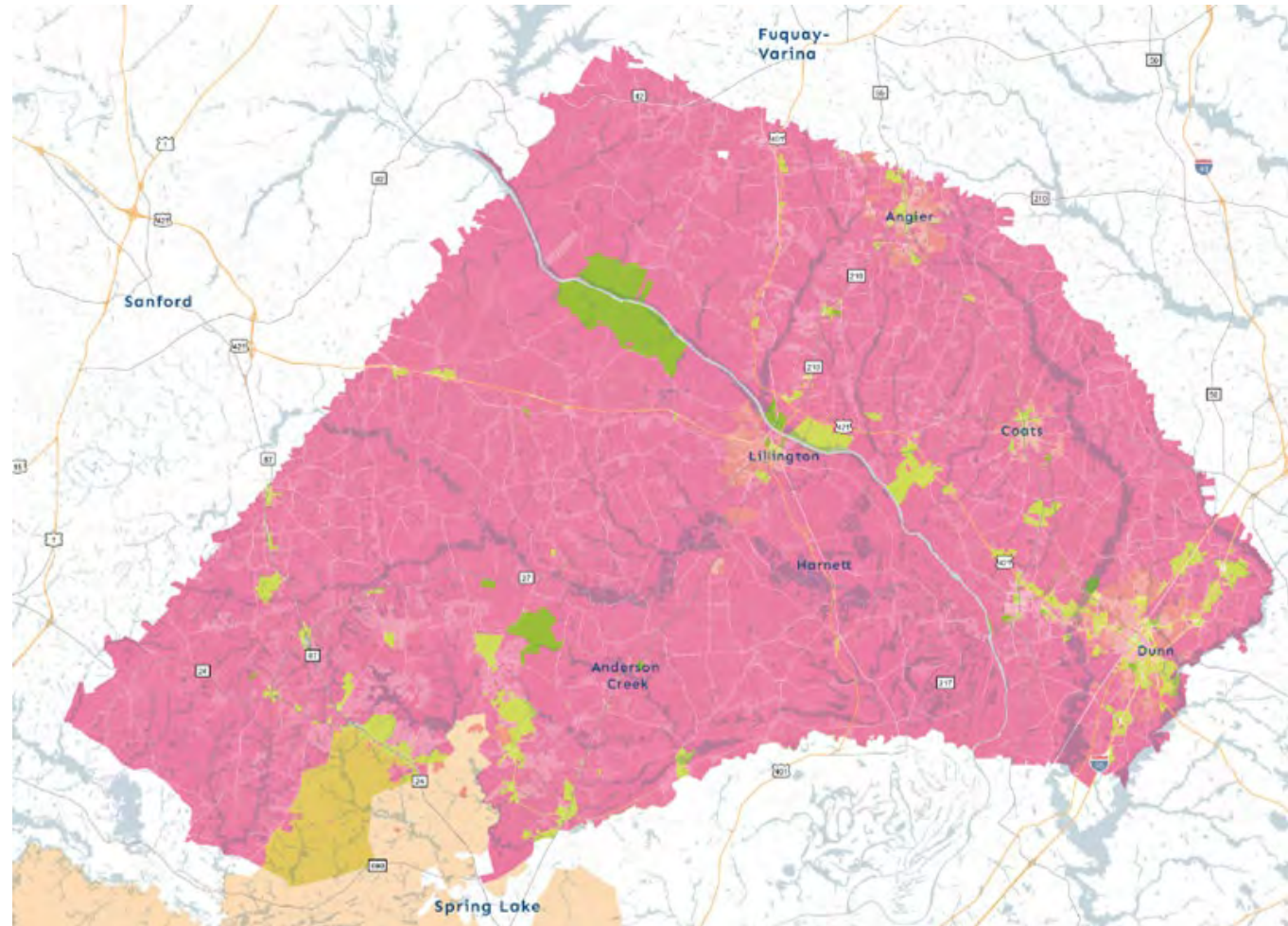
**Missing Middle**  
+\$750/ac/yr



**Compact Single Family**  
-\$750/ac/yr



**Large Lot Single Family**  
> -\$1k/ac/yr



# County Village Districts - Precedents



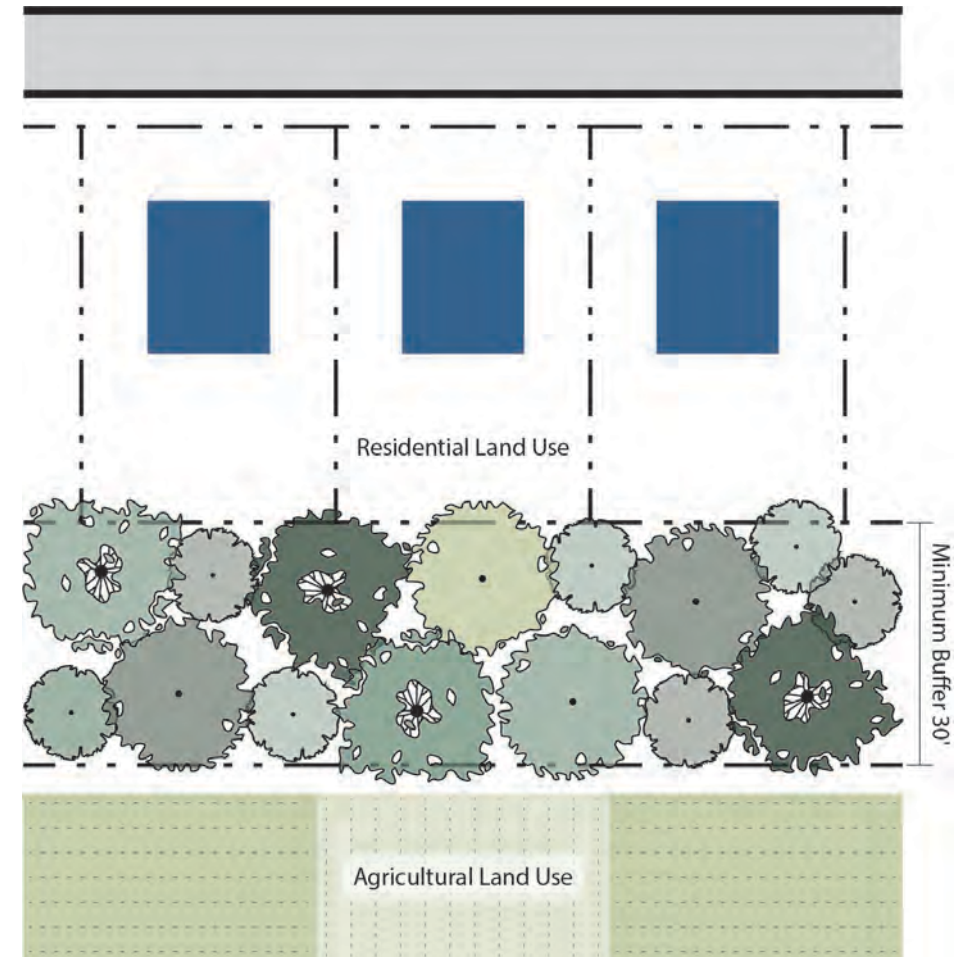


# AGRICULTURE AND NATURAL RESOURCES



# Goal: Encourage compatible development in areas with important natural resources.

- Promote and maintain rural character and the agricultural economy.
- Require working farm buffers
  - Add requirement for major subdivisions to install or preserve buffer adjacent to working farmland (see graphic to the right).
- Establish a Farmland Preservation Program and Fund
  - Utilize Present Use Value (PUV) “roll-offs” and/or other sources to fund local farmland preservation program.
  - Local funds could match state/federal funds.





# Goal: Encourage compatible development in areas with important natural resources.

- Coordinate with Fort Liberty to protect lands critical to military operations.
- Require the reservation of high-quality, connected open space in new development.
- Raise awareness of the county's unique natural assets.



# Goal: Maintain and improve water quality.

- **Discourage development in floodplains.**
- **Encourage stream buffers** that meet and exceed state minimums in new development.
- **Encourage Low Impact Development (LID) techniques** in watersheds with High Quality Waters and impaired streams.
- **Preserve habitat and reduce sediment loads on tributaries that drain to the Cape Fear River.**





PARKS AND GREENWAYS



# Comp Plan Survey – Parks and Recreation



**Greenways and more public natural areas**  
Were priorities from the survey

14. What are your parks and recreation priorities? (Choose up to three options.)

46%	Greenways and trails	302 ✓
45%	More publicly accessible natural areas	293 ✓
41%	More programming events (e.g., senior programming, youth events, art or exercise classes)	268 ✓
32%	Water access ( fishing ponds, boat ramps, canoe accesses)	211 ✓
27%	Indoor recreational options	175 ✓
23%	Playgrounds	153 ✓
22%	More facilities such as sports fields and courts	143 ✓
20%	Youth recreational leagues	128 ✓
5%	Other	31 ✓

# Goal: Provide active and passive recreation opportunities to preserve and enhance the quality of life.

- Support **continued maintenance and improvements at existing parks.**
- **Work with public and private partners to acquire land for new parks** and nature preserves in land acquisition target areas and growing areas of the county.
- **Undertake site specific master plans** for planned parks.
- Work with public and private partners to plan for and **construct additional indoor recreation facilities.**
- **Enhance parks and recreational program offerings** based on ongoing citizen input.



# Goal: Position Harnett County as a destination for outdoor recreation.

- Pursue the completion of the Harnett County Greenway System.
- Develop and promote the Cape Fear River as a **blueway**.
  - ▶ Plan for and develop river access points every 4-6 miles along the Cape Fear River.
- **Improve marketing material** (online and print) and wayfinding signage for parks, trails and other outdoor recreation destinations.





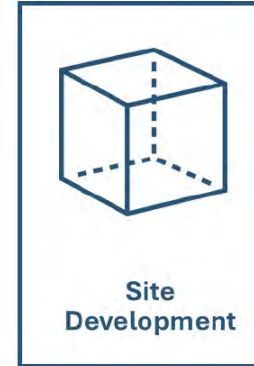
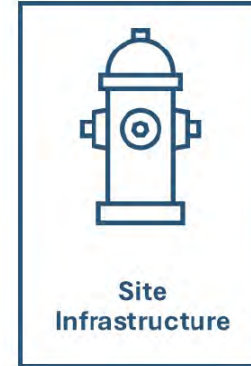
ECONOMIC  
DEVELOPMENT



# Goal: Grow Harnett County's inventory of market-ready buildings and sites.

- Continue to maintain an inventory of available buildings and land on the **Harnett County Economic Development website.**
- Transition available and candidate sites to market-ready sites through the completion of environmental Due Diligence activities.

Economic Development Site Readiness Process





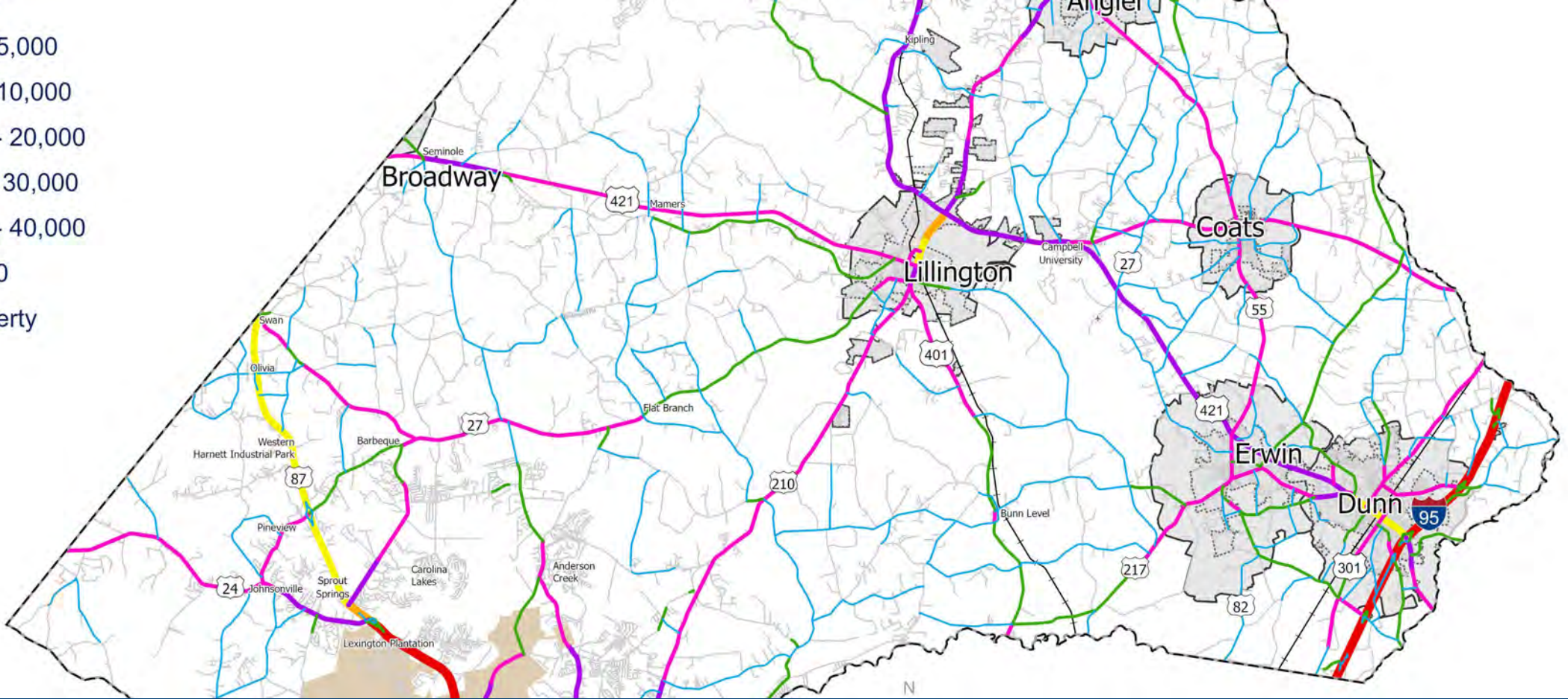
# Goal: Continue and expand business attraction and recruitment efforts.

- Engage in outreach activities in conjunction with regional and state economic development partners, and apart from partners.
- Conduct focused recruitment of retail and restaurants to meet local market demand for new businesses.



Out commuting contributes to a **\$1,744,395,951 opportunity gap** for total retail and restaurant consumer demand

- < 2,000
- 2,001 - 5,000
- 5,001 - 10,000
- 10,001 - 20,000
- 20,001 - 30,000
- 30,001 - 40,000
- > 40,000
- Fort Liberty



# TRANSPORTATION AND INFRASTRUCTURE



# Transportation

- **Continued emphasis on partnerships and transportation planning at the regional level**
- **Enhanced transportation requirements for new development**
  - Standard street sections
  - Collector streets
  - Driveway spacing along arterials
  - Connectivity requirements
  - Sidewalks
  - Parking standards



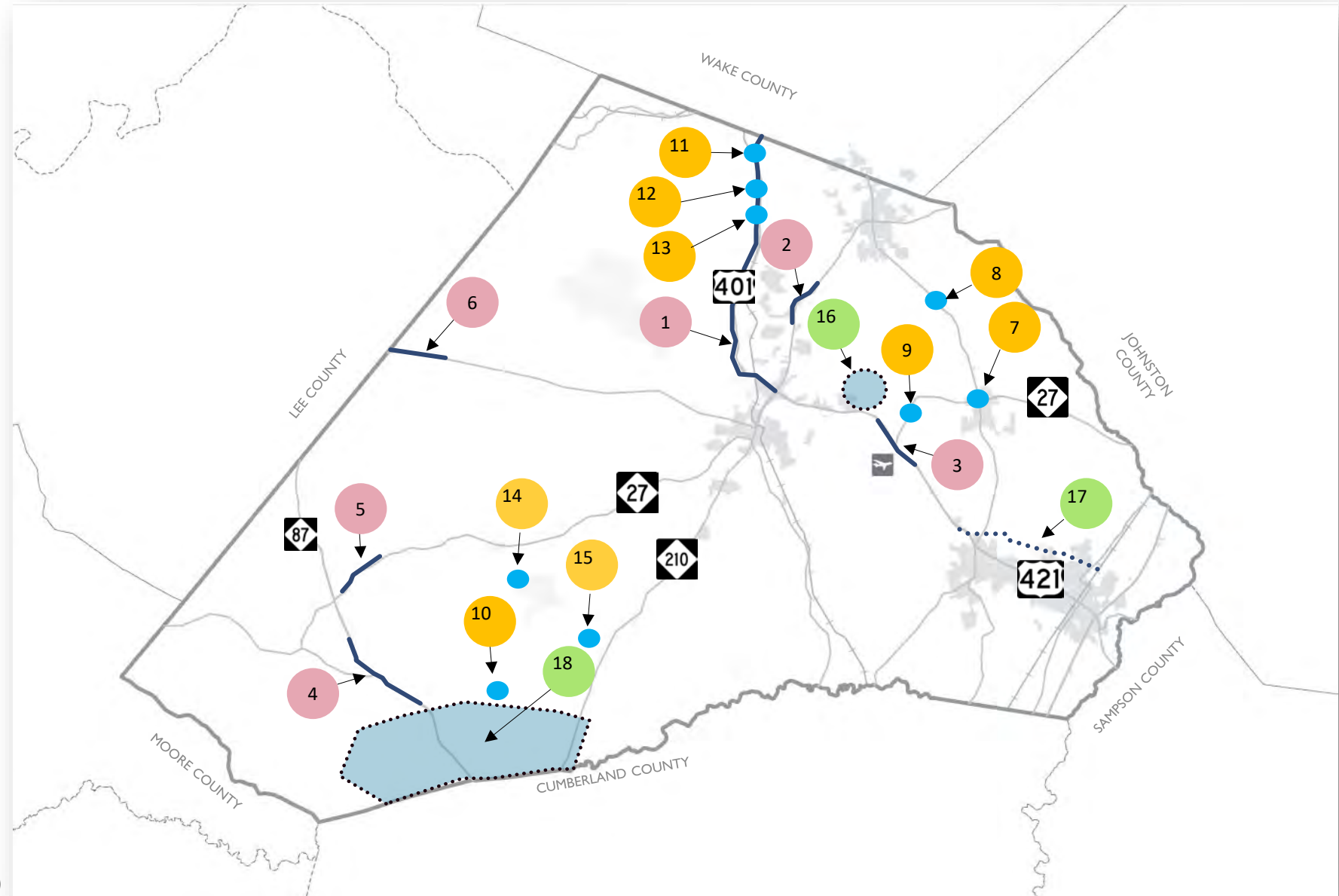
# Priority Corridors

## Priority Corridors

- 1 US 401 Widening (North of Chalybeate Springs)
- 2 NC 210 Near Harnett Central HS
- 3 US 421 Jetport Area changes
- 4 NC 87 Near Spout Springs
- 5 NC 27 north of NC 87
- 6 US 421 through Seminole

## Connectivity Priorities

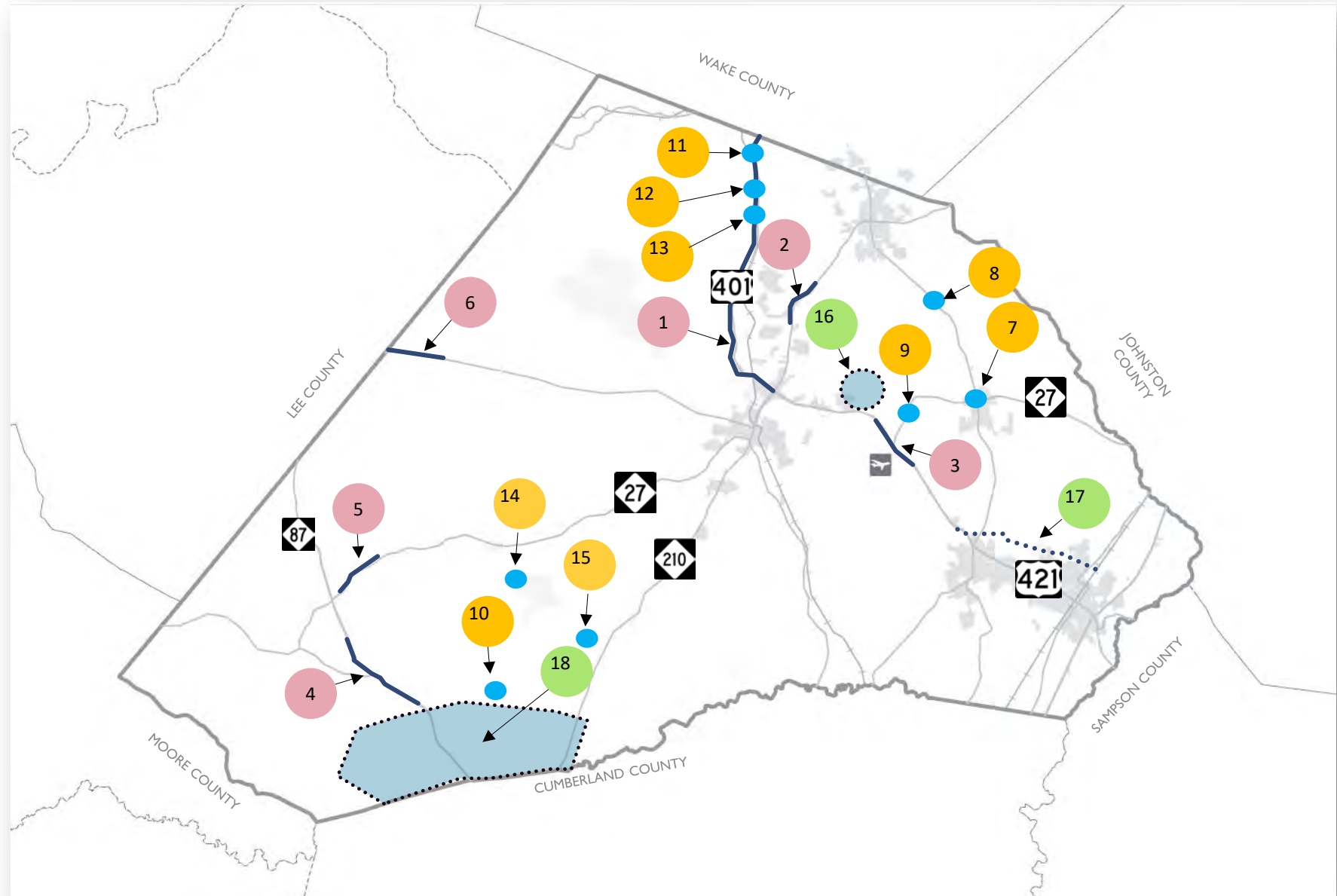
- 16 Buies Creek Village Area Traffic Improvement
- 17 US 421 Bypass (Erwin / Dunn) - (Location not Final)
- 18 Potential Connections to Fort Liberty



# Priority Intersections

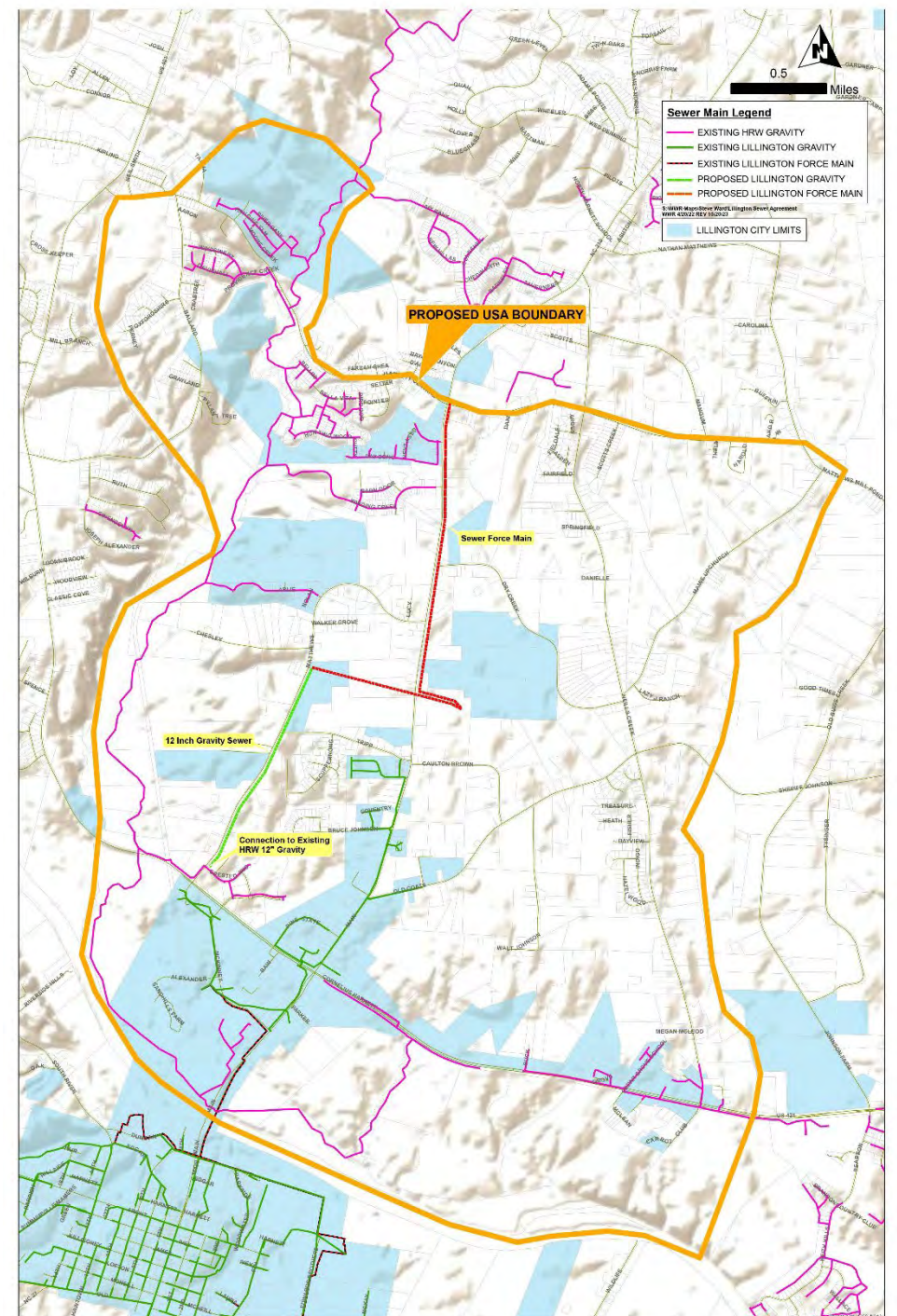
## Priority Intersections

- 7 NC 55 @ NC 27
- 8 NC 55 @ Old Stage Rd
- 9 NC 27 @ Old Stage Rd
- 10 Nursery Rd @ Overhills Rd
- 11 US 401 @ Piney-Grove Rawls Rd
- 12 US 401 @ Rawls Church Rd
- 13 US 401 @ Chalybeate Springs Rd
- 14 Nursery Rd @ Docs Rd
- 15 Overhills Rd @ Anderson Creek School Rd



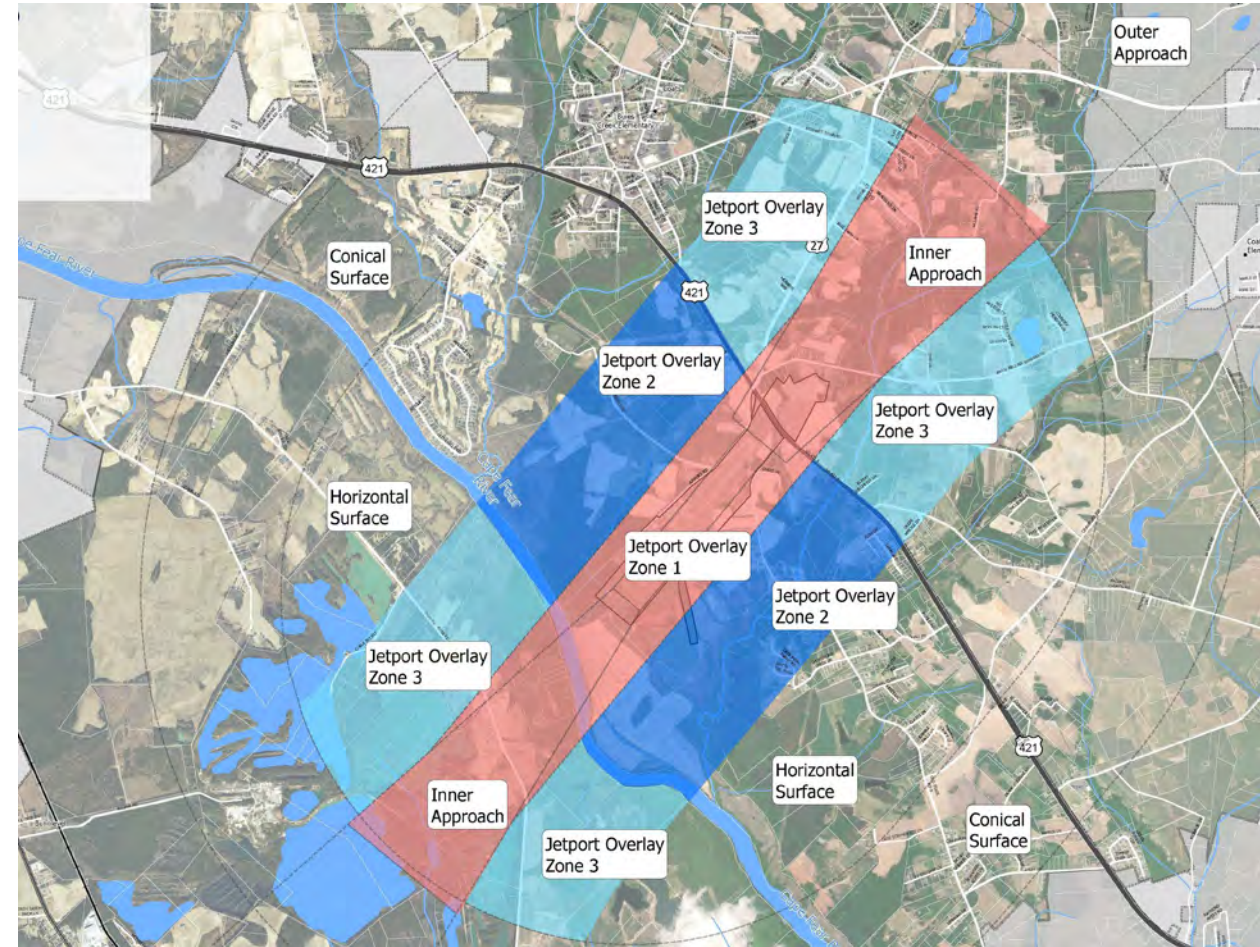
# Infrastructure and Urban Services

- Use utilities as a tool for growth management
- Provision of water and sewer services can aid county land use goals
- Define Urban Service Areas
  - Near Municipalities
  - In County jurisdiction in key areas



# Jetport Overlay

- Establish a Jetport Overlay that ensures compatible uses in the vicinity of the airport approaches.
  - **Zone 1-2:** Limit conflicting uses including major subdivisions and institutional uses (churches and schools)
  - **Zone 3:** Limit solar panels, wind turbines, smoke stacks, and wildlife attractants.



# Next Steps

- Provide input on draft recommendations
- Draft Plan review (draft will be posted on [www.harnetthorizon.com](http://www.harnetthorizon.com))
- Planning Board and Board of Commissioners review and adoption





# Project Contacts

## HARNETT COUNTY

Sarah Arbour – Planner II

(910) 814-6414

[sarbour@harnett.org](mailto:sarbour@harnett.org)



## STEWART

Jake Petrosky, AICP – Practice Leader

(919) 866-4812

[jpetrosky@stewartinc.com](mailto:jpetrosky@stewartinc.com)

Andrea Radford–Planning Lead

(919) 866-4734

[aradford@stewartinc.com](mailto:aradford@stewartinc.com)



**STEWART**  
STRONGER BY DESIGN

# Thank You!



**Harnett Horizons 2040**

*Planning a Brighter Future*