

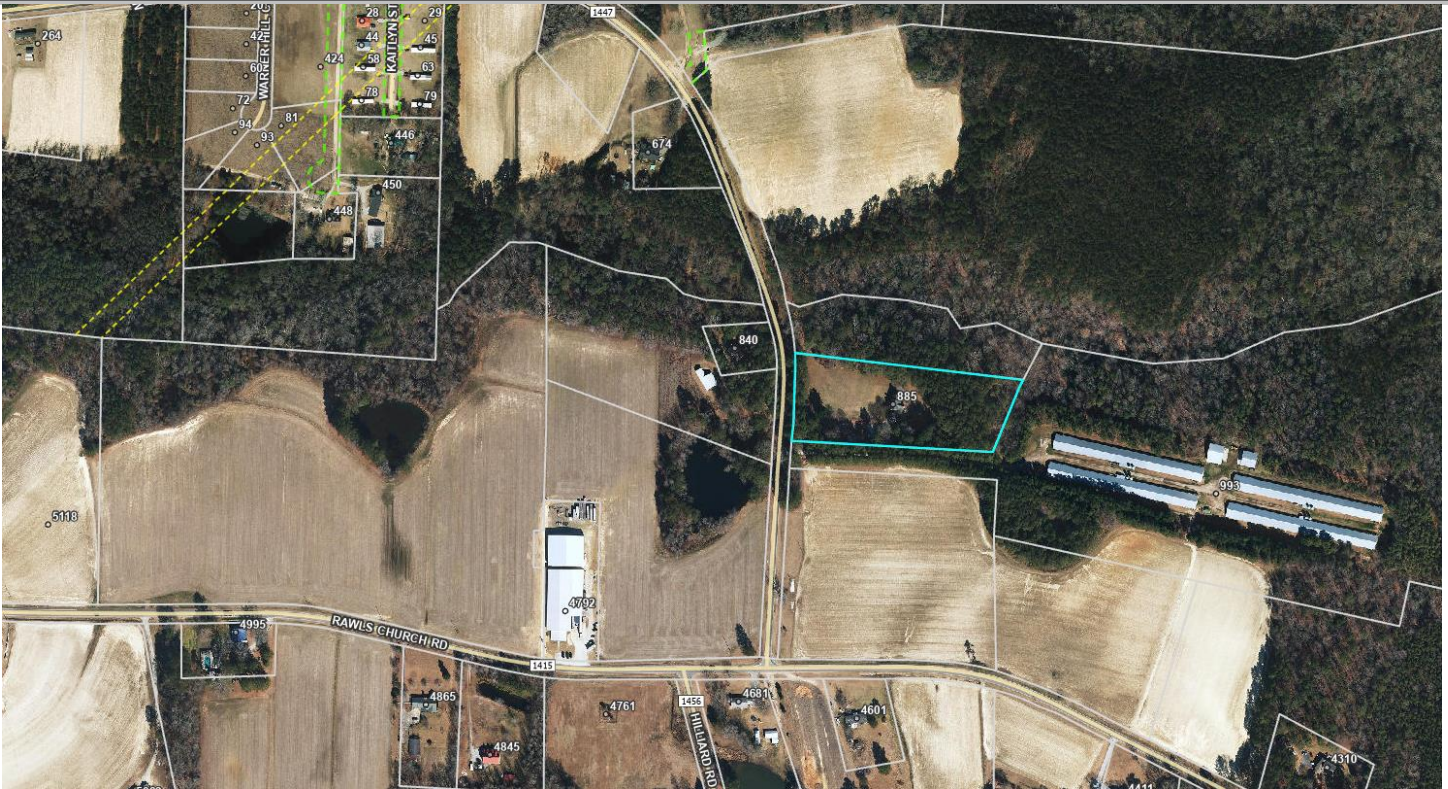
**HARNETT COUNTY
BOARD OF ADJUSTMENTS
April 13, 2026**

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

CASE NUMBER: BOA2603-001
APPLICANT: Phillip Kidd
OWNER: Philip Kidd, Madison Kidd Daniel, and William Locke Daniel
LOCATION: 885 Rawls Club Rd, Fuquay Varina, NC 27526
ZONING: RA-30
ACREAGE: +/- 4.30 **PIN#** 0655-80-7945.000
LAND USE CLASSIFICATION: Low Density Residential

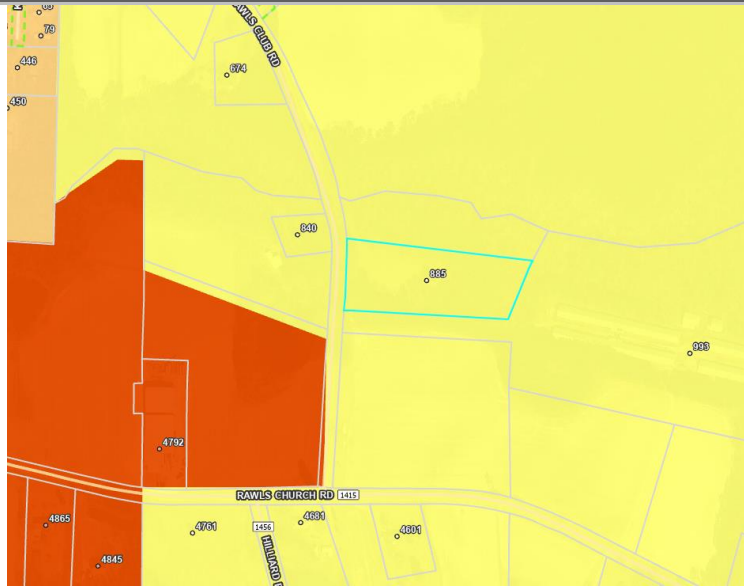
REQUEST: Seeking a side property line variance of 2ft

AERIAL:

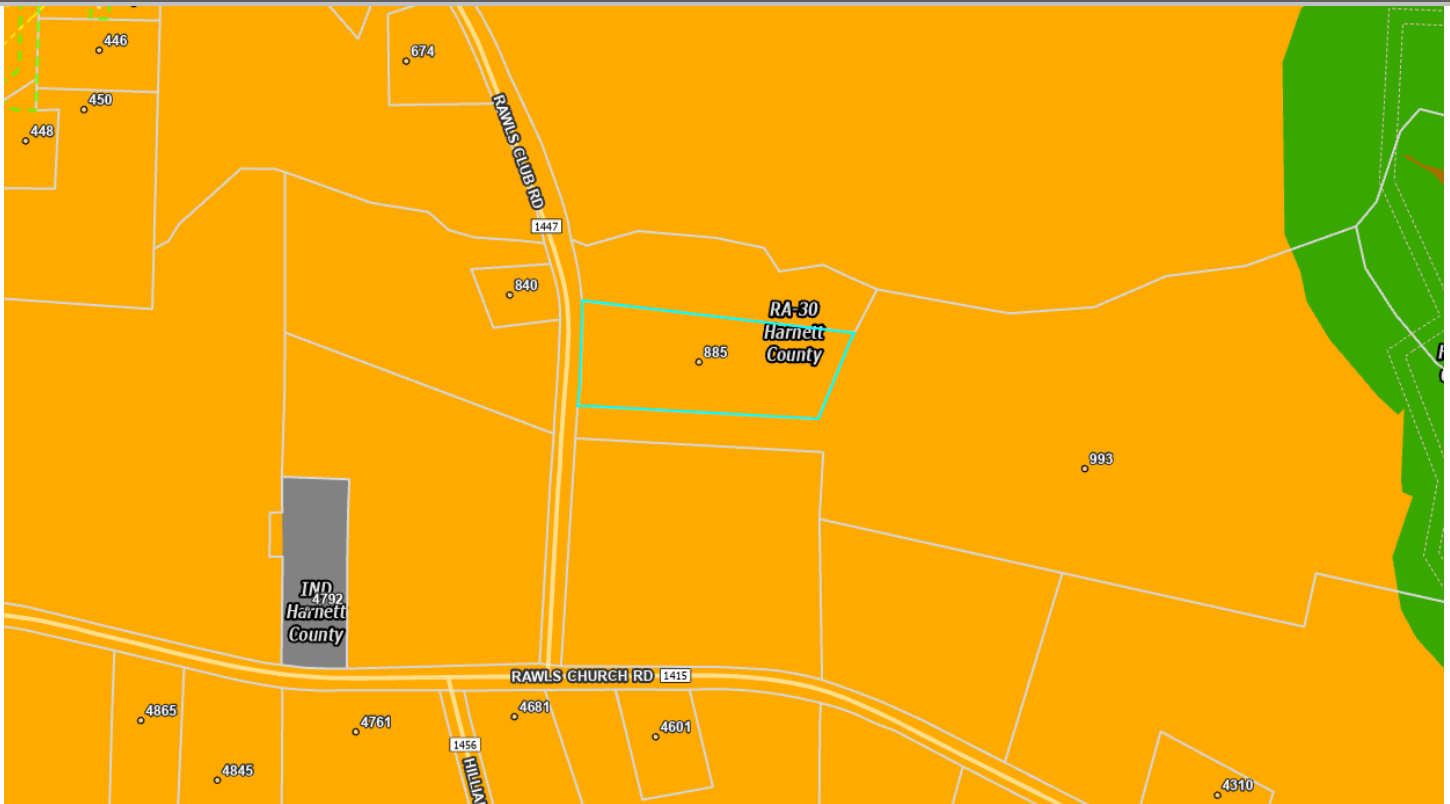


Directions from Lillington: Head north on McKinney Pkwy. Turn left onto US-401 N. Turn right onto Rawls Church Rd. Turn left onto Rawls Club. Arrive at 885 Rawls Club Rd.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a primary residential structure and three accessory structures.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites and agricultural/forestry uses.
- C. **Utilities:** A water line and sewer line are located along Rawls Club Rd.

TRANSPORTATION:

- Annual daily traffic count for this section of Rawls Club Rd is unavailable. The traffic count for Rawls Church Rd that intersects Rawls Club Rd is 2800 vehicle trips per day.
- Site distances are poor along Rawls Club Rd due to the curvature and topography of the road.

BACKGROUND:

- The applicant is requesting a 2-foot variance from the required 10-foot side setback requirement on the southern side property line.
- The applicant intends to convert an existing accessory structure (garage) into a secondary residence on the property.
- All residential structures must comply with the residential minimum dimensional requirements as illustrated in the table under Unified Development Ordinance Regulations.
- Based on information provided from Harnett County tax records, the garage was constructed in 1989, which was within one year of when the Hectors Creek Township received zoning. Therefore, staff considers this structure as an existing non-conforming structure.
- If the applicant's request for a variance is approved, the next stage in the development process will be to obtain all required permits associated with converting the existing garage into a secondary residence on the property. The process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that the Board of Adjustment may place on the requested variance.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 14.0 DIMENSIONAL REQUIREMENTS

14.2 Residential Zoning Minimum Dimensional Requirements

ZONING DISTRICT	RA-40	RA-30	RA-20M	RA-20R
Minimum Lot Area (square feet)	40,000	30,000	20,000	20,000
Connection to public water and/or sewer including any NCDOT right-of-way (square feet)	35,000	25,000	15,000	15,000
Minimum Lot Width	150 ft	100 ft	80 ft	80 ft
Minimum Front Yard Setback	35 ft	35 ft	35 ft	35 ft
Minimum Rear Yard Setback	25 ft	25 ft	25 ft	25 ft
Minimum Side Yard Setback	10 ft	10 ft	10 ft	10 ft
Maximum Building Height, Required	35 ft	35 ft	35 ft	35 ft
Minimum Side Yard Setback, Corner Lot	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard Setback, Corner Lot on Major Thoroughfare	35 ft	35 ft	35 ft	35 ft

SITE PHOTOS

Site



Street View

