



Proposed Text Amendment

Development Services

420 McKinney Pkwy.

P.O. Box 65, Lillington, NC 27546

Phone: (910) 893-7525 Fax: (910) 893-2793

Case: PLAN2601-0004

Staff: Sarah Arbour, Long Range Planner sarbour@harnett.org 910-814-6414

Planning Board: November 2, 2026 County Commissioners: November 16, 2026

Applicant Information

Applicant:

Name: Harnett County Development Services

Address: 420 McKinney Pkwy.

City/State/Zip: Lillington, NC 27546

Phone: 910-893-7525, x2

Type of Change

☐ New Addition ☒ Revision

Unified Development

Ordinance: **Ordinance** Article: **II.** Section: **2. C**

Current Text:

SECTION 2.0 NONCONFORMING LOT OF RECORD

A vacant lot of record established prior to the effective date of this Ordinance, or adoption of ordinances repealed by this Ordinance, which does not conform to the minimum lot requirement of the district in which it is located may be used as a building site for a use permitted within that district provided:

- A. All construction and the location of the building(s) shall be in accordance with the applicable front, side, and rear yard requirements of the zoning district in which located.
- B. The existing or proposed water and sewage disposal system is approved by the Harnett County Health Department and Harnett County Department of Public Utilities, as appropriate; and
- C. All uses serviced by a private septic tank system shall have a minimum lot area of not less than 15,000 square feet of suitable or provisionally suitable soil, except in the case of a Manufactured Home Park

Proposed Text:

SECTION 2.0 NONCONFORMING LOT OF RECORD

A vacant lot of record established prior to the effective date of this Ordinance, or adoption of ordinances repealed by this Ordinance, which does not conform to the minimum lot requirement of the district in which it is located may be used as a building site for a use permitted within that district provided:

- A. All construction and the location of the building(s) shall be in accordance with the applicable front, side, and rear yard requirements of the zoning district in which located.
- B. The existing or proposed water and sewage disposal system is approved by the Harnett County Health Department and Harnett County Department of Public Utilities, as appropriate; ~~and~~
- C. ~~All uses serviced by a private septic tank system shall have a minimum lot area of not less than 15,000 square feet of suitable~~

~~or provisionally suitable soil, except in the case of a Manufactured Home Park.~~

Reason for Requested Change:

To amend the Harnett County Unified Development Ordinance, Article II., Section 2.C. The section to be removed addresses nonconforming lots of record and states that for a vacant, nonconforming lot to be considered for a building site, it must have 15,000 square feet of suitable or provisionally suitable soil if serviced by a private septic tank system. This language is problematic because it unnecessarily precludes development on lots smaller than 15,000 square feet that may otherwise meet the Health Department's requirements for a septic system and all other applicable development standards.

Planning Staff consulted with the Environmental Health Division to discuss the removal of the language from the U.D.O. They agreed that the 15,000 square foot minimum is not necessary, as subsection B. adequately addresses this issue by requiring approval of any existing or proposed sewage disposal system by the Harnett County Health Department.
