

HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 13, 2025

Staff Contact: Randy Baker, Assistant Manager of Planning Services
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CASE NUMBER: BOA2509-0001
APPLICANT: Michael Taylor / Mungo Homes
OWNER: Lloyd Enterprises LP
LOCATION: NC 27 W
ZONING: RA-20R & Conservation
ACREAGE: 212.12 **PIN#** 0508-41-0412.000 & 0508-41-7271.000
LAND USE CLASSIFICATION: Rural / Agriculture & Conservation

REQUEST: Seeking a variance from the required 1.5 parking spaces per bedroom + 1 space per bedroom for units exceeding 2 bedrooms.

AERIAL:



Directions from Lillington: Travel NC 27 W from Lillington – Properties are located on the right side of the road across from Western Harnett High School.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently vacant.
- B. **Surrounding Land Uses:** Single Family Residential / Educational Institutions / Agricultural
- C. **Utilities:** Water – Public Sewer – Public

BACKGROUND:

- The project previously received Board of Adjustment approval for a multi-family development in June of 2025 with the following conditions: 1. The construction of a street stub to provide access to PIN 0508-32-0153.000. This access shall be dedicated right-of-way to the property line and the street construction to the edge of the stream buffer. 2. A traffic impact analysis will be submitted at the time of the Development Review Board and the analysis will be reviewed by the Harnett County Transportation Consultant. The improvements shall be installed at the NCDOT recommendations. 3. The project is limited to 385 townhomes.
- The applicant is requesting that the Board of Adjustment replace the parking standard applicable to multifamily dwellings of 1.5 spaces per bedroom + 1 space per bedroom over 2, with the standard applicable to single family dwellings of 2 spaces per dwelling. The proposed development references 228 3-Bedroom Townhomes which would require 912 parking spaces. The proposal also calls for 114 2-Bedroom Townhomes which would require 342 parking spaces. Total spaces required would be 1,254. The requested variance would reduce the total amount of spaces by 570 spaces.

UDO	#	Unit	Bedrooms	Space Req	
	228	TH	3	4	912
	114	TH	2	3	342
Total Spaces Req					1254

Variance	#	Unit	Bedrooms	Space Req	
	228	TH	3	2	456
	114	TH	2	2	228
Total Spaces Req					684

Reduction Requested 570

- The Board may impose conditions on the requested variance approval as long as those conditions reasonably relate to the variance. Example: A condition may be placed on the approval that the street widths be increased to a 29 ft. width in order to accommodate on street parking.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

SECTION 1.0 Use Types & 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
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P*	P*	P*	1.5 per bdrm + 1 per bdrm over 2	1	R-3

SITE PHOTOS

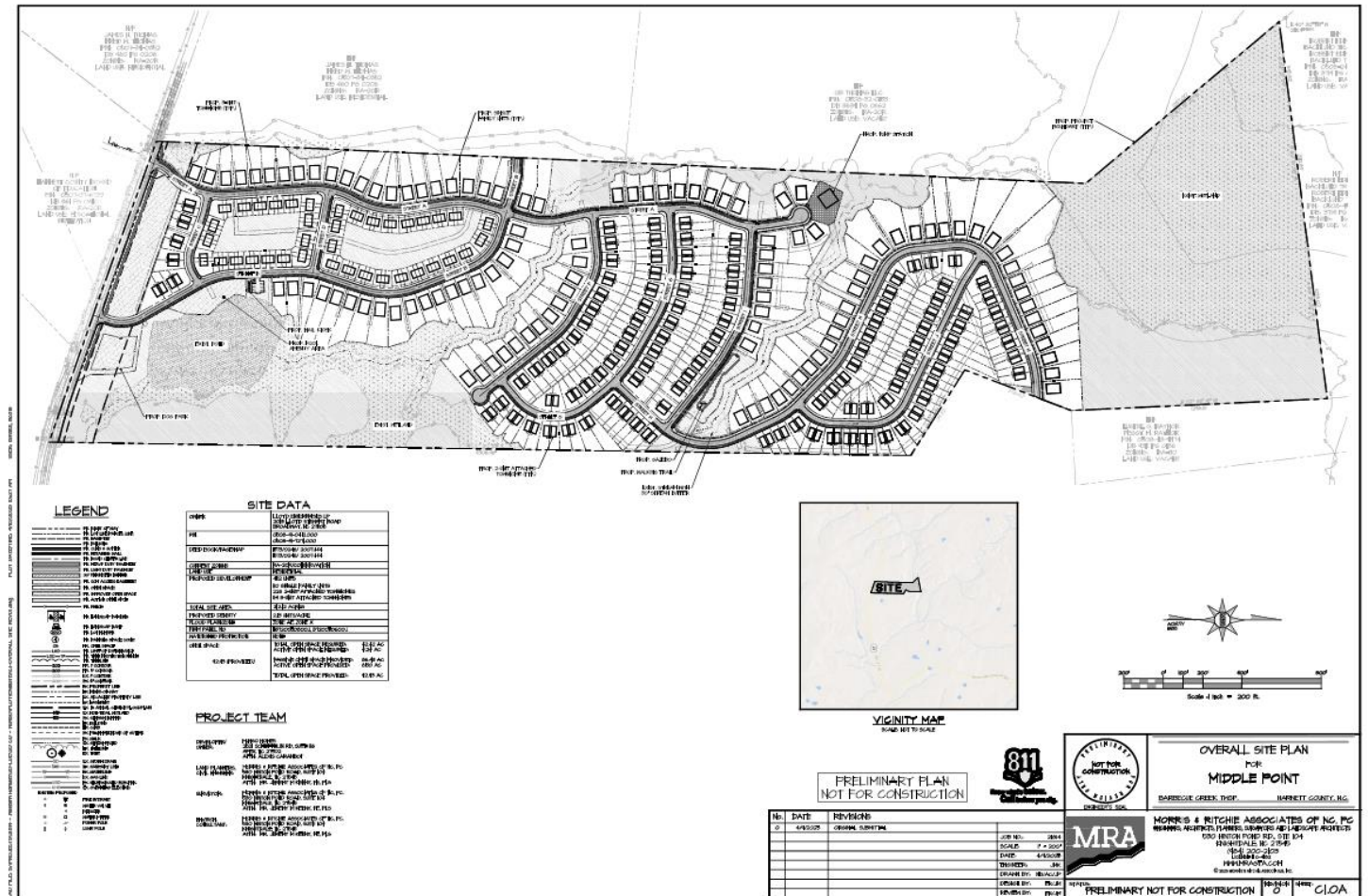
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09-30-2025 10:36:52 AM GPS X= 35.338490 Y= -78.9861...



Journal of Interpersonal Violence 27(12)



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