

**HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 12, 2026**

Staff Contact: Meade Bradshaw III, CZO
(910) 893-7525 Email: mbradshaw@harnett.org

CASE NUMBER: BOA2609-0006
APPLICANT: Ben Taylor - Greenfield Communities
OWNER: Joe Forehand, CND-Acquisitions, LLC
LOCATION: 75 Turning Leaf Court (Serenity - Lot 430)
ZONING: RA-30; Planned Unit Development BA-CU-21-18
ACREAGE: +/- .21 **PIN#** 0655-04-2667
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: High Quality Watershed

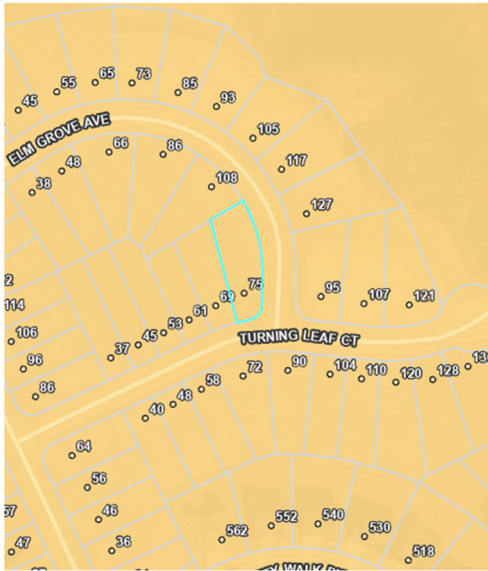
REQUEST: Seeking a Corner Side property line variance of 2' (12' to 10')

AERIAL:

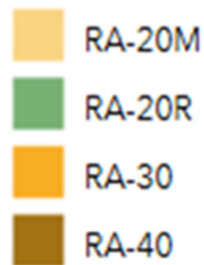


Directions from Lillington: Travel North on US 401 N. Turn left onto Piney Grove Rawls Road. Turn left onto Serenity Walk Parkway. Turn right onto Tranquility Way. Turn right on Turning Leaf Court. Lot is on the left.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Lot is currently vacant
- B. **Surrounding Land Uses:** Adjacent lots are vacant. Lots across Elm Grove Avenue are constructed.
- C. **Utilities:** A water line and sewer line are located along Elm Grove Avenue, and Turning Leaf Court.

TRANSPORTATION:

- Annual daily traffic count for Turning Leaf Court or Elm Grove Avenue is unavailable.
- Site distances are adequate along Turning Leaf Court.

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 430 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 430 is located within the phase where lots are greater 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



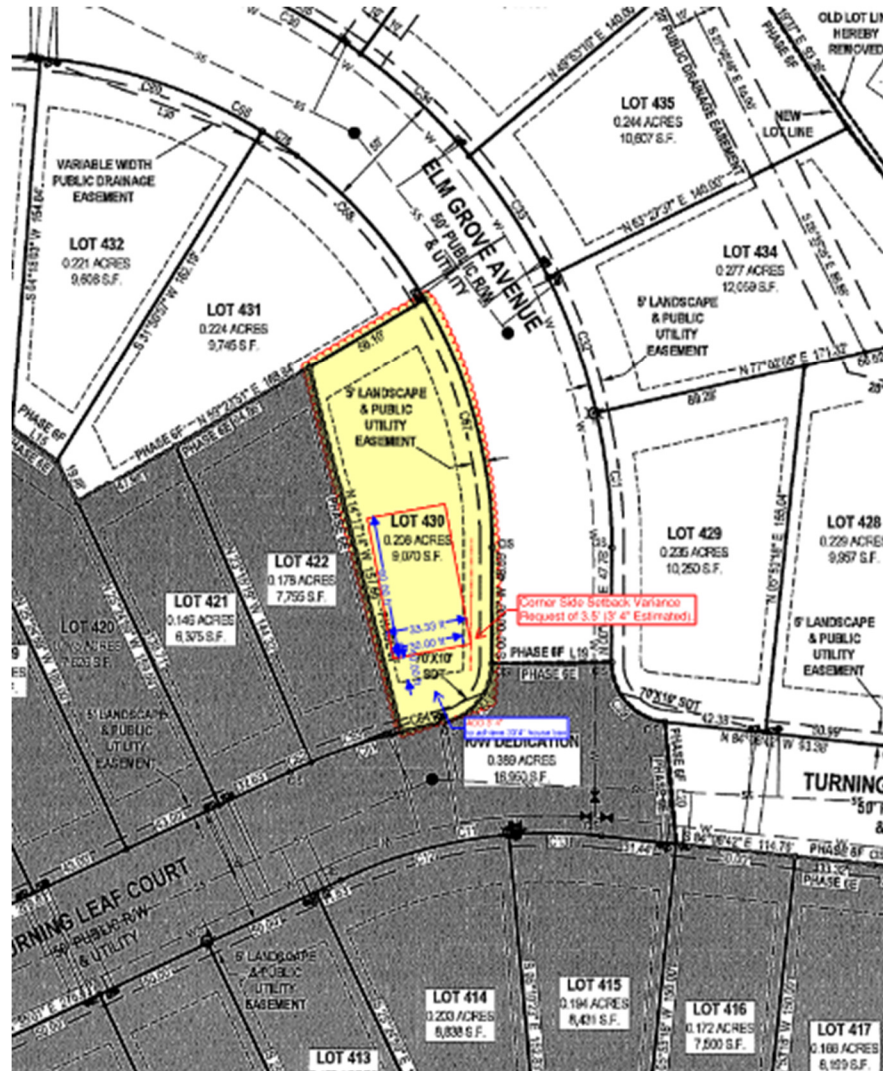
Looking West on Turning Leaf Court



Looking East on Turning Leaf Court



SUBMITTED SITE PLAN - VARIANCE REQUEST



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