

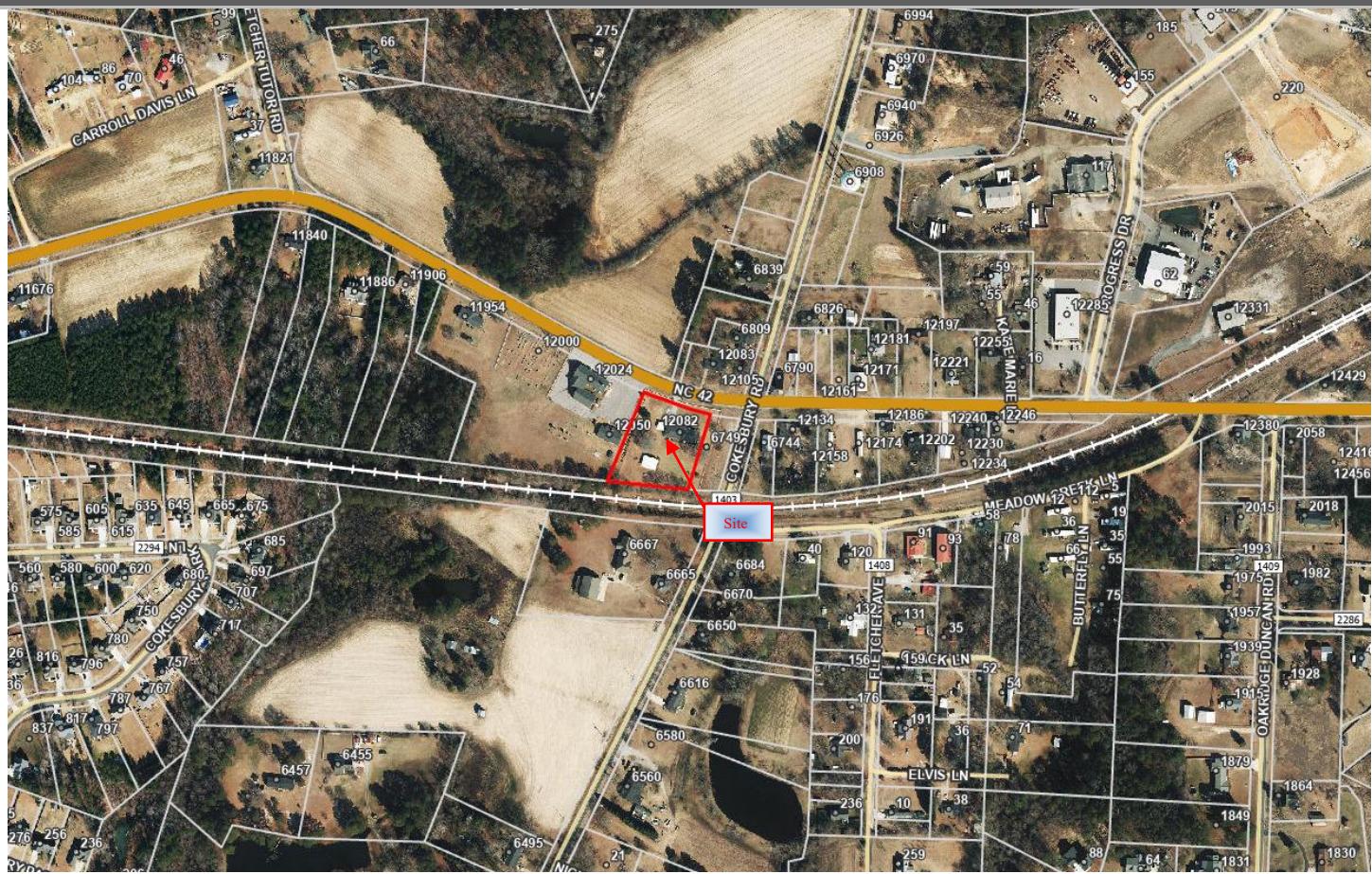
HARNETT COUNTY
BOARD OF ADJUSTMENTS
February 9, 2026

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

CASE NUMBER: BOA2512-0002
APPLICANT: Parminder Sandhar
OWNER: Justin & Madison Cobb
LOCATION: 12082 NC 42, Fuquay Varina, NC 27526
ZONING: RA-30
ACREAGE: 1.22 PIN# 0635-79-7670.000
LAND USE CLASSIFICATION: Rural Center
WATERSHED: High Quality Watershed

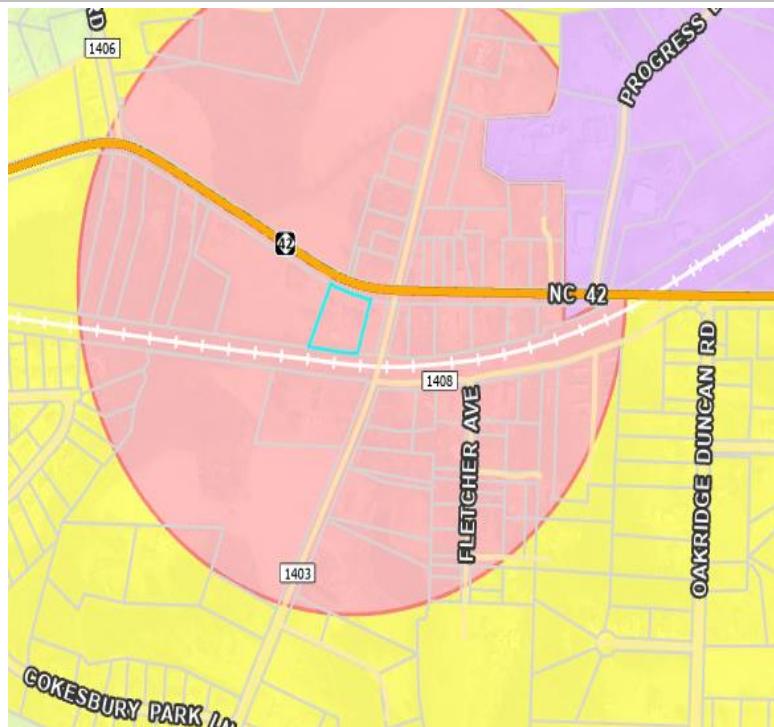
REQUEST: Childcare Facility

AERIAL:



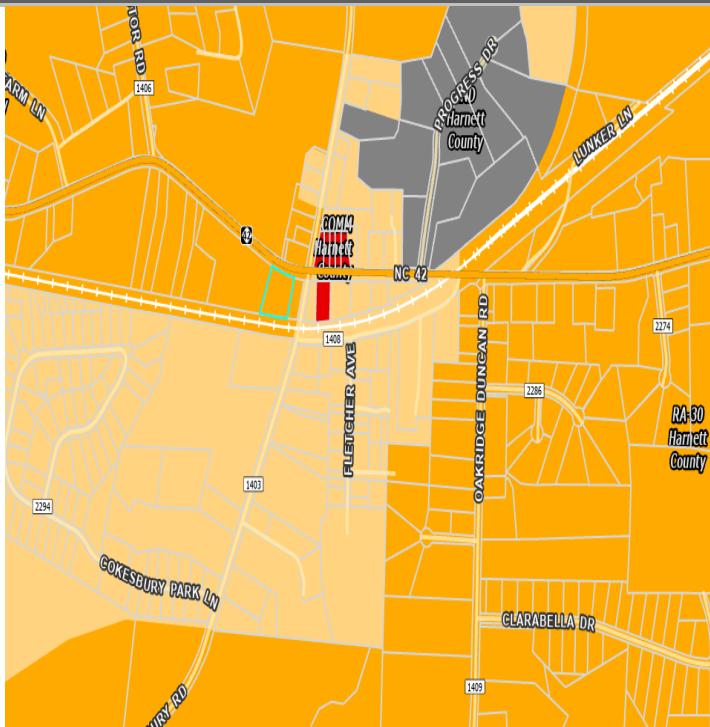
Directions from Lillington: Travel US 401 North – Turn left onto Christian Light Road – Turn right onto Betts Road. – Turn left onto NC 42 – Property is located on the left after passing Cokesbury Road.

LAND USE CLASSIFICATION MAP

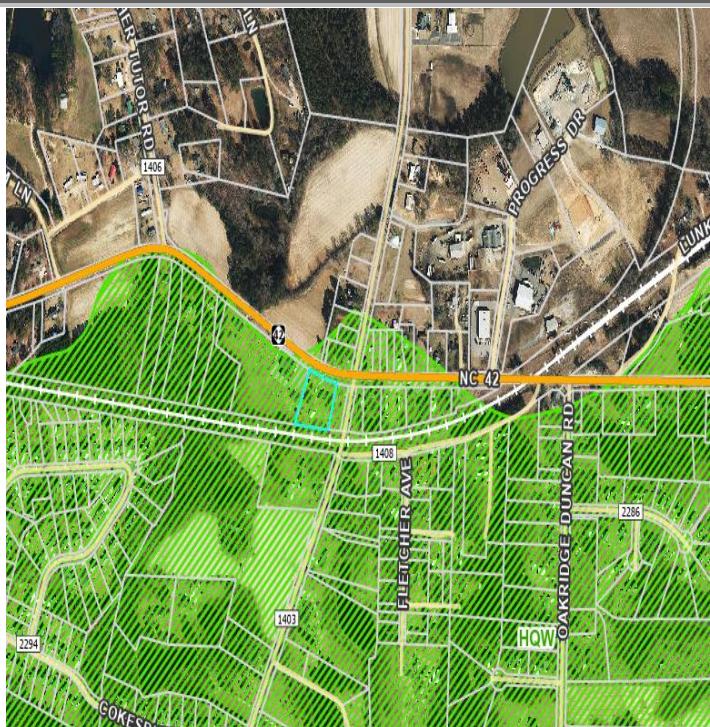


- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



WATERSHED MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a single family residential structure as well as natural vegetation and wooded areas.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural uses and undeveloped wooded areas. Religious and commercial uses are located in the vicinity. Additionally, a railway borders the rear property boundary line.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual average daily traffic count for this section of NC 42 is 4000 vehicle trips per day.
- Site distances are poor toward the West and Moderate to the East due to the topography and curvature of the road.

BACKGROUND:

- Applicant would like to develop the site as a Childcare Facility.
- The applicant has completed a predevelopment 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 the commercial site plan review and development process. This process will ensure that all required developmental improvements and any special conditions specified as part of the approval process are adhered to.
- The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	U	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Childcare Facility	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.

C. In-Home Childcare Facility

1. In no case shall any in-home childcare facility have more than that maximum number of children allowable. Of that number, the following requirements must be met:

- a) No more than five (5) pre-school-age children shall be cared for.
- b) No more than eight (8) school-age children shall be cared for.

2. Childcare provider must live in the residence full-time.

3. Required outdoor activity area(s):

- a) Shall be enclosed by a security fence at least four (4) feet in height;
- b) Shall be located outside of the front building setback as established by this Ordinance; and
- c) Shall be the product of 75 square feet times 50% of the approved enrollment.

D. In cases where manufactured homes are used for in-home childcare facilities, the structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home.

Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.

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, Adult Daycare

Adult Daycare is a facility providing care for the elderly and/or functionally impaired adults in a protective setting for part of a 24 hour day.

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.

Daycare Facility, In-Home Childcare

In-Home Childcare is a child care arrangement located in a residence where, at any one (1) time, there are between three (3) and eight (8) 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

Rural Centers: Small-scale commercial centers and nonresidential activity areas. The exact location and extent of the Rural Centers will be market driven, however, the non-residential footprint will usually be less than 30,000 square feet in these areas. Buildings and sites should blend with the character of development nearby. Residential uses include smaller lot homes, patio homes, and some small-scale attached products (such as duplexes or quadplexes), where appropriate.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

Strategy 1F: Encourage growth where infrastructure and services exist.

ED-2A: Continue and expand business attraction and recruitment efforts.

Strategy 1F: Support neighborhood improvements and reinvestment.

ED-3: Support, grow, and strengthen existing businesses and industries across Harnett County.

Strategy 3B: Support entrepreneurship and business development.

SITE PHOTOS

Site



Adjacent Property



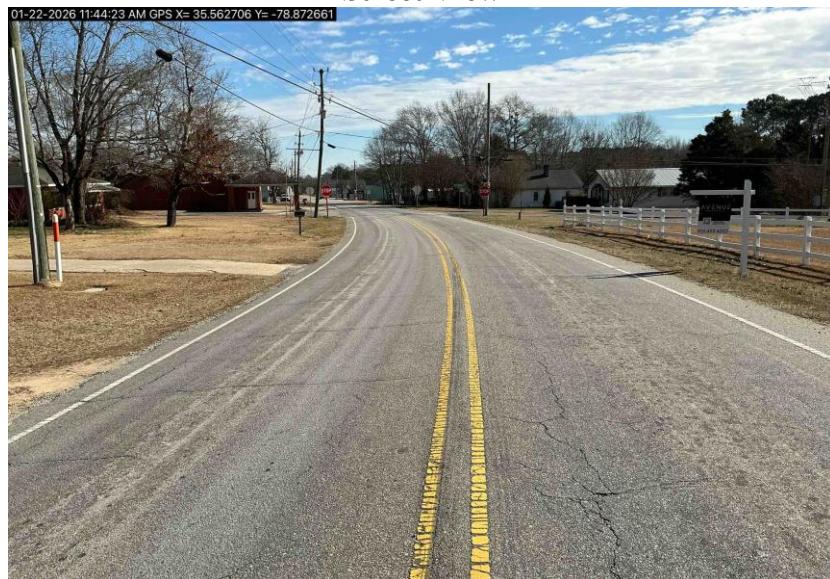
Adjacent Property



Across Street



Street View



Street View



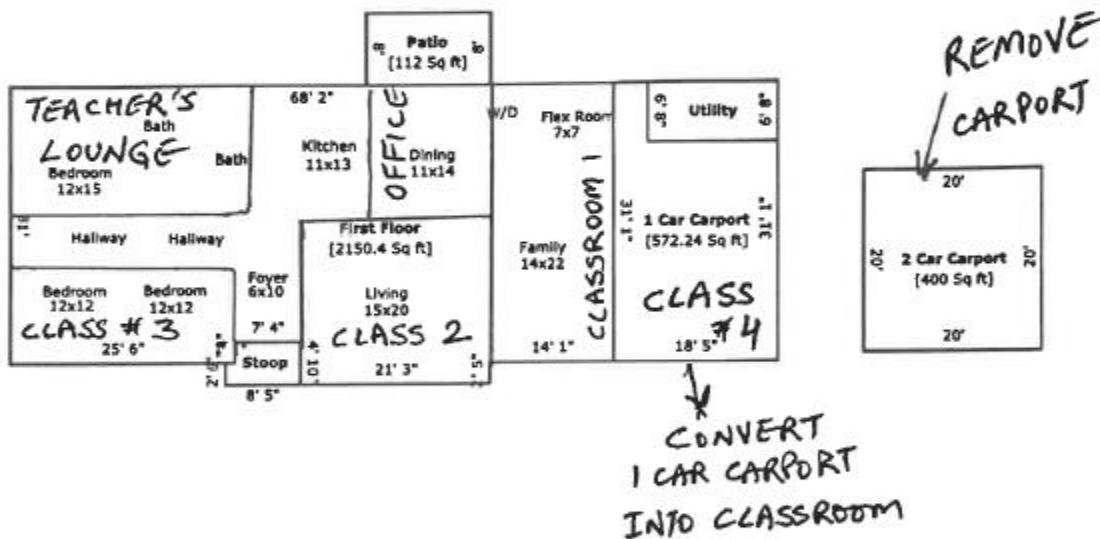
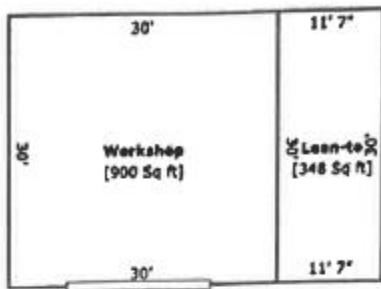
Intersection



SUBMITTED SITE PLAN



CHICOCARE - BUILDING LAYOUT



TOTAL Switch by a la mode

Area Calculations Summary

Living Area	
First Floor	2150.4 Sq ft
Total Living Area (Rounded):	2150 Sq ft
Non-living Area	
Workshop	900 Sq ft
1 Car Garage	572.24 Sq ft
2 Car Garage	400 Sq ft
Lean-to	348 Sq ft
Stoop	37.79 Sq ft
Patio	112 Sq ft
Utility	97.48 Sq ft