

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
December 9, 2024

Staff Contact: Randy Baker, Assistant Manager of Planning Services  
(910) 893-7525 or rbaker@harnett.org

CASE NUMBER: BOA2410-0004  
APPLICANT: Don Curry – Curry Engineering  
OWNER: BC Buies Creek, LLC.  
LOCATION: Main Street State Road # 1532 Buies Creek  
ZONING: RA-30  
ACREAGE: 48.50 PIN# 0680-09-2725.000  
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Seeking a variance from the required parking spaces for a 3-bedroom townhome

AERIAL:



**Directions from Lillington:** Travel US 421 South – Turn left onto Leslie Campbell Avenue – Turn left onto Main Street - Property is located on the left side of the road at the intersection of Main Street and Mitchell Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently under construction for mixed residential development.
- B. **Surrounding Land Uses:** Single Family / Multi-Family / Institutional / Agricultural
- C. **Utilities:** Water – Public Sewer – Public



## BACKGROUND:

- The project previously received Board of Adjustment approval for a multi-family development in October of 2021 with the condition that the number of permitted homes would not exceed 114 and the amount of open space percentage would remain the same as stated in the application.
- The applicant is requesting that the Board of Adjustment grant a variance from the required amount of parking spaces associated with a 3-bedroom townhome. Current standards would require 456 parking spaces for 114 three-bedroom townhomes. The request would reduce the total number to 399 parking spaces for the proposed units.
- The Board may impose conditions on the requested variance approval as long as those conditions reasonably relate to the variance. Example: A condition may be placed on the approval that the street widths be increased to a 29 ft. width in order to accommodate on street parking.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE V. USE REGULATIONS

#### SECTION 1.0 Use Types & Regulations

#### 1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P*	P*	P*	1.5 per bdrm + 1 per bdrm over 2	1	R-3

## SITE PHOTOS

Site



Site





Street View



Street View



Across Street



Across Street



Adjoining Property



Across Street



# SUBMITTED SITE PLAN

