

HARNETT COUNTY
BOARD OF ADJUSTMENTS

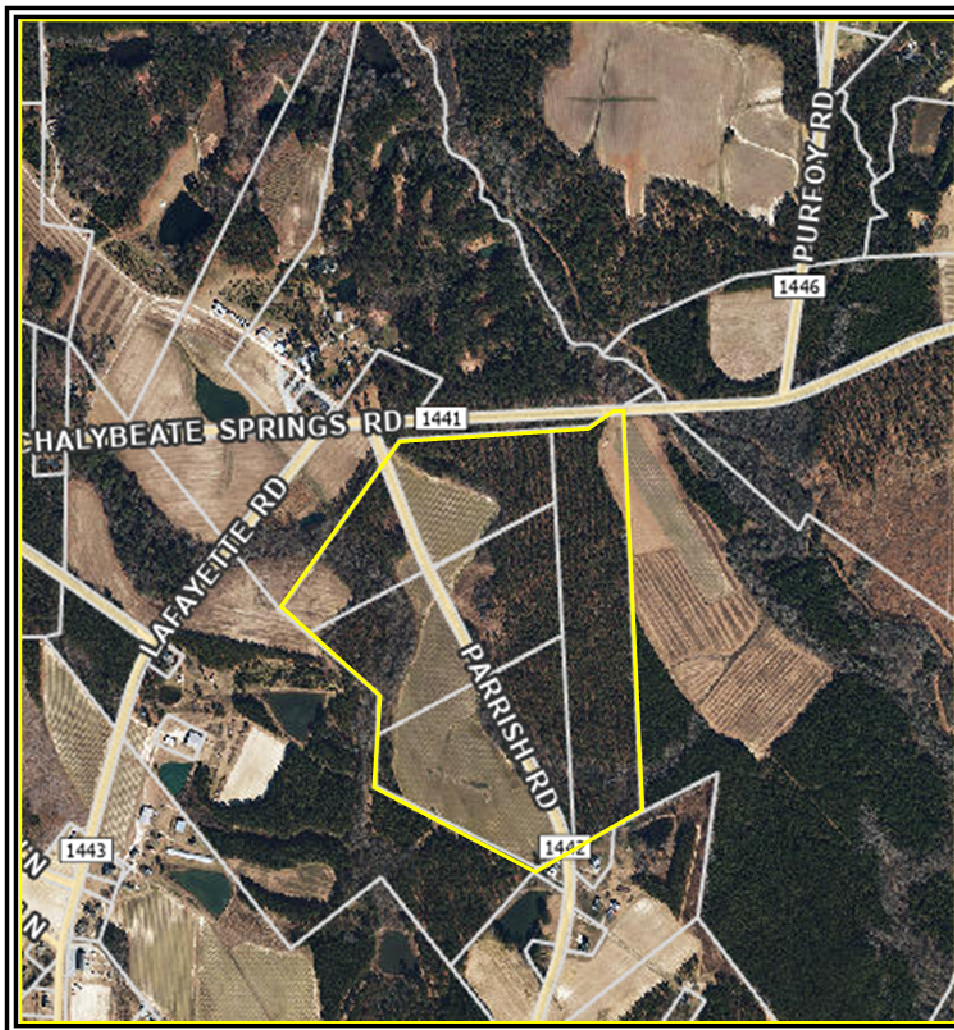
July 8, 2024

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CASE NUMBER: BOA2405-0005
APPLICANT: McAdams
OWNER: Senter-Coffield LLC & C/O William J Senter
LOCATION: Black River Township
STATE ROAD #: Parrish Road/ 1442
ZONING: RA-30 & Conservation
ACREAGE: +/- 104.4
PIN: 0664-20-6936, 0664-21-6024, 0664-20-8178, 0664-30-2816

REQUEST: Planned Unit Development – 181 single-family detached homes; 167 townhomes & +/- 2,000 square feet Commercial

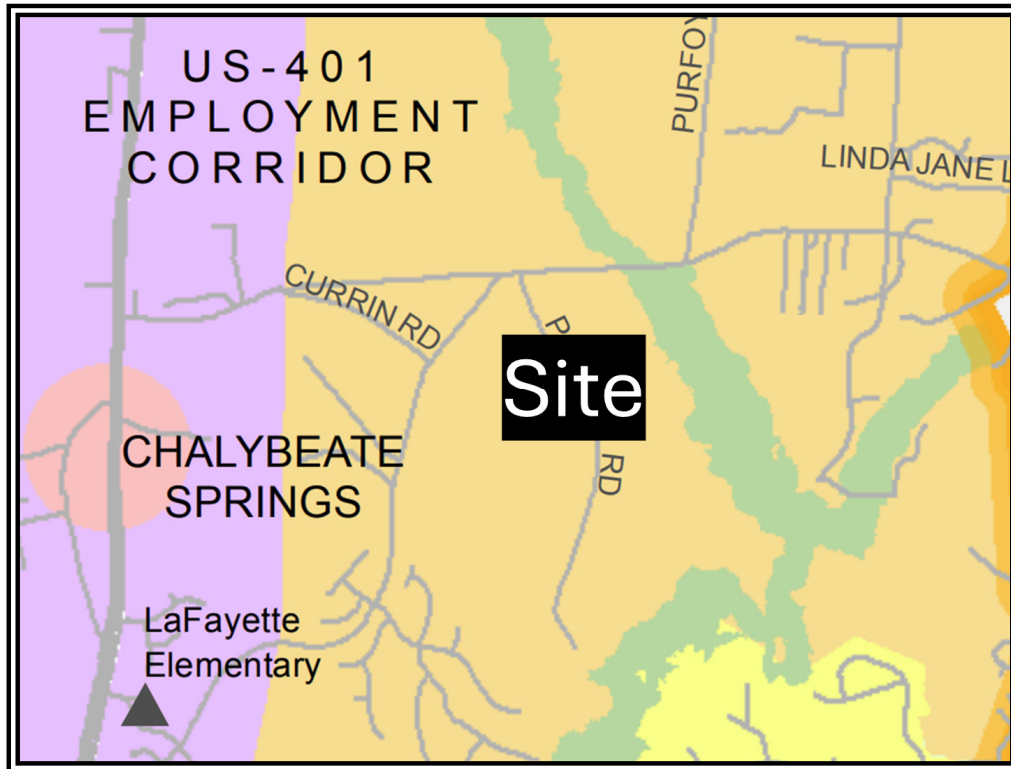
MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** The parcels are currently vacant.
- B. **Surrounding Land Uses:** Surrounding land uses consist of single-family detached dwellings and agricultural land.

Future Land Use Map



Medium Density Residential (orange)

Medium density residential with a mix of housing types including single—family detached homes with average lot sizes, small lot homes and patio homes. Gross densities of 2-5 dwelling units per acre, located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

PROJECT INFORMATION

- Overall density is 3.3 dwelling units per acre.
- The development will comply with the supplied development guidelines, municipal ordinances, and board conditions.
- 34.38 acres of open space, or 34.2% percent of total acreage. This also includes associated buffers, a swimming pool, dog park, and walking trails around the proposed stormwater control measures (ponds).
- Street trees, sidewalks, perimeter buffering, and curb & gutter street cross-sections, and improved open space will be required. The supplied development guidelines illustrates these details.
- Approximately 348 units total to be developed; 181 Single-family detached and 167 Townhome.

- This project is to be served by public water and sewer. The applicant has provided Harnett Regional Water with calculations that verify that there are services available to supply the development.
- The land use classification for this area is “Medium Density Residential”.
- If approved, this proposal will also go through the Development Review Board, following the major subdivision review process. This will entail thorough review and analysis from Harnett County Planning, Fire Marshal, Engineering, Public Utilities, E911 Addressing. State and Federal departments including NCDOT, NCDEQ, and The Army Corps of Engineers will also be included at this time.
- A full technical review has not been performed at this time.

PROJECT INFORMATION CONTINUED:

- Dwelling unit breakdowns are as follows:

<u>LOT SIZE</u>	<u>NUMBER OF LOTS</u>
Single-family detached lots - 9,000 sq. ft.	181
Townhome	167

- Parking
 - Single-family detached
 - Parking requirement – 2 spaces/unit
 - Townhome
 - Parking Requirement – 1.5 spaces/bedroom; 1/bedroom for more than 2 bedrooms
 - Required if all 3 bedroom – 4 spaces/unit = 668
 - Proposal – 587 spaces (requesting approval of an alternative parking plan)

TRANSPORTATION:

- Sight distances are adequate at all proposed points of ingress/egress on Parrish Road.
- A traffic impact analysis was submitted showing no significant impact on Chalybeate Springs Road.
- 2,600 vehicle trips per day along Chalybeate Springs Road.
- Site distances are adequate at all proposed points of ingress/egress on Parrish Road.
- Off-site improvements at the intersection of Chalybeate Springs Road and US Hwy 401 are recommended.
 - A traffic signal installed prior to the 100th Certificate of Occupancy
 - A southbound left turn lane on US Hwy 401
- The developer has proposed the plan and a traffic impact analysis to NCDOT and has received some preliminary comments regarding improvements along the existing roadway. The engineer of record is here to answer any questions that relate to this.

COUNTY UDO USE REGULATIONS:

Planned Unit Development

A PUD may modify the requirements set forth in the UDO, if the applicant demonstrates how the proposed development is superior to that accomplished through conventional ordinance application. Superior design criteria exceed the standard development requirements of the Harnett County Unified Development Ordinance. While there are numerous techniques that may be utilized for each of the criteria below, it is up to the applicant to determine what is most appropriate for the proposed PUD.

SITE PHOTOS



Posted Sign on PIN 0664-20-6936



Posted Sign on PIN 0664-21-6024



Posted sign on PIN 0664-20-8178



Posted sign on PIN 0664-30-2816



Outdoor Shooting Range across Chalybeate Springs Road



Single-Family residence to the adjacent south



Single-Family residence to the adjacent south on Parrish Road