

## Harnett County Planning Board

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**July 1, 2024**

**Case Number: PLAN2405-0003**

### Site Information

**Owner:** Jonathan Taylor

**Applicant:** Jonathan Taylor

**Location:** 101 Neill Thomas Rd. Lillington, NC 27546

**PIN #:** 0630-46-1721.000

**Township:** Upper Little River

**Total Acres:** 1.99

**# of Proposed New Lots:** 1

**Zoning:** RA-30

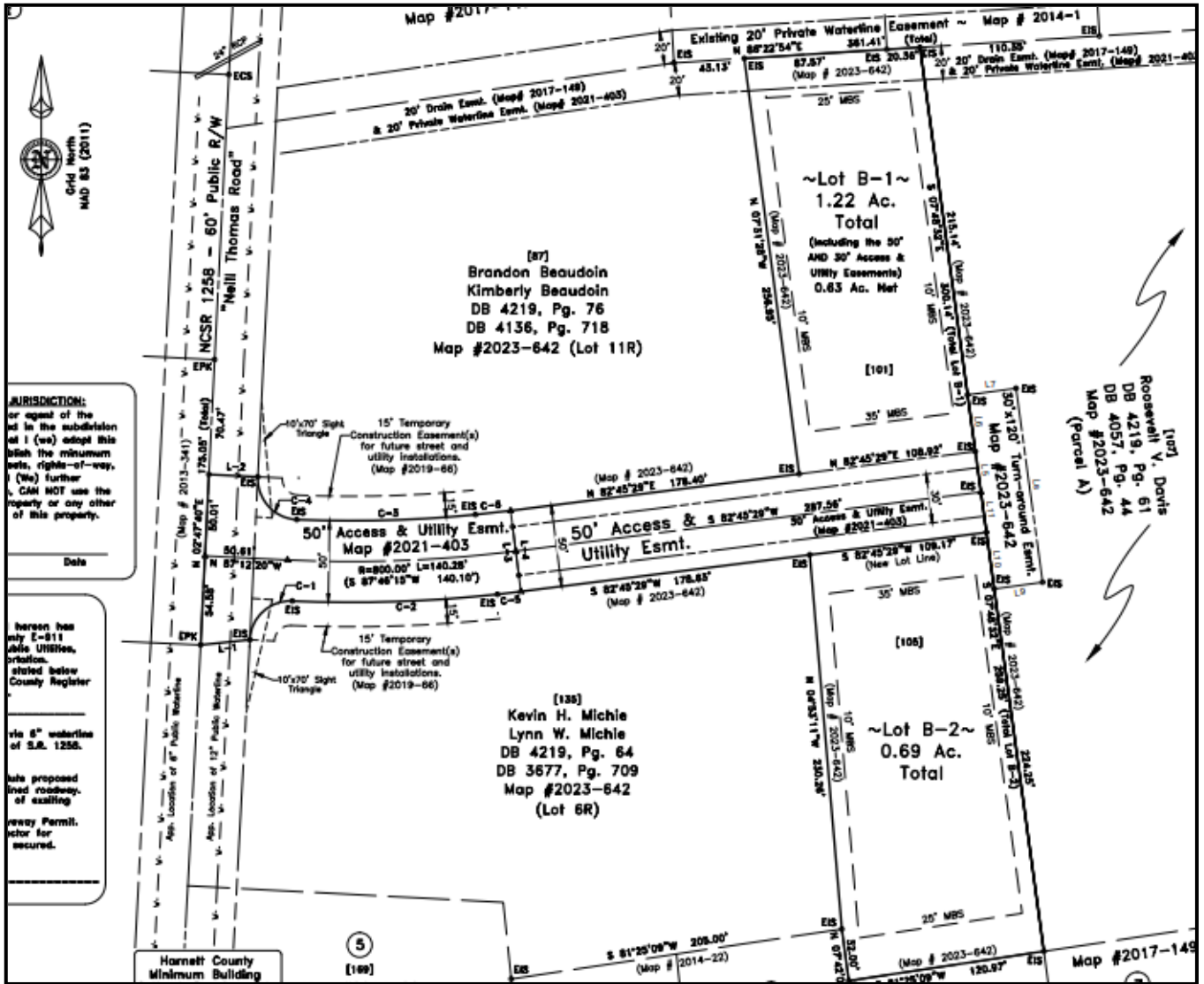
### Request and Development Background

The applicant is requesting an exception to the minor subdivision “3-year rule”. The applicant has used the minor subdivision procedure to create a total of 16 lots from the parent parcel since 2013, with the most recent minor subdivision creating 2 lots in April of 2023. The applicant is now proposing a minor subdivision to create 1 additional lot. Combined, the proposed subdivision would create a total of 3 lots in the past 3 years.

### Map



# Proposed Minor Subdivision



## Article III, Sect. 8.2.1 D of the Harnett County Unified Development Ordinance

This procedure may not be used a second time within three (3) years on any property less than 1,500 feet from the original property boundaries by anyone who owned, had an option on, or held any legal interest in the original subdivision at the time the subdivision received preliminary or final plat approval or by any subsequent owner, individual having an option on, or individual having any legal interest in the original subdivision at the time the subdivision received preliminary or final plat approval.

However, the Planning Director or Designee may at any time refer the application to the Harnett County Planning Board for consideration to allow a second minor subdivision to occur within the allotted three (3) years if deemed necessary and appropriate. Subsequent to Planning Board approval, the application shall then be reviewed in accordance with the major subdivision review and approval process by the Development

Review Board. **In no case shall utilization of this process allow for the number of new lots created, combined with the number of lots created by the initial minor subdivision to exceed the maximum number of lots permitted by the minor subdivision process.** No other requirements set forth by the minor subdivision process shall be circumvented.

### **Purpose of the 3 Year Rule**

The purpose of the minor subdivision 3-year rule is to prevent successive use of the minor subdivision process as an alternative to the major subdivision review process. Due to the impact on the community, and for the health, safety, and general welfare of the residents, major subdivisions require substantially more improvements and review time than minor subdivisions.

Successive use of the minor subdivision review process in the place of the major subdivision review process results in developments without stormwater management, paved roads, streetlights, water line improvements, fire hydrants, or other important infrastructure, which is not in accordance with sound planning practices.