



# TEXT AMENDMENT REQUEST FORM

## (Internal)

Development Services

420 McKinney Pkwy.

P.O. Box 65, Lillington, NC 27546

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

Case: PLAN2502-0001

Planning Board: March 3, 2025

County Commissioners: March 17, 2025

### 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: III. Sections: 8.2.3 & 8.4.1

### Current Text:

#### SECTION 8.0 SUBDIVISION REVIEW PROCEDURES

##### *8.2.3 Subdivision Plat/Plan Requirements*

In order for a subdivision plat/plan, exempt map, or master sketch plan to be considered complete, the applicant shall submit a site plan according to the table below:

	EXEMPT PLAT	MINOR SUBDIVISION	PRELIMINARY SUBDIVISION	FINAL SUBDIVISION	MASTER SKETCH PLAN
<b>DEVELOPMENT REQUIREMENTS</b>					
Preliminary Soils Report Provided, If Applicable	X		X		X

#### 8.4 Minor Subdivision Procedures

##### *8.4.1 Review for Minor Subdivisions*

- A. The Planning Department shall establish standard regulations for plan submittal and review including but not limited to the number of copies requested and the information to be included on the plan. The Administrator shall advise the subdivider or his authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submittal of the final plat.
- B. The Administrator shall submit a copy of the plan, and any accompanying material to other officials and agencies concerned with new development including, but not limited to:
  1. Harnett County Public Health Department
  2. Harnett County Public Utilities Department

3. Harnett County Fire Code Official
  4. Harnett County GIS/E-911 Addressing Operations Administrator
  5. NCDOT District Highway Engineer
  6. North Carolina Department of Environment and Natural Resources Quality
- C. The Administrator shall review the plan for general compliance with the requirements of this Ordinance.
- D. One (1) copy of the plan shall be returned to the subdivider or his authorized agent.

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## Proposed Text:

### SECTION 8.0 SUBDIVISION REVIEW PRODCEDURES

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<b>DEVELOPMENT REQUIREMENTS</b>					
Preliminary Soils Report Provided, If Applicable	X	X	X		X

### 8.4 Minor Subdivision Procedures

#### 8.4.1 Review for Minor Subdivisions

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- B. The Administrator shall submit a copy of the plan, and any accompanying material to other officials and agencies concerned with new development including, but not limited to:
  7. Harnett County ~~Public~~ **Environmental** Health Department
  8. Harnett County ~~Public Utilities Department~~ **Regional Water**
  9. Harnett County Fire Code Official
  10. Harnett County GIS/E-911 Addressing Operations Administrator
  11. ~~NCDOT District Highway Engineer~~ **North Carolina Department of Transportation**
  12. North Carolina Department of Environmental ~~and Natural Resources~~ **Quality**
- C. The Administrator shall review the plan for general compliance with the requirements of this Ordinance.
- D. One (1) copy of the plan shall be returned to the subdivider or his authorized agent.
- E. **A soils evaluation shall be submitted, completed by a professional licensed to perform such work. The soils evaluation shall address all newly proposed lots and verify that sufficient useable soil is present for initial and repair areas, as required by 15A NCAC 18 E. For lots with existing septic systems, the evaluation shall verify that the existing system meets all required setbacks to the new property lines and sufficient septic repair area exists, as required by 15A NCAC 18E.**

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## Reason for Requested Change:

To amend Harnett County's U.D.O. Article III. Section 8.2.3 & 8.4.1 to explicitly state that a soil report is required for all minor subdivisions. The proposed text amendment is necessary to add language mistakenly omitted from the Unified Development Ordinance and will not result in any change in practice.

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**Suggested Statement-of-Consistency:** (Staff concludes that...)

The requested Text Amendment is compatible with Harnett County regulatory documents and 15A NCAC 18 E Wastewater Treatment and Dispersal Systems, and that the benefits outweigh any potential inconvenience or harm to the community. Therefore, it is recommended that this Text Amendment request be **APPROVED**.

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