

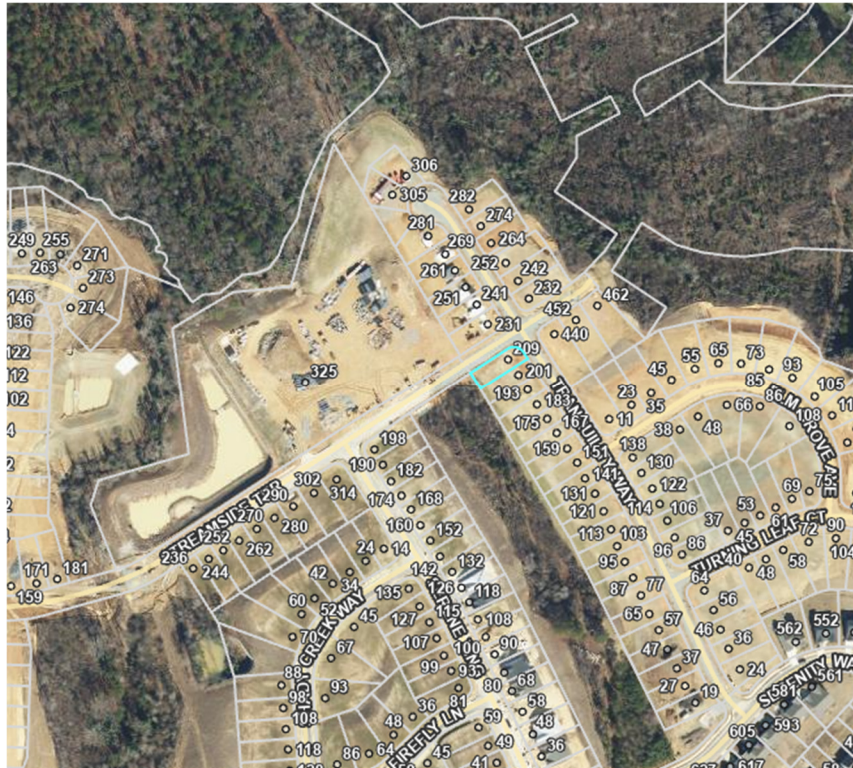
HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 12, 2026

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

CASE NUMBER: BOA2609-0003
APPLICANT: Ben Taylor - Greenfield Communities
OWNER: Joe Forehand, CND-Acquisitions, LLC
LOCATION: 209 Tranquility Way (Serenity - Lot 396)
ZONING: RA-30; Planned Unit Development BA-CU-21-18
ACREAGE: +/- .14 **PIN#** 0645-94-5903
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: High Quality Watershed

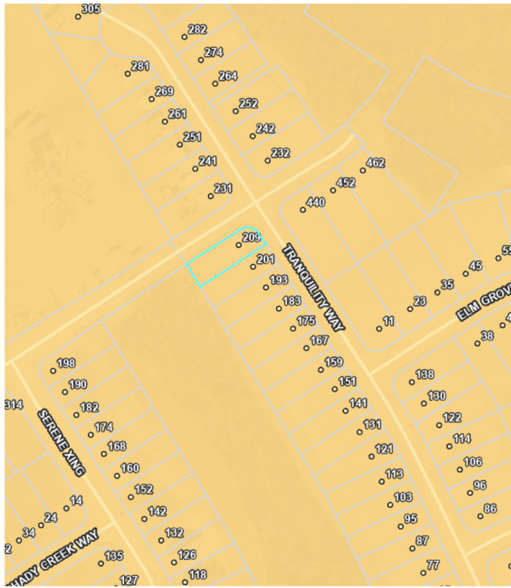
REQUEST: Seeking a Corner Side property line variance of 3.5' (12' to 8.5')

AERIAL:



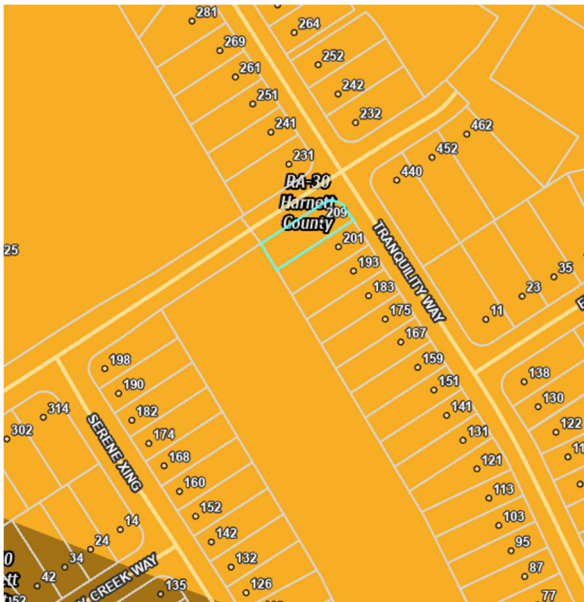
Directions from Lillington: Travel North on US 401 N. Turn left onto Piney Grove Rawls Road. Turn left onto Serenity Walk Parkway. Turn right onto Tranquility Way. Lot is on the left.

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



- RA-20M
- RA-20R
- RA-30
- RA-40

PHYSICAL CHARACTERISTICS

- A. **Site:** The lot is currently vacant
- B. **Surrounding Land Uses:** The subdivision is currently under construction. All adjacent lots or lots across the streets are vacant
- 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 3.5' variance from the required 12-foot corner side setback requirement on the northern property line. This request would be a corner side yard setback of 8.5'.
- Lot 396 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 396 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



Looking South on Tranquility



Looking West on Streamside Terrace



Site from Streamside Terrace



SERENITY PHASES 6 D, E, F, G, LESS THAN 6,000 SQUARE FOOT LOTS – LOT 396

