

HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 12, 2026

Staff Contact: Meade Bradshaw III, CZO
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CASE NUMBER: BOA2609-0004
APPLICANT: Ben Taylor - Greenfield Communities
OWNER: Joe Forehand, Weekley Homes, LLC
LOCATION: 138 Tranquility Way (Serenity - Lot 399)
ZONING: RA-30; Planned Unit Development BA-CU-21-18
ACREAGE: +/- .15 **PIN#** 0645-94-8763
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: High Quality Watershed

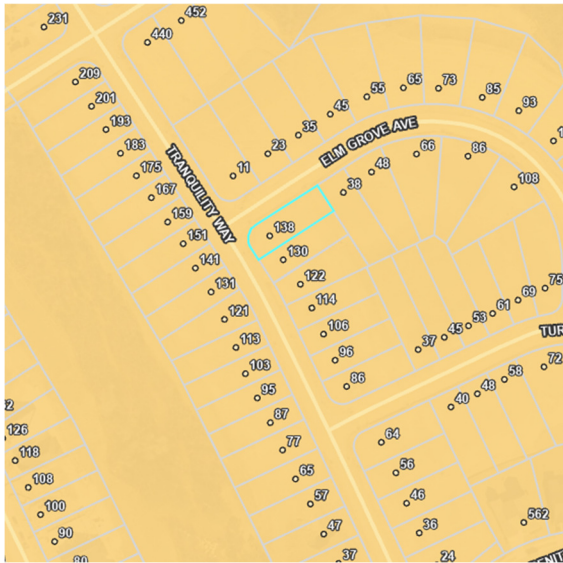
REQUEST: Seeking a Corner Side property line variance of 2' (12' to 10')

AERIAL:

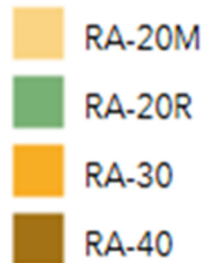
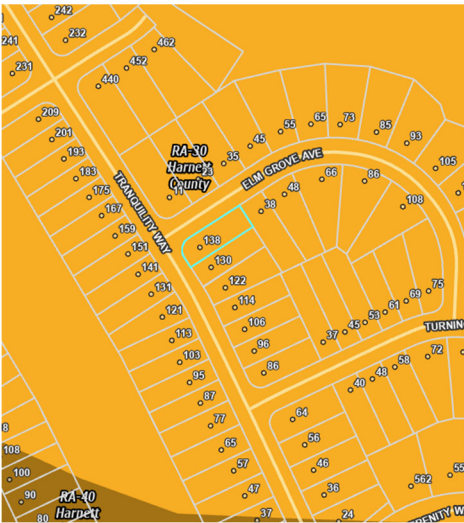


Directions from Lillington: Travel North on US 401 N. Turn left onto Piney Grove Rawls Road. Turn left onto Serenity Walk Parkway. Turn right onto Tranquility Way. Lot is on the right.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Lot is currently vacant.
- B. **Surrounding Land Uses:** Adjacent lots are currently vacant. Lots across Tranquility Way are under construction. Lots across Elm Grove Avenue are constructed.
- C. **Utilities:** A water line and sewer line are located along Tranquility Way.

TRANSPORTATION:

- Annual daily traffic count for this section of Tranquility Way is unavailable.
- Site distances are adequate along Tranquility Way.

BACKGROUND:

- The applicant is requesting a 2' variance from the required 12-foot corner side setback requirement on the northern property line. This would be a 10' corner side yard setback.
- Lot 399 is located within Serenity Phase 6 D, E, F, G.
- Phase 6 D, E, F, G has two lot types. Lots greater than 9,000 square feet and lots less than 9,000 square feet.
- Lot 399 is located within the phase where lots are less than 9,000 square feet.
- If the applicant's request for a variance is approved, 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 V. USE REGULATIONS

SECTION 11.0 OTHER USES

11.8 Planned Unit Development

BUILDING SETBACKS:

43' LOT WIDTHS

FRONT YARD: 20'

SIDE YARD: 4' & 4' OR 0' & 8'

REAR YARD: 20'

CORNER YARD: 12'

>43' LOT WIDTHS

FRONT YARD: 20'

SIDE YARD: 5'

REAR YARD: 20'

CORNER YARD: 12'

SITE PHOTOS

Site



Site



Looking South on Tranquility Way



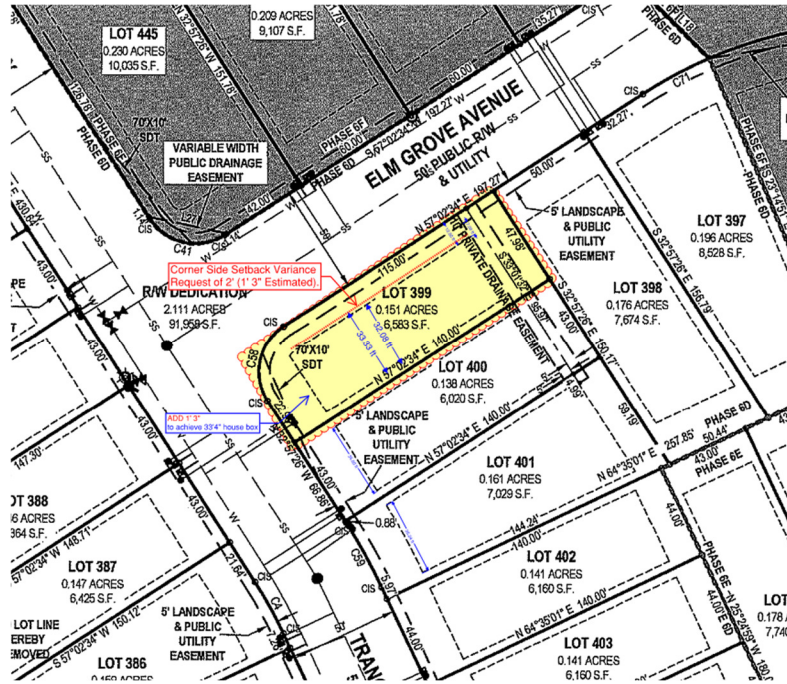
Looking East on Elm Grove Avenue



Single-Family Residences across Elm Grove Avenue



SUBMITTED SITE PLAN – VARIANCE REQUEST



SERENITY PHASES 6 D, E, F, G, LESS THAN 6,000 SQUARE FOOT LOTS – LOT 399

