

Land Use Plan  
Harnett County, North Carolina  
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## Introduction

This Land Use Plan presents a growth pattern and the desires of Harnett County for land utilization over the next two decades. The plan was prepared by the North Carolina Department of Natural and Economic Resources, Division of Community Assistance in conjunction with the Harnett County Planning Board, the Harnett County Board of Commissioners and many county residents. The County Board of Commissioners directed that this plan be prepared so that they and all other governments and the planning board, developers, investors, and other interested parties would have available both a comprehensive assessment of existing land use and conditions affecting development and general plan guiding the location of future development and the coordination of public utility systems and services with this future development.

## Summary

The following statements briefly summarize the most significant points of this study.

### Salient Points Affecting Land Use

1. Harnett County's goals and objectives for land use may be summarized by stating that orderly growth, a decent living environment, an efficient and safe circulation system, adequate public services, and a healthy economy are to be sought.
2. Large urban areas, Raleigh and Fayetteville, are within close proximity of all portions of Harnett County. The sprawling Fort Bragg-Pope Air Force Military Reservation borders the southwestern portion of Harnett County.
3. The planning area for Harnett County includes all portion of the county not under the planning jurisdiction of the incorporated municipalities of Lillington, Coats, Angier, Erwin and Dunn.
4. From 1960 to 1970, Harnett County ranked fifth in population growth rate among its neighboring counties and is still basically a rural county with 77.5% of its total population living in rural areas. Within Harnett County, from 1940-1975, township populations have varied only with Johnsonville, Barbecue and Anderson Creek Townships showing continuous growth. From 1970-1975, Johnsonville and Anderson Creek Townships demonstrated a rapid growth rate.
5. Harnett County's recent population growth can be attributed to immigration rather than births. From 1950-1972 births have decreased and deaths have increased.
6. Presently, the majority (60% of Harnett County's population lives in Lillington, Neill's Creek, Black River, Grove, Duke, Averbosboro, Johnsonville, and Anderson Creek Townships.
7. Considering past trends and future population projections, the distribution of the majority (80%) of Harnett County's future population (by year 2000) will be in the central, eastern and southwest portions of the county. In the central and eastern portions, growth will be encouraged because of existing municipalities and the availability of municipal services. In the southwest portions of the county, growth should continue as a result of the proximity of Fort Bragg and Pope Air Force Base.
8. Harnett County's civilian labor force increased steadily between the years 1970 and 1974. Of this total labor force, manufacturing related jobs have increased, while agricultural related jobs have decreased. Economic estimates for the future show continued growth in manufacturing related jobs and a continued decrease in agricultural related jobs.
9. Out-commuting of residents to work almost doubled between 1960 and 1970.
10. Eastern Harnett County is an area of gently rolling terrain with elevations ranging from 100 to 300 feet above sea level. In the western part of the county, steeper hills exist with elevations as high as 450 feet above sea level. Undeveloped lands are covered by pines and low-lying shrubs. Low lying lands are found along the rivers and streams of the county.
11. The generalized soils picture for Harnett County indicates that the most serious soil problems occur along the rivers and streams of the county, as high water tables and flood hazards exist.
12. A detailed soils survey is in progress for the entire county. All land utilization should occur in conjunction with soil suitability as determined by this study and by further detailed site inspections. Land areas containing serious soil problems should not be used intensively.
13. Moderate ground water supplies are available throughout the county from properly located wells. Land should be utilized in a manner that would not harm these ground water supplies.

14. Most of the surface waters in the county are suitable only for low quality water usage, such as fishing and fish propagation. The Cape Fear River is suitable as a source for drinking water. All surface water bodies should be as a source for drinking water. All surface water bodies should be utilized in a manner that will protect their best usage and enhance environmental quality. Thus, land areas adjacent to surface waters should not be intensively utilized.
15. prime agricultural lands are located in the central to eastern part of the county, timber lands are located in the western part of the county and wetlands are located along rivers and streams. As precious natural resources, the use of these lands should be approached with care and intensive development discouraged.
16. All land use activities should be reviewed in light of potential effect on biological elements, such as endangered wildlife species. In Harnett County, the wild turkey and red-cockaded woodpecker are listed as endangered species.
17. Historic sites of national, state and local interest are located throughout the county. Proposed environmental use areas include the Cape Fear River and scenic roads. A designated environmental use area is Raven Rock State Park. All land uses near these areas should be compatible with these sites and the sites should be preserved.
18. All municipalities are served by a public water system. All municipalities except Coats are served by a public sewer system. A plan for a metropolitan water system becomes a reality, growth will occur along its route and this growth should be carefully planned and controlled. In parts of the county where no public water or sewer systems are available, development should occur at low densities.
19. major energy supply facilities include a natural gas pipeline, electrical transmission lines, and a petroleum pipeline. All growth should occur in a manner which will conserve energy. This suggests that a compact growth pattern should be encouraged.
20. As Harnett County grows, public facilities and services should be planned to meet the expanding demands and needs of county residents. Thus, solid waste disposal, police, fire protection, school facilities, recreation facilities, et cetera, should be of prime importance in making decisions relating to land utilization and the general growth pattern of the county.
21. Harnett County has a good transportation system which presents no significant problem to the land utilization. The best transportation systems are located in the central to eastern part of the county.
22. A substantial portion of Harnett County consists of wetlands, agricultural and forest lands, and water bodies. Urban type development is concentrated mostly in or near the existing incorporated towns. However, clusters of development exist in Bunnlevel, Buies Creek, Mamers, and Anderson Creek and Johnsonville Townships. In the rural parts of the county, development is scattered and consists mostly of mobile homes, farms homes, small convenience businesses, and churches.

## Land Use Plan

This land use plan establishes a generalized growth pattern for Harnett County over the next twenty-four years. This growth pattern is represented through six general land classifications.

1. Urban Areas – The urban areas contain all the incorporated towns. These areas should act as focal points for future urban growth. In relation to the other parts of the county, the towns will act as activity centers with the primary function of providing goods and services to residents of the county.
2. Developing Areas – Developing areas include those parts of the county outside the urban areas where concentrated growth is occurring or where it is likely to occur in the next twenty-four years. In these areas, a mixture of residential, commercial and social and cultural uses is anticipated. The main character of the area should be residential in nature. These areas are found near the incorporated towns, Buies Creek, and in Anderson and Johnsonville Townships.
3. Industrial Areas – Industrial areas include those lands that are conducive to such development. Most area located fairly close to the urban areas so that industries may take advantage of public facilities and services.
4. Commercial Areas – Commercial areas include those lands that would be particularly suitable for major business activity. These sites are located at the I-95 interchanges.
5. Conservation Areas – The conservation areas shall include those parts of the county which should be maintained in a natural state where very limited or no public services are provided. This area would contain fragile, hazard or other lands which are necessary to maintain a healthy natural environment. Conservation areas are found mainly along the county's rivers and streams and include the county's historical sites.
6. Rural Areas – Rural areas of the county include lands that are particularly suited for agricultural activities, forestry, or mining operations. Generally, the only significant additional type of land use occurring in rural areas would be very low density residential development such as one dwelling unit per acre.

## Plan Implementation

If this plan is to be useful, it must be followed by implementation methods. The major implementing tools of the plan will be a zoning ordinance, subdivision regulations, building codes, and a building inspection department. The county should quickly adopt the appropriate ordinances and codes and strictly enforce them through the inspection department. In addition to these methods, the County Planning Board will be very important in the implementation of this plan.

## Environmental Assessment Statement

This plan has been designed with the intent of maximizing environmental protection.

## Goals and Objectives

The following set of goals and the objectives necessary to achieve these goals have been established in an effort to insure the utilization of sound judgment and consistency in the preparation and implementation of this land use plan. Moreover, these goals and objectives can assist elected and appointed county official and private citizens in making logical policy decisions in guiding present and future development in the planning area. Adherence to these goals and objectives should help achieve an attractive and desirable living environment.

Goal: All land in Harnett County shall be used in an orderly and intelligent manner.

### Objectives

1. The County Commissioners, County Planning Board, and county residents should utilize this land use plan and subsequent implementation measure as a guide for making land use policies.
2. The County Commissioners and County Planning Board should obtain the involvement of planning areas residents in the planning and implementation processes through actively encouraging participation at scheduled meetings.
3. All county and municipal planning efforts should be coordinated to achieve maximum benefit and efficient land utilization.
4. Land shall be utilized in a manner which provides a decent living environment, economic development, and preservation of natural physical features.

Goal: Preserve natural features and eliminate or prevent abuses to the environment.

### Objectives

1. Protect prime agricultural and wood lands from incompatible development and discourage uses that would destroy their productivity.
2. Achieve maximum protection and use of flood plains and stream banks for open space conservation, recreation or farming.
3. Encourage the use of detailed soils data in future development decisions.
4. Preserve areas of natural beauty
5. Encourage environmental protection by preventing soil erosion.
6. Develop a program to achieve high water quality by insuring such things as the adequate treatment of wastewater.
7. Monitor all sources of possible air pollution.
8. Promote an attractive county appearance by improving visual attractiveness throughout the county.

Goal: Provide a decent home and living environment for all residents of the planning area.

### Objectives

1. Encourage the development of housing in varying density type and cost to meet the needs of all income levels and age groups.
2. Encourage programs to improve deteriorated neighborhoods and substandard housing.
3. Preserve existing sound neighborhoods and phase out unsuitable land uses which may now exist in residential areas.
4. Guide new housing developments to locations which are convenient to jobs, stores, and cultural opportunities, and which can be served by public utilities to the maximum extent possible.

5. Adopt and strictly enforce necessary ordinances and regulations which will help achieve a decent home and living environment for all residents of the planning area.

Goal: Promote businesses, stores, and services in amounts, kinds, and locations to serve well the needs of customers, the business community and investors.

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Goal: Promote businesses, stores and services in amounts, kinds and locations to serve well the needs of customers, the business community and investors.

Objectives

1. Encourage the grouping of stores and businesses, throughout the county, in existing activity centers, such as downtown and shopping centers, which can handle pedestrians as well as auto traffic and parking needs.
2. Protect shopping areas from negative kinds of development.
3. Discourage strip commercial development and limit entrances along busy roads.
4. Encourage conservation, remodeling, and new building in the downtown areas of the county's municipalities

Goal: Encourage a variety of new and expanded industries by designating ample land areas with good access to transportation and utilities

Objectives

1. Encourage new industrial development to increase the number and types of jobs and promote economic growth and stability.
2. Designate several suitable areas of the county for industrial development.
3. Protect industrial areas from incompatible kinds of development and phase out existing land uses which are unsuitable for industrial areas.
4. With respect to environmental protection and natural resource conservation, seek "least cost" and "least harmful" locations and services for industries.

Goal: Encourage the provision of high quality public and private utilities at locations and in quantities which are consistent with the needs of county residents and capable of expansion to meet foreseeable needs.

Objectives

1. Maintain a continuing monitoring and updating of public facility needs, plans, and priorities for construction and services.
2. Extend water and sewer services to all appropriate portions of the county and require that all uses with access to the public water and sewer line utilize the system.

3. Subject proposed developments using private utility systems to stringent review to insure that the system is adequate for the proposed use and for foreseeable expansion.
4. Insure adequate storm drainage throughout the county, especially in developed portions within the county.

Goals: Promote a modern transportation system which provides convenient and safe movement within the county.

Objectives

1. Encourage paving of existing roads and streets and require pavement of new streets.
2. Encourage adequate off-street parking and loading facilities for all land uses.
3. Limit entrances onto busy thoroughfares to minimize traffic hazards and congestion.
4. Encourage subdivision design and street layout which minimizes amounts of land devoted to streets.
5. Encourage planned developments to provide excellent pedestrian ways and bikeways where appropriate.
6. Actively promote implementation of the county's thoroughfare plan.

Goals: Encourage the development of appropriately located and diversified recreational facilities which are adequate to meet the needs and desires of present and future citizens of Harnett County.

Objectives

1. Establish an adequate park and recreation system by encouraging park dedication and public purchase of land that is suitable for recreational purposes.
2. Encourage the dedication of parks and recreational space in new subdivisions.
3. Encourage close coordination between school programs and use of school facilities and the recreational programs of the county.
4. Encourage and provide for the recreational use of areas that are particularly compatible with recreational activities, such as flood plains
5. Seek to improve recreational programs so that opportunities are available to all segments of the population, including the handicapped and elderly

## Background Report

This section describes the physical, economic and social conditions of Harnett County. These elements are perhaps the most important determinants of the extent of growth in the future, which local citizens and decision makers must understand in order to predict and plan for the future.

### Regional Setting

Harnett County is located in the south central portion of North Carolina. It is bordered by Sampson and Johnston Counties in the east, by Wake County on the north, by Chatham, Lee and Moore Counties on the west, and by the Lower Little river and Cumberland County on the south. Approximately 30 miles north of Lillington, the center of Harnett County and the county seat, is the City of Raleigh, the State Capital. Approximately 30 miles south of Lillington, is the City of Fayetteville, a rapidly developing urban area.

For purposes of large scale planning and delivery of certain public services, the State of North Carolina has been divided into seventeen regions. Harnett County is in Region M, along with Cumberland and Sampson Counties. Figure 1 shows Harnett County and its location with respect to its neighbors in Region M and the state as a whole.

### Planning Area

The territorial jurisdiction of a county for planning and regulation of development has been defined in the General Statutes of North Carolina as G.S. 153A-320. Under this statute, a county may plan and regulate development throughout its boundaries, except as otherwise provided in G.S. 160A-360. G.S. 160A-360 authorizes cities to plan and regulate development within their corporate limits and within a defined area extending not more than two miles beyond its corporate limits and a city with a population of 25,000 and over may extend these same powers not more than three miles beyond its corporate limits.

Thus, the planning area for Harnett County will include all portions of the county which are not under the planning and regulation jurisdiction of a municipality. Presently, all of the incorporated cities of Harnett County are exercising the powers provided to them under G.S. 160A-360. Figure 2 graphically identifies the County's planning jurisdiction.

With the existence of both municipal and county planning agencies, the coordination of all planning activities between these agencies is a must. Perhaps the most crucial areas of cooperation will be in establishing growth policies and strategies must be related to those of state and regional agencies.

### Climate

Harnett County enjoys a favorable climate and thus presents no major problems to land utilization. Tropical air is present over the county during the summer season bringing warm temperatures and rather high humidity. The average July temperature will range from 78 to 90 degrees Fahrenheit. Winters in Harnett County are short with an average frost-free growing season of 210 days. Average January temperatures will range from 42 to 44 degrees Fahrenheit.

Precipitation is generally well distributed throughout the year. The average annual precipitation will range from 46 to 48 inches with precipitation occurring mostly as rain.

Prevailing winds are from a southwesterly direction during most seasons of the year. During late summer and fall, prevailing winds are from a north-easterly direction.

### Population

As noted in table 1 Harnett County is still a rural county with over 77.5% of its total 1970 population living in rural areas. As further noted in table 1, this urban-rural population dispersion

has not changed significantly in recent years, In comparison, Cumberland County and Region M, as a whole, have become more urbanized since 1950. Most of the change in Region M can be attributed to the rapid urbanization of Cumberland County.

When comparing Harnett County with its seven neighboring counties, Harnett County ranks fifth in growth rate (Table 2). Recent growth may be attributed to in-migration, a total births in the county have decreased, and total deaths have increased between the years 1950 and 1972 (Table 3).

Within Harnett County, each of the townships have experienced varied population changes over the past thirty-five years (Table 4). Those townships demonstrating continuous population growth include Johnsonville, Barbeque and Anderson Creek. From 1970 to 1975, the townships indicating the fastest growth rate include Johnsonville, Anderson Creek and Upper Little river. Figure 3 illustrates those sections of the county experiencing a high growth rate.

Table 5 provides information on the current population distribution within Harnett County and population projections for each township and the county as a whole. Most of Harnett County's population is located in the central to eastern part of the county, as 1975 estimates place approximately 60% of the total county population in Lillington, Neill's Creek, Black River, Grove, Duke and Averasboro Townships (Figure 3). In the near future, it is anticipated that most of Harnett County's population will continue to live in the central to eastern sections of the county as demonstrated by the township population projections. However, Anderson Creek and Johnsonville Townships will also experience a heavier population distribution over the next twenty-four years. Thus, over the next 24 years, the townships of Anderson Creek, Johnsonville, Lillington, Neill's Creek, Black River, Grove, Duke, and Averasboro will contain the heaviest population concentrations (Figure 4). By the year 2000, these townships may contain 80% of Harnett County's total population.

As a word of caution, the population projections are only approximations. These projections should not be considered as inevitable, rather they simply predict the probably population increases if nothing major happens. With this in mind, the projections are still useful, in serving as a starting point to measure future community needs and to evaluate land use decisions.

## Economy

### Labor Force

Harnett County's labor force has increased steadily between the years 1970 and 1974 (Table 6). Of this total labor force, manufacturing related jobs have demonstrated a continual increase, while agricultural related jobs have demonstrated a decrease. The continuing decline in agricultural employment may be attributed to the continued reduction in the number of farms (Table 7). Farm mechanization and improvements in methods of crop production have also affected agricultural employment. Consequently, many farm laborers and small-scale farm operations have become things of the past. In Harnett County, average farm size increased from 72.5 acres in 1959 to 104.2 acres in 1969 and total value of farm lands and buildings increased from \$17,933.00 in 1959 to \$39,415.00 in 1969 (Table 7).

For the future, economic estimates indicate continual growth in total civilian employment in Harnett County, with manufacturing and non-manufacturing jobs accounting for the growth (Table 6). Agricultural related jobs, however, will probably continue to decline until a stabilization point is reached where only large mechanized farms with a minimum labor need are in existence.

### Dollar Volume Sales

For dollar volume sales, Harnett County has experienced a steady growth rate over the past eleven years in total retail sales, as Harnett County's share of the total state retail sales is remaining constant (Table 8).

## Community Patterns

Table 9 provides a comparison of 1960 and 1970 commuting patterns for Harnett County. Between 1960 and 1970, out-commuting in the County almost doubled. An implication of this information could be that the county does not have enough jobs to meet employment needs, thus forcing residents to seek employment across county lines. In some instances, however, there may be jobs available, but higher salaries and good highways make job opportunities in places like Cumberland, Lee, and Wake counties economically attractive and more accessible. Commuting can thus become a tolerable inconvenience.

### Family Income

Overall, family income levels for residents of Harnett County are lower than the incomes of families in the state as a whole (Table 10). In comparing median and per capita incomes, Harnett County residents also earn less than state residents as a whole. However, the number of persons below the poverty level is virtually the same for Harnett County and the state as a whole.

### Education

The educational attainment of Harnett County residents 25 years of age and over is similar to the state as a whole for median school years completed according to the 1970 U.S. Census. For the county, the median number of school years completed was 9.5 for males and 10.1 for females. This compares to 10.3 and 10.8 for males and females in the state as a whole. However, the county is lagging behind the state in the percentage of people having graduated from High school. Of the people 25 years of age and over in Harnett County, only 28.0% of the male and 28.7% of the females have graduated from high school. This compares to 37.3% and 39.5% for males and females in the state. If the county wished to offer an added attraction for prospective industries and businesses by providing a skilled labor force from which to select workers, the educational attainment of county residents should be raised.

## Physiographic Elements

### Topography

The constraints which topography poses for land utilization are reflected in two basic physical features, slopes and drainage. If land uses are not compatible with the topography, both private and public costs will increase. For example, as slopes become steeper, construction costs may increase as landscape modifications or structural changes may become necessary to accommodate steeper terrain. Other more public costs result indirectly from construction on steep slopes with increased erosion, runoff, and/or potential flooding and mudslide problems.

Low lying areas may also impose increased costs for private concerns as well as the general public. Areas exhibiting inadequate drainage will increase construction costs by requiring drainage projects and/or filling operations. Private and public costs may appear in the form of future flood damage if construction occurs in a flood plain. Thus, in both low lying and steep terrain, compatible land utilization may be some form of un-intensive activity, such as resource extraction, farming, recreational activity, or simply leaving the land in its natural state.

Generally, eastern Harnett County exhibits topographic features common to the coastal plains region of North Carolina. It is an area of level to gently rolling terrain with elevations ranging from 100 to 300 feet above sea level. Undeveloped lands are covered by pines and low-lying shrubs. The major underlying geological formation includes sedimentary rocks consisting mostly of unconsolidated sands and clays.

In the western part of the county, topographic features begin to resemble those of the Piedmont Region of North Carolina. It is an area of steeper hills with elevations as high as 450 feet above sea level. As in the eastern part of the county, undeveloped lands are covered by pines and low-lying

shrubs. The major underlying geological formation includes crystalline rocks, such as granite and slate.

Low-lying land areas may be found along the Cape Fear River, Upper Little River, Lower Little River, Black River and numerous streams located throughout the county. These low-lying land areas present the greatest potential for flooding.

Figure 5 represents a generalized elevations map of Harnett County. In reviewing this map and considering the preceding information, topographic conditions should not create any major problems in county land utilization. However, areas that should not be intensively utilized include the land adjacent to the county's rivers and the steeper terrains in the western portion of the county.

#### Soils

Because various soils have different characteristics, thereby placing limitations on the use of land, it is necessary to review the types of soils that are prevalent in an area prior to determining future land uses. For example, soils with poor permeability would present problems for any residential development which bases its sewage disposal on a septic tank system.

Figure 6 presents generalized soils information for Harnett County. Table 11 provides an association between soils, slopes, degree of limitation and various land uses. As noted in table 11, the most serious problem for most land uses is presented by the Bibb-Chewacla soils, which are located along the county's rivers and streams. High water tables and flood hazards become serious problems. Other problems for various land uses could exist with all of the soils throughout the county as slopes increase.

Although the soils information presented in the report is not sufficient for specific site planning, it is a valuable guide that is helpful for large scale land evaluation. More specific information concerning particular site characteristics and land use suitability may be obtained directly from detailed soil surveys prepared by the U.S. Department of agriculture, Soil Conservation Service. The Soil Conservation Service has also begun a program to prepare more detailed soils maps and related information for the entire county. This task, however, will not be completed for several years.

#### Ground Water

Ground water may be stored in sub-surface geological formations or in the top layer of soils and other materials immediately underlying these top layers. Ground water is important in land use planning because the quantity and quality of ground water is strongly influenced by what is allowed to take place on the surface of the land. The following points illustrate the relationship between poor land practices and the effects on ground water:

1. Decreasing the permeability of the surface may retard the recharging of aquifers.
2. Intensive use of septic tanks may contaminate ground water.
3. Improperly located and operated landfill sites may contaminate ground water.
4. Unreclaimed mineral extraction sites may result in increased erosion and contamination of ground water.

Table 12 presents each major geological formation in Harnett County and the development-affecting characteristics of each formation. The major geologic formations are also graphically illustrated in Figure 7. Generally, moderate ground water supplies are available throughout the county from properly located wells. Both municipal and private wells are utilized in the county.

#### Surface Water Resources

The location and the North Carolina Board of Health's classification of major streams and rivers in Harnett County are shown in Figure 8. Table 13 further explains the fresh water classification system. As noted in Table 13, most of the streams in Harnett County are suitable only for fishing, fish propagation, and any other usage requiring waters of lower quality.

Figure 8 also shows the location of existing lakes, ponds, and reservoirs that are five acres or larger. Table 14 provides a detailed description of these water bodies. The numbers in the Table

correspond to the numbers in Figure 8. Most of the ponds, lakes, and reservoirs are well suited for fishing and some forms of recreation, as noted in Table 14.

The Cape Fear River, which flows through the county from a northwest to southeast direction, is the major source of surface water and water suitable for drinking. It has a 7-day consecutive ten year minimum flow of 52 million gallons per day. When the New Hope Reservoir, located in Chatham County, is completed, the flow of the river will be regulated, providing a constant abundant water supply. Thus, Harnett County possesses a good supply of surface waters which are suitable for both human and wildlife purposes.

#### Land Resources

Figure 9 identifies natural land resources that are of value to the residents of Harnett County as well as the region and state. Included in these resources are prime agricultural land, timber lands, mining sites and wetlands. The prime agricultural and timber lands were identified with the assistance of the Soil Conservation Services. Mining sites and wetlands were identified by the U.S. Army Corps of Engineers in their provisional study Environmental Reconnaissance Inventory of the State of North Carolina, published in November 1972.

The value of approaching the use of agricultural, timber, and mining lands with care is obvious. These lands provide people with valuable natural resources that are needed not only for economic benefits, but for survival. The value of wetlands is perhaps less obvious, but just as important. Wetlands are unique and fragile ecosystems that in their undisturbed state have many inherent values and a variety of uses. The production of aquatic or terrestrial, vertebrate or invertebrate wildlife may be the most effective beneficial use of the wetland ecosystem or habitat, for natural wetlands harbor, nourish, and produce an exceptional array of fauna.

In Harnett County, two major wetland classifications were identified and they may be described as follows:

Seasonally Flooded Bottomlands: An inland fresh area in which the soils are covered with water, or is waterlogged during variable seasonal periods but usually is well drained during much of the growing season. This type is found in overflow bottomlands.

Wood Swamp: The soil is waterlogged at least to within a few inches of its surface during the growing season and is often covered with as much as one foot of water. Wooded swamps occur mostly along sluggish streams, on flood plains, and in very shallow lake basins. Wooded swamps often occur in Association with shrub swamps.

#### Exposed Mineral Resources

Figure 9 identified the location of mining sites and mineral deposits in Harnett County. At these sites the most significant exposed mineral resources in Harnett County may be found. Examples of minerals that may be found at these sites include magnetite, garnet, iron minerals, petrified wood, quartz and agatized wood.

#### Biological Elements

##### Botanical Elements

Figure 10 portrays the location of the most significant botanical elements in Harnett County. At this site (Spout Springs) trailing arbutus *Epigaea ripens* and pixie moss *Ryxidantha berbulator* var may be found. The first is considerable out its typically considered habitat and the latter is a very rare species. This is the type of locality for Pixie moss.

##### Wildlife

There is a wide variety of common wildlife located in Harnett County such as deer, squirrel, quail, raccoon, muskrat, et cetera. In addition to these rather common varieties of wildlife, however, there are two species of wildlife which may be considered significant or endangered species – the red cockaded woodpecker and the wild turkey. Figure 10 shows the general locations of these

endangered species. Figure 10 also identifies the critical habitats of the striped bass, American Shad, and the alewife and blueback herring.

#### Cultural Elements

Cultural resources are important in preparing development plans for the future, as they provide a fuller, more meaningful life not only for the present generations but for future generations as well. Thus, this plan investigates the following cultural elements – archeological sites, historic sites of national state, and local interest, and contemporary features, such as educational institutions and museums.

#### Archeological Sites

There are no known archeological sites in Harnett County.

#### Historic Sites

National Sites: Figure 11 shows the location of historic places that were listed in the National Register of Historic Places as of August 1, 1972. The numbers on the map correspond to the following descriptions.

1. Fayetteville (Cumberland County) Plank Road, built in 1849-1852, going 129 miles N.W. to Bethania in Forsyth County.
2. Cape Fear Road which was in use in 1775 connecting Wilmington and Warrenton in Warren County.

State Sites: Figure 11 shows the location of historic places that were registered with the State of North Carolina, Department of Archives and History. These state sites include William Avera House, Averasboro Battleground, Barbecue Presbyterian Church, Rory Matthews Log House, Dunshee Shaw House, Barbee's Inn and the Farquhard-Campbell-Smith House (Lebanon).

Local Sites: In addition to the national and state historic sites, historic sites have been identified at the local level. Figure 11 shows these sites and Table 15 provides a description of each site. The numbers in the table correspond to the numbers on the map.

#### Contemporary Cultural Features

There are two contemporary cultural features that have already been identified as local historic sites – Campbell College located in Neill's Creek Township and the Indian Museum located in Hector's Creek Township. Both of these sites are graphically shown on Figure 11 and describe in Table 15.

#### Environmental Uses or Management Areas

Included among the more important landscape resources in North Carolina are the environmental use or environmental management areas. These areas can be treated in two categories.

1. Federal, State, local or private land or water areas which have been formally and/or legally designated for some conservation or environment-related purpose;
2. Land and water areas, as above, which have been proposed or identified but have not been formally or legally designated or developed.

Figure 11 graphically shows the location of the environmental use or management areas in Harnett County.

#### Utilities and Facilities

##### Water and Sewer Systems

With the exception of the Town of Coats, all of the incorporated municipalities have a public sewer system and all of the municipalities have a public water system. Lillington, Dunn and Erwin rely on the Cape Fear River for their water source while the towns of Angier and Coats rely on deep wells. Table 16 provides more specific information on the municipal water systems and Table 17 provides more detailed information on the sewer system.

Outside the incorporated areas, Dunn has a water line extending toward Benson and Lillington has water lines serving Shawtown. Aside from these publicly owned community and private system

services a mobile home development in Anderson Creek Township. Other incorporated parts of Harnett County are provided water and sewer services through individual wells and septic tanks.

The major needs in relation to public water systems in Harnett County involved the improvement of water quality, the upgrading of municipal systems and the delivery of water services to unincorporated areas of the county, especially the more densely populated areas. To meet these needs, the county is planning the creation of a metropolitan water district, which would serve the communities of Lillington, Buies Creek, Shawtown, Angier, Coats and an 800 foot corridor along the major transportation routes connecting these communities. Lines would also be extended to the city limits of Erwin. The source of water for the system would be the Cape Fear River. Figure 12 graphically portrays these areas involved in the system.

Another area exhibiting a potential need for a public water and/or sewer system, which is shown on Figure 12, is the areas located near NC 210 in Anderson Creek Township. This area is becoming densely developed. As shown in Table 3, there has been an estimated population increase of 3695 people in the township between 1970 and 1975. The primary reason for the rather significant population increase is that the area borders Fort Bragg, located in Cumberland County.

There is another area located near Spout Springs and Johnsonville where the land is becoming densely developed and may be in need of a public water and/or sewer system. In Johnsonville Township, the population has increased by an estimated 703 people between the years 1970 and 1975. Much of this growth can be attributed to the increase in mobile home dwelling.

An additional area exhibiting a potential need for a public water and/or sewer system is the unincorporated community of Bunnlevel and adjacent areas located in Stewart's Creek Township. This area is shown on Figure 12. Although the township has not demonstrated significant growth in recent years, the area is rather densely developed. To complicate matters, the soils in the area are marginal for septic tank usage. In a densely population area where individual wells and septic tanks are used and the soils are marginal, the potential for health hazards increases, as drinking water may become contaminated.

Other areas that exhibit a critical need for public water and/or sewer systems may be found just outside the corporate limits of most of the counties incorporated municipalities. These areas are densely developed and are occupied by low and moderate income people. Thus annexation of the areas by any town is a remote possibility since it is economically impractical for a town to annex such areas.

Another major need in relation to public sewer systems will be the need to meet the increasingly stringent state and federal regulations for sewerage collection and treatment. To help meet this need, state and federal grant assistance is available for the planning and ultimate construction of wastewater collection and treatment systems. The entire planning and construction process is commonly called 201 Facilities Planning. At present, all of the county's municipalities are involved in the early planning stages of the 201 process. This early phase will help identify specific waste disposal needs.

#### Solid Waste Disposal

Harnett County operates three sanitary landfill sites. These sites are graphically located on Figure 12. This site near Erwin and Dunn has reached its capacity and the county is in the process of finding a new site. Once the new site is located, the county will again have three landfill sites, which should adequately handle solid waste disposal. These sites are conveniently distributed in the county so that each site can handle certain portions of the county, thus cutting down on the distance necessary to reach a landfill site.

#### Energy Supply Facilities

The energy supply network in Harnett County consists of a natural gas pipeline, electrical transmission lines and a petroleum pipeline. All of these systems are graphically shown on Figure 13.

The North Carolina Natural Gas Corporation supplies gas to only a limited portion of Harnett County. The gas company taps the main line of the Transcontinental Gas Corporation which serves Eastern North Carolina. At present, there is a shortage of natural gas.

The Carolina Power and Light Company is the major supplier of electric power in Harnett County. The major lines in the county have 230 and 110 kilovolt capacities.

The major supplier of petroleum products is the Colonial Pipeline Company. Their line traverses the center of Harnett County and terminates just north of Spring Lake in Cumberland County. The products supplied by the company include fuel oil, gasoline, kerosene, diesel fuel and propane.

Since the need for coal in Harnett County is at a minimum, there are few suppliers. All coal is imported from out of state sources by rail. Local retail distributorships are located directly on the major rail lines in larger communities.

#### Fire Protection

Municipalities in Harnett County provide individually for fire protection within their boundaries, with Dunn having full-time salaried firemen, while the other towns depend on all volunteer forces. Fire protection in the unincorporated areas of the county is provided by volunteer rural fire departments, each having established districts. As of January, 1974, fire protection in both the incorporated and unincorporated portions of the county was rated as excellent.

Considering the projected population increases in all of the townships, the only area that may need increased fire protection is Anderson Creek Township. Most other townships show only a rather moderate rate of growth.

#### Police Protection

Municipalities in Harnett County provide individually for police protection within their boundaries, while the unincorporated areas of the county are patrolled by the Harnett County Sheriff's Department. The Sheriff's Department is composed of twenty full-time officers. Major equipment includes eighteen patrol cars and forty-five emergency vehicles.

#### School Facilities

In the past few years, Harnett County has conducted a comprehensive study of its public school system. Any questions concerning detailed plans and future needs should be directed to local school officials. Figure 14 shows the location of school sites.

### Transportation Facilities

#### Highways

Throughout Harnett County there are 1,002 miles of roads. Of this total mileage, 184 miles are classified as secondary roads. Interstate 95, a major north-south artery, traverses the eastern side of the county. Other main U.S. Highways include 301, 401 and 421. Main state highways include 27, 42, 55, 82, 87, 210 and 217. To complement these highways, a complex and thorough system of four digit numbered highways provide uniform county-wide coverage.

The North Carolina Department of Transportation assists localities in formulating thoroughfare plans. In a county plan, areas are considered to be either urban or rural. In Harnett County, Dunn comprises an urban planning area. The remaining parts of the county are rural planning areas and are covered in county plans.

For the future, the Department of Transportation has prepared 1980 and 1990 preliminary thoroughfare plans for the county. The 1980 plan is represented as Figure 15 and is fairly definitive. The 1990 plan is not presented because it is under considerable revision. In the 1980 plan, highways have several classifications and these are defined as follows:

**Rural Principal Arterial System:** The rural major arterial system consists of a connected network of continuous routes which serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel. The major arterial system

should serve all urban areas with a population of over 50,000 and a large majority of those with a population greater than 5,000. The Interstate System constitutes a significant portion of the major arterial system.

Rural Minor Arterial System: The minor arterial system in conjunction with the major arterial system forms a network which links cities, larger towns, and other major traffic generators such as large resorts. The minor thoroughfare system generally serves travel corridors with trip lengths and travel densities somewhat less than the major arterial system.

## Existing Land Use

This section analyzes and identifies the existing land use pattern of the county and makes projections for the amount of land that may be required by various identified land uses. The amount of acreage devoted to various land uses in 1972 is presented in Table 18 and graphically represented on Figure 17. To supplement this information, a “windshield” land use survey was conducted in 1975. Table 19 provides estimates on the amount of future land needed by various land uses.

### Residential Land Use

Areas of greatest residential concentrations are found in the urban areas. Outside the urban areas, greatest residential concentrations are found in the unincorporated communities of Bunnlevel, Mamers and Buies Creek and in the Townships of Johnsonville and Anderson Creek. Aside from these concentrations, residential units are scattered along the county’s primary and secondary highways. An idea of the number of dwelling units in the county and each township may be obtained from Table 20 and 21. As noted in the tables, Anderson Creek Township has shown the most dramatic increase in housing units with 1,268 additional units added between the years 1970 and 1975.

The types of dwelling units found in Harnett County run the gamut from new homes in subdivisions through scattered single family homes of all ages and condition, apartments, farm houses and mobile homes, located either in parks or on individual lots. However, the dominate housing unit in the county is the single family house. As 83.3% of the year-round housing units are one unit structures (Table 22).

The highest concentration of mobile homes is located in Johnsonville and Anderson Creek Townships as these townships border the Fort Bragg/Pope Air Force Military Reservations located in Cumberland County. The reason for the significant proliferation of mobile homes in the area is the close proximity to the military complex as well as the lack of any regulations in Harnett County controlling mobile home usage. Furthermore, the mobile home offers one of the cheapest forms of living accommodations for transient people.

Table 22 provides an indication of the housing conditions in Harnett County. Of prime importance is the percentage of units lacking some or all plumbing facilities (21.4%) and the percentage of units with 1.01 or more persons per room (10.4%). These figures increase to 60.1% and 31.5% respectively for black households.

Aside from the actual housing structures, unpaved streets and highways, scattered trash, junk automobiles, random building patterns, inadequate or no central water and/or sewer system, poor or no street lighting, and low incomes contribute to substandard housing conditions as well as county-wide blight. These conditions may be found in all parts of the county. Areas of particular concern are the concentrations of substandard housing which may be found in the unincorporated community of Shawtown, east and South Erwin and areas outside of the corporate limits of Dunn and Lillington. In addition, all incorporated towns have pockets of substandard housing within their corporate limits.

### Commercial Land Use

Commercial concentrations are located in the towns of Harnett County. Most of these commercial areas consist of small central business districts which offer a variety of retail services. The only major shopping center activity is located in the City of Dunn. In the rural parts of the county, commercial activity consists mainly of small grocery stores and service stations, which are located along the primary and secondary highways. There is no strip commercial development as yet in rural parts of the county, thus, leaving the county an excellent opportunity to create well planned, convenient shopping centers.

### Industrial Land Use

As with commercial land use, industrial activities are concentrated within the towns or within the planning jurisdictions of each town. The only major industrial operations in the county's planning area are Becker sand and Gravel Company and Champion Mobile Homes.

#### Public and Quasi-Public Land Uses

Many public and quasi-public uses are located within the planning jurisdictions of the towns. In other parts of the county, public and quasi-public facilities are limited mostly to churches scattered along the highways, school sites, which were graphically located on Figure 14 and recreational sites. Major recreational sites include Raven Rock State Park and two golf courses.

#### Open Space land Utilization

This category includes the largest amount of acreage in Harnett County. It includes water areas and lands devoted to forests, wetlands and agriculture. All of these areas are identified in Figure 17.

## Land Use Plan Description

The land use plan, graphically presented in Figure 18, establishes a generalized growth pattern for Harnett County over the next twenty-four years. It is designed to provide the most desirable living environment for present and future county residents. This plan and its complementary growth policies were derived through an analysis of the background information, existing land use pattern, future land use needs, citizen participation and input from the County Planning Board and County Commissioners.

### Growth Policies

The following policies are established as a means to help guide future land utilization decisions.

1. Existing developed concentrations of land uses, such as urban areas, shall act as focal points for continued urban type growth.
2. Rural parts of the County shall be protected from undesirable forms of urban development and be retained mainly for such uses as agriculture, forestry, mining and protection of wildlife.
3. Medium to high density development of all types, such as three or more dwelling units per acres, shall occur only where public utilities and facilities are available or where private systems are determined to be satisfactory. In determining the adequacy of private systems, the county shall consider the possibility that these systems may become part of a public system at some future date.
4. Historical sites and cultural features shall be protected by encouraging preservation activities and proper relationships between land uses.
5. The county shall strive to provide amenities as needed by its expanding population and set aside land as such amenities require.
6. Areas of the county demonstrating a need for improvement activities shall be improved in the long-term through code enforcement and in the short-term through community development projects.
7. County growth shall be approached with the thought of energy conservation. Thus, growth shall be concentrated as much as possible.
8. Valuable natural resources, such as prime agricultural land, forests, mining sties and environmentally sensitive or natural areas shall be protected from development.

The following descriptions identify the generalized land use classifications of the plan and establish where appropriate, standards, criteria or studies that will be used in helping to effectively guide and control land utilization.

### Urban areas

The urban areas include all the incorporated towns. These areas should act as the focal points for future urban growth. In relation to the other parts of the count, the towns will act as activity centers with the primary function of providing goods and services to residents of the county. With the towns acting as activity centers, compact growth is being encourages which will help deter the costly urban sprawl that consumes and wastes valuable lad and energy resources. Furthermore, the towns have the capability of providing the necessary public utilities, services and facilities that are required by urban growth.

### Developing Areas

The developing areas include those parts of the county outside the urban areas where concentrated growth is occurring or where it is likely to occur in the next twenty-four years. In these areas, a mixture of residential, commercial and social and cultural uses is anticipated. The main character of the area should be residential in nature. Commercial uses would be designed to provide convenience and fast service to surrounding residential neighborhoods and thus should not consume large

quantities of land. Such commercial uses might include drug stores,, grocery stores, laundries, the combination grocery store-gas station, branch banks or gas stations. Social and cultural uses would include such things as churches, recreational areas, clubs and lodges, school or public service facilities.

In guiding and controlling land utilization in this area, the following standards, criteria or studies shall apply.

#### All Uses

1. all uses shall comply with applicable state, federal or local regulation, such as zoning, subdivision, building codes, FHA requirements, sedimentation control or guidelines for handicapped persons.
2. Soils information shall be used to determine the suitability of the land for the proposed use.
3. Consideration shall be given to the effect on the environment of the proposed land utilization activity.

#### Commercial Uses

1. a determination will be made as to whether the use is in keeping with the proposed generalized land classification previously stated.
2. Business uses will need to be easily accessible from major highways or streets and situated so as not to create traffic congestion.
3. Business uses should be located only in those areas where they will not have an adverse effect on the character of the area.
4. Where possible, business uses should be located near the geographical center of the area being served.
5. Business enterprises should be considered in light of the population which can adequately support a given number of business ventures.

#### Social and Cultural Uses

1. In determining the amount of public recreation space required to adequately meet the needs of a population, a good starting place is to use the national recreation standard of ten acres per one thousand people. Ultimately, however, this figure could increase or decrease depending on such local factors as private recreation facilities, needs and desires of citizens, quantity and quality of existing facilities, time-distance from recreational areas and local traditions and desires.
2. in determining needs and standards for public facilities, a comprehensive look at Harnett County's public facilities should be accomplished through a county facilities plan. Once the needs are established, a program to meet these needs should be established through a capital improvements program.

#### Industrial Areas

Industrial areas include those lands that area conducive to such development. Some of these areas have already been designated to prime industrial sites. In selecting these sites and to assist in controlling industrial growth, the following location standards apply:

1. Industrial operations shall comply with applicable state, federal or local regulations such as zoning, air quality standards and wastewater treatment.
2. Industries should be located on sites that are relatively level, well drained and not subject to flooding, and where the soils are suitable.
3. Industrial sites should be located where public facilities, services and utilities are either provided or can be provided at a reasonable cost.
4. Industrial sites should be located where transportation facilities are readily accessible.
5. Industries should be located in area where they can be assured that existing and proposed development in these areas will not be incompatible with various industrial operations.

6. Industries should be within easy commuting time of residential areas and accessible to major thoroughfare and transit routes directly connected with residential areas.
7. Industries should be provided with several choices for location.
8. Consideration shall be given to the affect on the environment of the proposed industrial use.
9. Industrial sites should be located where employees are within close proximity of facilities and amenities such as schools, libraries, hospital, shopping and recreation.

#### Commercial Areas

Commercial areas include those lands that would be particularly suitable for major business activity. These areas are located at the I-95 interchanges. Commercial uses in these areas would probably be designed to serve the passing motorist. In selecting these sites and to assist in controlling commercial growth, the following standards and criteria apply:

1. Business operations shall comply with applicable state, federal or local regulations such as zoning and health and safety codes.
2. Soils information shall be used to determine the suitability of the land for the proposed use.
3. Consideration shall be given to the effect of the environment of the proposed business use.
4. Business uses will need to be easily accessible from major highways and situated so as not to create traffic congestion.
5. Business uses should be located only in those areas where they will not have adverse effect on the character of the area.
6. Business uses should be considered in light of the population which can adequately support a given number of business ventures.
7. Business uses in these areas should have accessibility to public facilities, utilities and services.

#### Conservation Areas

The conservation areas shall include those parts of the county which should be maintained in a natural state and where very limited or no public services are provided. The conservation areas would contain fragile, hazard or other lands which are necessary to maintain a healthy natural environment. For example, such lands as wetlands, prime wildlife habitats, unique natural areas, historic sites, steep slopes and prominent high points, flood prone areas, publicly owned forests, parks, fish and game lands, non-intensive outdoor recreation lands, publicly owned water supply watershed areas and surface waters may be included as conservation areas.

Conservation areas shall be controlled through the standards specified in applicable federal, state and local regulations such as zoning, flood plain control, wildlife protection, especially endangered species, historic site preservation through the requirements necessary for special tax treatment and hunting restrictions.

#### Rural Areas

Rural areas of the county will include lands that are particularly suited for agricultural activities, forestry, or mining operations. Generally, the only significant additional type of land use occurring in rural areas would be very low density residential development such as one dwelling unit per acre or larger. Such residential development would usually occur in relation to an agricultural activity. Other uses might include the small country grocery store and gas station, churches and parks. However, land in the rural areas of the county should not be utilized for urban type development.

Rural land utilization shall be controlled through the standards specified in applicable federal, state and local regulations such as zoning and the regulation of the use of farm chemicals.

## Plan Implementation

This section is devoted to various techniques which may be used to implement the concepts of the plan and achieve the plan's previously state goals and objectives.

### Zoning

Zoning regulations are particularly important to shaping land development. The Ordinance helps to insure that land uses are properly located with respect to one another, the sufficient land is available for each type of use and that density of development is suitable both to the level of community services available and to the natural features of the land.

During the fiscal year 1976-1977, a zoning ordinance for Harnett County will be prepared.

### Subdivision Regulations

Subdivision regulations can insure that proper design standards are met as new areas are developed and that necessary improvements are provided in the subdivision. New home owners are assured that sanitary systems will function properly, that promised paving, storm drainage, curbing and other improvements will be properly installed, and that accurate markers will be provided for the property line surveys. The chief benefit of such regulations is their ability to prevent many future problems, while planned developments are still line on paper rather than substandard lots sold to unsuspecting purchasers.

Harnett County is currently in the process of adopting subdivision regulations.

### Codes

Housing, building, plumbing, electrical and fir codes are an important part of any planning program. Properly enforced, they insure adequate health, sanitation and safety standards for community living. The State of North Carolina has adopted such codes and encourages counties and municipalities to adopt the same.

Harnett County should adopt building and housing codes in the near future.

### Building Inspection Department

Once growth control ordinances and codes are adopted, the county will have to establish a building inspection department to assure enforcement, when the department is established by ordinance and a building inspector(s) employed, the inspector(s) should attend training session offered periodically by the Institute of Government.

A building inspection department will be crucial to most community development programs, as the building inspector would investigate the structural condition of housing units and determine the adequacy of the unit according to adopted ordinances and codes. Once an inspection is made, the course of action necessary to correct problems can be ascertained.

A long-term project, which the county and small towns should investigate in greater detail, is the possibility of having the county inspector(s) enforce building and housing codes and growth control ordinances in the small towns. This may reduce the overall expense of the enforcement program, reduce the burden on small towns to create and operate individual departments, insure continuity between town and county code and ordinance enforcement and improve the effectiveness of code and ordinance enforcement.

### Housing Improvement

In addition to controlling new and existing residential land use through zoning, subdivision and housing codes, there are forms of housing assistance programs available to help needy persons provide adequate shelter for themselves and their families. Avenues available for consideration include mortgage assistance and the new Section 8 housing Assistance Payments Program. Through this program, HUD will provide housing assistance payments on behalf of eligible lower-income families (i.a. families whose income does not exceed 80% of the median income for the locality) occupying newly constructed, substantially relocated or existing housing. This payment will make up

the difference between the approved rent for the unit and the amount the family is required to pay which is not less than 15% nor more than 25% of the family's adjusted income. Housing projects may be owned by private owners, both profit-motivated and non-profit, and by public housing agencies.

Other housing improvement measures that may be used include the following:

1. A housing authority may be formed.
2. Local organizations, such as civic clubs and the Chamber of Commerce may help organize and conduct neighborhood clean-up, paint-up and fix-up campaigns. This should be done on a regularly scheduled basis.
3. Funds for community development in low to moderate income areas may be available from the Community Development Act of 1974. Money from this act may be used for a variety of activities such as construction of water and sewer lines, housing demolition and rehabilitation, street paving and community center construction.

#### Soil Survey

A detailed soils analysis is being prepared for Harnett County. As it is completed, the Planning Board and Building Inspector should use it as a guide in determining the suitability of land parcels for uses that are proposed.

#### Harnett County Health Department

Particular care should be taken to insure the participation of the Harnett County Health Department in the enforcement of the zoning and subdivision regulations. In particular, their opinion on the adequacy of proposed sewerage disposal systems will be important to the overall land use decisions.

#### North Carolina Department of Natural and Economic Resources

The Division of Environmental Management should be consulted in determining whether existing and proposed land uses are meeting or would meeting established federal and state wastewater and clean air regulations. Opinions from these agencies will be helpful in making land use management decisions.

#### 201 Facilities Planning

The municipalities of the county should continue to improve their wastewater collection and treatment systems through continued participation in 201 Facilities Planning. This will help insure a safe and healthful living environment in urbanizing parts of the county.

#### 208 Water Quality Management Planning

The Planning Board and County Commissioners should keep informed of the developments and important to the county of 208 Planning. Section 208 of the Federal Water Pollution Control Act provides for area wide management planning in areas which, as a result of urban-industrial concentrations and other factors, have substantial water quality control problems. Through 208, such areas are provided funding to plan for the establishment of a comprehensive management program controlling municipal and industrial wastewater, storm and sewer runoff, non-point source pollutants and land use as it relates to water quality.

#### General Revenue Sharing

The federal government is returning a certain percentage of the County's tax funds to the county for use as the county sees fit, subject to certain restrictions. These funds can be utilized for many forms of community development projects. Careful consideration should be given the use of these funds in order to discourage the spending of general revenue sharing funds for items and projects which can be financed readily by other means.

#### Rural Development Act

The U.S. Congress has recently passed an act giving highest priority to the revitalization and development of rural areas (Public Law 92-419, August, 1972). This act has many provisions which could assist Harnett County in implementing the land development plan, such as loans and grants

for community facilities construction, industries and housing. The county should become familiar with the act and seek financial assistance wherever possible.

#### Citizen Participation

In an effort to make the plan an effective guide for county growth, citizen participation should be encouraged. This should be a continuing process in which county goals, objectives and policies are constantly being reviewed and updated.

With the existence of the Citizens Advisory Committee and the holding of many public meetings, public hearings and meeting with civic groups on topics concerning community development and comprehensive planning, the county has made an excellent effort in achieving a high degree of citizen participation.

#### Role of the Planning Board

The most important means of implementing the concepts of this plan will be the Harnett County Planning Board, as this agency should spearhead all land use planning and enforcement efforts. In addition, to insure coordination, effectiveness and continuity of land use planning with community development strategies and other planning efforts such as those relating to transportation, finance, recreation and public utilities and facilities, the Planning Board should coordinate all county planning efforts with those of the incorporated municipalities in the county as well as the planning efforts of all state and regional agencies.

#### Use Value Assessment for Farm and Forest Land

The current statute permitting farm and forest land to be assessed at its present use value rather than market value should be utilized by owners of such lands. This law provides needed tax relief to the owners of such land in or near developing areas as well as helping to slow down the rate of conversion of these lands to urban uses.

## Environmental Assessment Statement

During the past several years, considerable legislation on the federal, state and local government levels has been passed to assure that an environment of high quality will be maintained as development occurs. This plan has been designed with the intent of maximizing environmental protection. The following discussion outlines the general impacts the plan will have on the environment if it is carefully utilized.

### Abstract

This study defines a pattern of orderly and systematic growth for Harnett County based upon an analysis of physical, economic and social conditions, local traditions and desires, and basic planning principles. Once this analysis was completed and a plan described, implementation strategies were offered.

### Environmental Effects

#### Beneficial Effects

1. More efficient land utilization is being encouraged as urban growth is to be concentrated near established urban areas.
2. Valuable natural resources such as wildlife, prime agricultural lands, forests, mining sites and environmentally sensitive or natural areas are being protected.
3. Encouragement is given to upgrade areas of the county demonstrating a need for improvement activities, such as housing rehabilitation.
4. Energy conservation is being encouraged through the emphasis on a compact growth pattern.
5. Historical and cultural sites are being preserved and protected.
6. Development is being guided in a manner which shall protect the public health, safety and welfare through the recommended use of a zoning ordinance, subdivision regulations, building codes, the creation of a building inspection department and other applicable federal, state and local regulations.
7. Where high density development is to occur, public services, utilities and facilities are recommended to insure a healthy environment.
8. Utilization of soils information is encouraged to insure the suitability of land for a proposed use.
9. A determination of the effects on the environment of all proposed uses is being encouraged before the uses are allowed to exist.

#### Adverse Effects

1. As even well-planned new development occurs, some natural vegetation must be destroyed, and there will be some increases in storm water run-off, as well as increased quantities of sewer effluent and solid waste.
2. As additional development occurs, open space will be consumed. Some of this space will be prime agriculture and timber lands.
3. Any improvement activity such as water line extensions, or street paving could cause short-term adverse environmental impacts such as dust, sedimentation and destruction of natural vegetation.

#### Unavoidable Adverse Environmental Effects

Effects of development which cannot be avoided entirely will be the loss of some natural vegetation, increases in storm run-off and water products and the potential for some urban sprawl.

#### Alternatives

Growth occurring without a land use plan could result in much more inefficient land use, overburdening of public utilities and intrusion into environmentally sensitive areas. The resources

available for providing large scale utilities are limited and development must be concentrated in those areas where such services will be available.

Alternative arrangements of land use, such as scattered controlled growth, uncontrolled growth and growth concentrated along major highways, were considered prior to arriving at those shown in the land use plan. This arrangement was felt to be preferable from an environment standpoint because the land use pattern is generally compact, implying fewer new public services, facilities and utilities thus decreasing future county expenditures for such activities and conserving valuable land resources and energy.

#### Relationship between Short-Term Uses of the Environment and Maintenance of Long-Term Productivity

This plan proposes orderly and systematic growth which will encourage efficient land use and protection of natural features. Although some farm land and unused vacant areas will be built-up in coming years, the urban development will be efficiently planned and constructed, leaving undisturbed the rural character of much of the planning area.

#### Irreversible and Irretrievable Commitments of Resources

The conversion of agricultural and wooded land to urban uses cannot be reversed; however, a compact form of growth will minimize as much as possible the effects of the loss above lands in the planning area.

#### Applicable Federal, State and Local Controls

Federal: National Environmental Policy Act of 1969  
Land and Water Conservation Fund Act of 1964  
Environmental Quality Act of 1970  
Flood Disaster Protection Act of 1973  
Executive Order 11514, March, 1970, Protection and Enhancement of Environmental Quality  
Executive Order, 11593, May 1971, Protection and Enhancement of the Cultural Environment

Rural Development Act of 1972

State: Water Use Act of 1967  
Planning Regulation of Development, Chapter 160A, Article 19  
Soil Conservation District Law of 1937  
Sedimentation Pollution Control Act of 1973  
North Carolina Environmental Policy Act of 1971  
“Rules and Regulations Governing the Control of Air Pollution,” January 21, 1972  
“Rules and Regulations Providing for the Protection of Public Water Supplies,” August 26, 1965; amended September 19, 1968  
“Rules and Regulations Governing the Disposal of sewage from any Residence, Place of Business or place of Public Assembly in North Carolina,” August 26, 1971; January 8, 1974

Local: Plan recommends adoption of a zoning ordinance, subdivision regulations and building codes.

#### Mitigation Measures

The adoption and use of the plan by public and private groups and participation by the citizenry will mitigate adverse environmental effect. Continued enforcement and updating of all planning reports will also assist the community in this regard.

#### Problems and Objectives Raised by Other Agencies

There have been no problems or objectives raised by other agencies or organizations at this time.

Land Use Plan Update  
Harnett County, North Carolina  
January, 1987

Prepared by:  
The Harnett County Planning Department

## Introduction

This Land Use Plan/Update presents an analysis of current land use practices and presents future use alternatives for Harnett County over the next twenty years.

The Update was prepared by the Harnett County Planning Department in conjunction with the Harnett County Planning Board, various county agencies, various citizens' groups and various agencies from the public and private sector.

The County Commissioners, in an effort to formulate sound growth policies, directed that this update be conducted. It will serve as a foundation and guide for implementing future land use measures in the county.

An extensive land use survey and mapping update was conducted by the Planning Staff during the summer of 1986. Windshield surveys, interviews, 1980 census data and data from various county agencies provided the foundation for the updated Land Use Map.

## Summary of Update

The following points signify some of the most important aspects of this Update:

1. Harnett County wished to insure a sound living environment by providing orderly growth, adequate public services and a strong balance economy.
2. While the Fort Bragg urban area will continue as a major growth area, the northern area of the county, in proximity to Raleigh, has become a major area of growth.
3. Population growth is due to immigration rather than births.
4. There is still a large number of out-commuting residents to work.
5. Urban growth should occur where public utilities are available, in order to best utilize county soils and to protect various biological and natural elements.
6. Public facilities and services are important factors in determining future growth. Thus, solid waste disposal, police and fire protection, school facilities and recreational facilities will play a prime role in future development.
7. Harnett County has a basically sound highway system which presents no significant problems for future land use.
8. A large portion of Harnett County consists of agricultural lands and forest lands. Most of the County's growth has and will occur near the incorporated towns.
9. Substantial growth is occurring in the following incorporated areas: Buies Creek, Mamers, Anderson Creek, Southeast Angier, North Dunn and Kipling.
10. A large northern crescent of potential development exists from the Coats area up through the Duncan area.
11. Most current development and projected development is of a residential nature.

## Updated Land Use Plan and Map

The updated Land Use Plan and Map serve as a broad policy guideline for future growth patterns over the next twenty years.

The growth pattern which is represented on the map is defined by six general land classification categories:

1. Urban Areas. The urban areas contain all the incorporated towns. These areas will continue as focal points for future growth by their provision of goods and services to county residents.
  - a. Transition/Developing Areas. These areas are points of the county outside the urban areas where growth is occurring and will continue to do so. There is a mixture of residential, commercial and cultural uses in these areas.
  - b. Industrial Areas. These areas are located near the urban centers and along major highways and railways so that they take advantage of utilities.
  - c. Community Areas. These areas are rural settlements of medium density with a variety of land uses. They include: Buies Creek, Chalybeate Springs, Kipling, Bunnlevel and Mamers.
  - d. Commercial Areas. Commercial areas are lands suitable for major business activities. These sites are located along the major highways, particularly I-95.
  - e. Conservation Areas. These are the county's environmentally sensitive areas such as rivers and streams.
  - f. Rural Areas. Rural areas are primarily agricultural lands, forests and mining operations.

## Goals and Objectives of the Land Use Plan Update

Land shall be used in an orderly manner

### Objectives

1. Land shall be used in such a manner as to make compatible a rural life-style with urban growth.
2. Future growth should be directed toward major utilities and facilities.
3. All county and municipal planning should be coordinated to obtain efficient land use and to avoid duplication of effort.
4. The updated Land Use Map should serve as a guide for a county zoning ordinance.

Prime agricultural lands should be protected from incompatible development

Provide a suitable living environment for all residents.

### Objectives

1. New housing developments should be guided to locations which are convenient to services of all types – both public and private. Utilities and facilities are prime factors in this objective.
2. Ordinances should be adopted to insure the objective above is met.

Businesses and services should serve the need of all residents in a convenient but safe manner.

### Objectives

1. Business and service uses should be grouped in areas most useful to county residents.
2. Strip development along highways should be discouraged for safety as well as aresthetic reasons.

Encourage new industry by designing suitable development sites.

### Objectives

1. Reserve key areas in the county for industrial uses.
2. Protect industrial areas from incompatible development.
3. Select areas which will conserve the environment.

Provide quality public and private utilities where needed and insure their expansion capability.

### Objectives

1. Expand all services where needed and require residents to use these services.
2. Continue to monitor development in light of capability to deliver services.

Provide a safe transportation system.

### Objectives

1. Discourage strip development.
2. Encourage proper ingress – egress systems and adequate off-street parking.
3. Encourage new development to connect to highways in a proper and safe manner.

Encourage development of communities with mixed uses where services are available.

Encourage recreational areas and facilities adequate to meet the needs of all Harnett County residents.

### Objectives

1. Where possible, public purchase of land should be encouraged.
2. Encourage uses of conservation areas and streams for recreation purposes.
3. Continue cooperation with county schools in recreational endeavors.

## Implementation

If the recommendations of this update – as reflected on the updated Land Use Map – are to be of any consequence, certain implementation measures should be taken. Among these are:

1. The adoption of a county zoning ordinance.
2. The upgrading of existing county subdivision regulations.
3. Adequate personnel to provide sound enforcement.
4. Thorough enforcement of all codes.
5. Increased planning and long range problem solving.

# **Update to the Harnett County Land Use Plan**

Adopted September 7, 1999

Prepared for: Harnett County Board of Commissioners

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# Update to the Harnett County Land Use Plan

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# **Update to the Harnett County Land Use Plan**

## **Introduction:**

The Harnett County Land Use Plan Update is an official document adopted by the Harnett County Board of Commissioners. It is intended to be used by both the public and private sectors as a guide for making decisions concerning the future use of land in Harnett County to insure orderly, economically viable, environmentally sound and compatible development. This Update to the Harnett County Land Use Plan contains broad based land use goals and polices intended to guide future development while providing protection to sensitive resources and desirable land uses which are threatened. The scope of the Plan is comprehensive, long range and general. The Plan differs from regulations such as subdivision regulations and zoning regulations. The Plan includes general policy guidelines not detailed regulatory ordinances.

The most recent update to the Harnett County Land Use Plan was prepared in 1987. Since 1987, Harnett County has experienced an accelerated rate of growth and change within the County. The population has increased primarily due to immigration. The proximity of the County to growth forces to the south in Cumberland County and to the north in Wake County and Research Triangle Park has spurred residential development in the northern and southern parts of the County. The original Harnett County Land Use Plan includes extensive background about the County. Much of this information such as soils, climate, etc. is still valid. However, updates and additions to this background information are included in this document.

Subsequent to the 1987 Update to the Land Use Plan, the County Commissioners adopted a County wide Zoning Ordinance in 1988 which was contested in Court by an organized group of residents from the south west area of the County. The Zoning Ordinance was ruled invalid south of the Cape Fear River based on inadequate notice of hearing on the Zoning Ordinance. This portion of the County remains without zoning to date.

## **Process:**

The Harnett County Planning Board drafted this Update to the Harnett County Land Use Plan. Seven public input meetings were held throughout the County to provide interested citizens opportunities to participate in the planning process by expressing their concerns and vision for the future of Harnett County. Additionally questionnaires were circulated to gather input on specific topics. Many of the issues this Plan focuses on were identified during the public input sessions. The County Planning Board has reviewed existing plans related to the Land Use Plan Update and reviewed other background information. Upon recommendation by the County Planning Board, the Harnett County Board of Commissioners held a Public Hearing before adopting the 1999 Update to the Harnett County Land Use Plan.

## **Vision for the Future of Harnett County**

Harnett County is recognized as the choice place to live and work appealing to a broad base of residents and businesses. It offers viable small towns for businesses and residents, subdivisions near rural community crossroads for those seeking larger lots, and protected farming communities. The Cape Fear River provides an ample supply of clean water as well as

opportunity for recreation. Harnett County has jobs with living wages and locations for new businesses and industries with good access and utilities. The public schools, Community College and Campbell University keep residents abreast of the latest technology and prepare them for the changing workplace. There is a large County park on the Cape Fear River where residents go for a range of activities from mountain biking to softball to square dancing. Harnett County citizens are involved in their communities and County affairs and are proud to be residents of the County.

## **Land Use Plan Goals.**

### **1. Citizens and County officials work together for the common good of Harnett County.**

#### **A. Improve communication between residents and County government.**

Publish and distribute a County newsletter

Responsibility - County Administration

Time frame - Short term, on-going

Hold community meetings regularly to discuss County wide initiatives and community issues

Responsibility - County Commissioners

Time Frame - Short term, on-going

Advertise public meetings using a variety of methods including but not limited to posting notices at community centers and fire departments, mailing postcard announcements and including a listing of events in the utility bills.

Responsibility - County Commissioners

Time Frame - Short term, on-going

**B. Develop a park for all of Harnett County on the Cape Fear River utilizing input from representatives of all parts of the County and walks of life. Include facilities such as mountain bike paths, walking trails, picnic areas, athletic fields, gymnasium, canoe access, tot lots, etc.**

Responsibility -Parks & Recreation Department w/ support of County Commissioners

Time frame - Mid-range for planning, long term for execution

#### **C. Strengthen ties and communication between Towns and the County.**

Involve Town residents in County wide programs.

Hold regular meetings of the Harnett County Local Government Association in the various Towns. Discuss topics of interest to the Towns including coordination of utility development, reducing duplication of services and economic development.

Responsibility - County Commissioners

Time Frame - Short term, on-going

Promote the use of the County Park on the Cape Fear River to residents of Towns.

Responsibility - Parks & Recreation Department and Administration  
(newsletter)

Time frame - Long term

**2. Harnett County has a viable economy, good jobs paying a living wage and a strong tax base.**

A. Increase the tax base while creating jobs with living wages by identifying and developing land use opportunities for new industry and business development.

Organize a County wide industrial and commercial site task force to:

- identify prime locations for light industrial development and provide these areas with water and sewer and establish light industrial zone classification in these areas;
- identify prime locations for business development, provide these areas with water and sewer, establish business zoning in these areas;
- identify development corridors that are suited to more intensive development, work with NCDOT to provide roadway improvements as needed, and provide public utilities to these growth corridors; and
- recruit environmentally sound businesses which pay a living wage to the properties identified.

Responsibility - County Economic Developer w/ support from County Planning Board, County Utilities Board, and County Commissioners

Time Frame - Short term, on-going

B. Consider the use of the State Water Supply Watershed Protection regulations high density option in specific locations within water supply water sheds where industrial or business development is desirable. Provide required safeguards to protect water quality.

Responsibility - County Planning Board & County Commissioners

Time Frame - Mid-term

**3. Provide for a broad range of land uses reflecting the diversity within Harnett County in a harmonious and sustainable manner.**

A. Enact County wide zoning which designates areas for a broad range of land use activities based on individual community character and the carrying capacity of the land.

Responsibility - County Planning Board, County Commissioners

Time Frame - Short Term

B. Respect the uniqueness of each geographic area when developing services for that area, regulations and incentives to encourage types of activities.

Northwest - Chalybeate Springs: Agricultural protections except for 401 corridor, rural community node at Chalybeate Springs and Christian Light area

Northeast - Angier - Coats: Suburban development centered around the existing towns, industrial and business development in growth area of existing municipalities

East I- 95 Corridor: Business and industry growth area, residential in towns,

North Central - Buies Creek - Wake County: Residential subdivision growth area

Southwest Central - Mamers: Agricultural area, except for rural community nodes

Southwest - Johnsonville - Overhills: Subdivision development with some agricultural lands protection and development corridor on NC 87

South Central - Anderson Creek: Subdivision development with rural community nodes

Southeast - 401 east to county line: Rural until Highway 13 in Cumberland County is complete, then industrial and business development and medium density residential

Responsibility - County Planning Board, County Utilities Board, County Commissioners  
Time Frame - Mid-range

C. Identify and designate development corridors and nodes. See Future Development Guide Map.

Responsibility - Planning Board and County Commissioners  
Time Frame - Short term to mid-range

D. Work with municipalities to provide a harmonious transition between town planning jurisdictions and the County's.

Establish regular meetings of the Harnett County Local Government Association to discuss issues of common concern.

Responsibility - Administration and County Commissioners  
Time Frame - Short term and on-going

E. Establish development standards for more intensive uses such as commercial and industrial. These standards should provide buffering and screening standards between uses of differing intensity and control of adverse off site impacts including light, odor and noise. Require the preservation of trees in the buffer areas.

Responsibility - Planning Board and County Commissioners  
Time Frame - Mid-range

F. Develop more rigorous manufactured home park regulations with greater buffers and the preservation of existing trees in buffer areas.

Responsibility - Planning Board and County Commissioners  
Time Frame - Short term

G. Encourage a complete range of housing opportunities to serve the diversity within Harnett County.

1) Utilize programs through the NC Housing Finance agency to provide adequate housing for moderate and lower income residents.

Responsibility – County Commissioners  
Time Frame – Short term and on-going

2) Encourage more dense residential development, multifamily rental and condominium development around existing municipalities and near rural community nodes.

- Locate water and sewer in these areas to serve existing and new development.
- Establish zoning to allow more dense development.

- Locate County supported facilities such as senior citizen centers, health clinics and libraries at these rural community nodes.

Responsibility - Utilities Board, Planning Board, County Commissioners

Time Frame - Mid to long range

3) Develop a housing code enforcement program for rental housing including mobile homes. Apply for Community Development and Housing Finance program participation to rehabilitate units as feasible. Condemn and remove housing units, which are substandard and cannot be economically rehabilitated.

Responsibility - County Commissioners, Planning Board

Time Frame - Mid range

4) Apply to the Federal Office of Management and Budget for designation as part of the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area to raise the price range for FHA residential loans.

Responsibility – County Commissioners

Time Frame – Short term

H. Using Subdivision regulations, provide limited recreation opportunity in new residential developments. Require dedication of suitable lands for recreation or fees in lieu of dedication of property. Use incentives to encourage the developer to provide improvements to the sites including playground equipment, picnic facilities, etc.

Responsibility - Planning Board

Time Frame - Mid range

I. Using Subdivision regulations, require that sensitive lands be protected. Sensitive lands include stream buffers, wetlands, steep slopes, and habitats of endangered species.

Responsibility - Planning Board

Time Frame - Mid range

J. Develop regulations and programs to encourage clustering in residential developments with the provision of open space for developed recreation, preservation of agricultural lands, and the preservation of natural areas.

Responsibility - Planning Board and County Commissioners

Time Frame - Mid range

#### **4. Agriculture continues to be an important and profitable activity in Harnett County.**

A. Identify areas with the natural conditions and property owner support for farming.

Responsibility - Planning Board and Cooperative Agriculture Extension Service

Time Frame - Mid-range

B. Provide cooperative extension programs that help the farmers gain a competitive edge including assistance in business plan development, estate planning, application for loans to improve, diversify and/or increase operations.

Responsibility - Cooperative Agricultural Extension Service

Time Frame - Short term and on-going

C. Provide information about alternative crops and sustainable agricultural farming practices to help the farmers thrive in changing markets as mainstay products lose their subsidies.

Responsibility - Cooperative Agricultural Extension Service

Time Frame - Mid-range

D. Establish a wholesale and retail farmers market easily accessible from I-95.

Responsibility - County Economic Development Board, Cooperative Agricultural Extension Service

Time Frame - Mid to long range

E. Do not permit the extension of urban services into farmland preservation areas of the County.

Responsibility - County Utilities Board, Planning Board, County Commissioners

Time Frame - Immediate to on-going

F. Provide information about Land Link Programs designed to promote the sale of farmland and the training of the new younger farmers by the current older farmers and to assist the young cash poor farmers with a purchase over time.

Responsibility - Cooperative Agricultural Extension Service

Time Frame- Mid-range and on-going

G. Participate in the State Agricultural Districts Program which is voluntary for the individual farmer. Advantages of this program are publicity (sign for each participating farm), protection against water and sewer line assessments, notification to property owners that there is a bona fide farm within 600 feet as applicable, protection against public condemnation of property and the fostering of a farming community.

Responsibility - Cooperative Agricultural Extension Service and County Commissioners

Time Frame - Mid-range

H. Encourage the location of industries in Harnett County which purchase and process farm products grown in Harnett County.

Responsibility - County Economic Development Board, County Commissioners

Time Frame - Immediate and on-going

I. Encourage the clustering of residential development in fringe farmland protection areas with the provision that the open area be active farmland. Require documents to notify residents of the farming activities and possible conflicts with typical residential expectations.

Responsibility - Planning Board and County Commissioners

Time Frame - Mid-range

**5. Harnett County is attractive, litter free with no junkyards in view from public rights of ways and well screened commercial salvage operations.**

Create a program with educational, regulatory and incentives to remove junk on private properties, discourage dumping on roads and private properties and encourage use of public solid waste collection facilities.

A. Adopt and enforce a Countywide ordinance regulating trash, junk vehicles and other nuisances.

Responsibility - Planning Board and County Commissioners

Time Frame - Short Term

B. Improve the operation of County solid waste collection sites and recycling facilities. Solicit public input on how to improve use of the facilities. Expand service including employee communications with the public, items accepted and hours of operation as fiscally feasible. Advertise any changes to the services offered in addition to general operations (hours, services, etc.)

Responsibility - County Commissioners

Time Frame - Short term

C. Develop Countywide standards for the screening of salvage yard operations, land fills and junkyards.

Responsibility - Planning Board and County Commissioners

Time Frame - Short term

D. Develop an awards program publicized through the County newsletter recognizing groups and individuals who work to make Harnett County more attractive.

Responsibility - County Commissioners

Time Frame - Mid-range

E. Plan an annual event with incentives to encourage citizens to clean up their junk and bring it to the collection sites. Include hazardous materials in this clean up Harnett event.

Responsibility - County Commissioners

Time Frame - Mid-range

F. Encourage recycling to reduce the volume of trash that must be shipped to a land fill. Provide convenient sites to recycle goods with evening and weekend hours. Advertise recycling services and the benefits of recycling in the County newsletter. Encourage private solid waste collectors to provide recycling services.

Responsibility - County Commissioners and Administration

Time Frame - Mid-range

**6. Harnett County has plenty of clean drinking water, good air quality, efficient waste water treatment and clean streams.**

A. Continue to implement and enforce the State Water Supply Watershed Protection Regulations.

Responsibility - Planning Board and County Commissioners

Time Frame - On-going

B. Continue to support State and Federal programs to reduce sedimentation and erosion, protect ground water and protect surface water including USDA, US Army CORPS and NC Dept. of Environment Health and Natural Resources.

Responsibility - Planning Board, Cooperative Extension Service

Time Frame - On-going

C. Study the future water needs of the County based on population projections including all sales of water to areas not in Harnett County. Request additional allocation of surface waters from the State of NC, DEM Water Supply Section to supply the water needs as projected in the study to ensure that County interests are protected.

Responsibility - County Utilities Board and County Commissioners

Time Frame - Mid-range

D. Require protected stream buffers on all perennial streams using subdivision regulations. Perennial streams are by identified solid blue lines on most recent versions of the 1:24 scale (7.5 minute quadrangle) topographic maps prepared by the United States Geological Service.

Responsibility - Planning Board and County Commissioners

Time Frame - Short term

E. Work towards providing two regional waste water treatment facilities to serve the County including several municipalities as recommended in the Harnett County water sewer study. One facility to serve the Johnsonville, Carolina Lakes and Anderson Creek area shall be located on the Little River. Another facility to serve the Lillington, Angier, and Buies Creek area shall be located on the Cape Fear River.

Responsibility - County Utilities Department, County Commissioners, Town Officials, and water and waste water advisory boards

Time Frame - Long range

F. Work with Fuquay Varina and the State of NC Division of Environmental Management on the upgrade and relocation of the Fuquay Varina waste water treatment plant to ensure that water quality in Harnett County is maintained and that properties which can be served predominately by gravity flow wastewater lines to the WWTP are included in the service area of the proposed WWTP..

Responsibility - County Utilities Board and County Commissioners

## **7. Harnett County offers a broad range of recreational opportunities.**

A. Support the Cape Fear River System Trail.

Responsibility - County Recreation Board

Time Frame - On going

B. Require that waste water collection line easements become available for recreation use for trails.

Responsibility - Utilities Board, Planning Board, Recreation Board and County Commissioners

Time Frame - Short Term

C. Provide public access to Waste Water Treatment Plant environmental mitigation areas for passive recreation, hiking and environmental education/interpretation for residents.

Responsibility - Utilities Board, Recreation Board and County Commissioners

Time Frame - Mid range, as mitigation areas are provided

D. Develop the 30 acre site in the flood plain of the Cape Fear River with extreme environmental sensitivity adjoining the County Government complex for passive recreation, hiking and access to the Cape Fear River.

Responsibility - Recreation Board and County Commissioners

Time Frame - Short Term

E. Develop a large County Park on the Cape Fear with broad range of uses focusing on the attributes of the Cape Fear. Include active recreation facilities such as ball fields and children's play areas, picnic facilities, bike paths and buildings for indoor activities.

Responsibility - Recreation Board, County Commissioners

Time Frame - Mid-range

F. Require the dedication of recreation properties or fees in lieu of through subdivision regulations for new residential developments. Require that a home owners association be created to ensure the maintenance of the properties. Encourage the provision of equipment and other improvements through incentives. Fees collected may be used to purchase and improve regional recreation sites.

Responsibility - Planning Board, Recreation Board and County Commissioners

Time Frame - Short term to establish regulations and on going

G. Continue to work with public schools to provide recreation improvements at school sites and use of school property through County Recreation programs.

Responsibility - Recreation Board, Education Board and County Commissioners

Time Frame - On-going

## **Future Land Use Map**

The Future Land Use Map is intended as a general guide for future development within Harnett County. With the exception of the military and conservation categories, the edges of each category while drawn with precision should be viewed as indistinct, as blurred.

Most of the future land use categories describe a pattern of development, which includes various uses rather than a single development use. The same land uses are intentionally included in more than one type of future land use.

### ***Future Land Development Categories***

Municipal Growth and/or Census Designated Place Area - Municipalities will guide development in these areas as they expand their ETJ's using zoning and subdivision regulations, and utility policies, etc.) Town based compact development is encouraged.

Medium Density Residential - Suburban neighborhood development including a mix of stick built and manufactured homes on individual lots at a lot size of three-quarter acre to one and one-half acres is encouraged.

Agricultural and Low Density Residential - Preservation of prime farmland is encouraged. Clustering of residential development which is not related to a farming operation is encouraged with the prime farmland remaining for agricultural use.

Low Density Residential - This designation does not include large areas of prime farmland soils. Large lot development and/or limited development is encouraged in these areas.

Rural Development Node - These areas have a community focus. Neighborhood business, institutional uses and small lot residential are encouraged in these areas. Pedestrian and vehicular accessibility is encouraged.

Compact Mixed Use - These areas are located along transportation arteries served by utilities. A combination of small lot residential, multifamily, manufactured home parks, commercial, institutional and light industrial is encouraged.

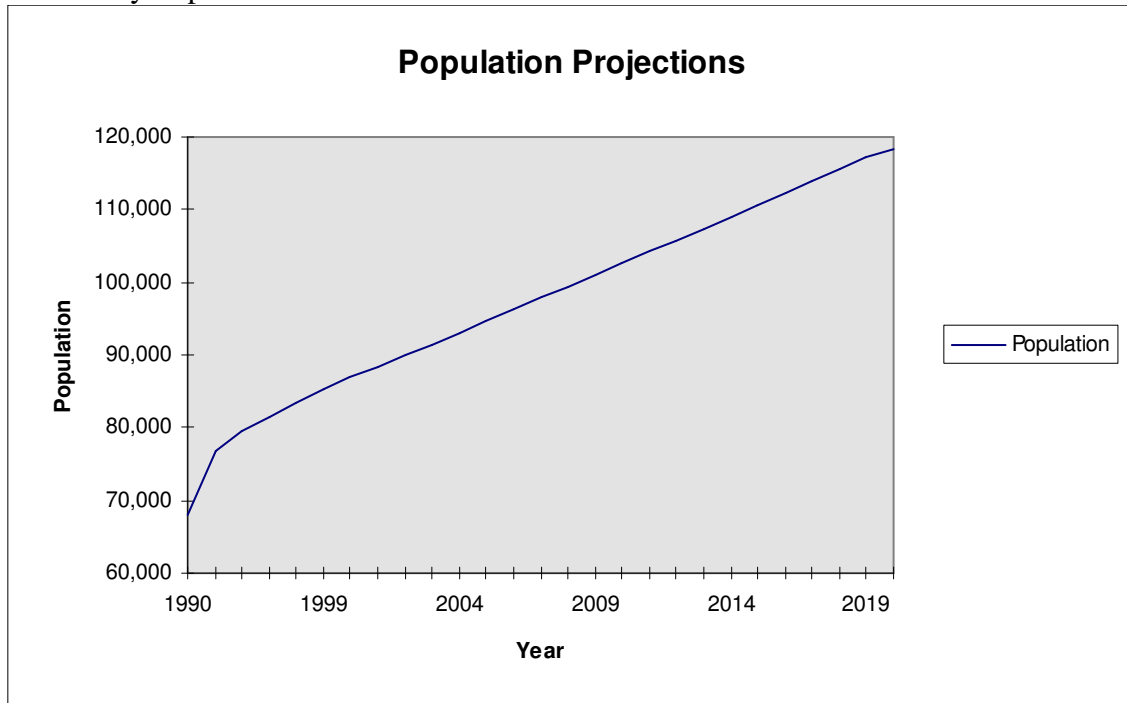
Conservation - These lands include Raven Rock State Park, stream buffers and flood plain areas.

Military - The United States Government will determine any future development of this area.

## Additions to the Background in the Land Use Plan

### 1. Demographics

#### Harnett County Population Estimates



Source: NC State Planning Office

Harnett County has been experiencing steady population growth since 1990, particularly in the northern area, in and around Angier and in the south along the US 87 corridor and Anderson Creek area. Much of this growth is due to immigration of persons seeking rural and/or affordable housing. Many of the residents of Harnett County work outside the County in Raleigh/Research Triangle Park area or in the Fayetteville/Fort Bragg area. Others work in Sanford. According to the 1990 Census, of workers 16 years and over, 15618 worked in the County and 15190 worked outside the County. This trend has continued.

According to the projections from the NC State Planning Office, Harnett County will have 1278 additional households in the year 2000. Based on two households per acre, this translates to 639 acres of newly developed land just for the residence and street by the year 2000. These households can choose from a location in or around one of the growing towns, a rural location or a location in a rural community or subdivision development. In 1990, 15,793 persons (23%) were classified urban and 51,929 persons (77%) classified as rural. Of those rural persons, only 2182 persons (3% of the total population) were classified as farm. These figures reflect lifestyle and land use changes that are happening in Harnett County.

#### Population Estimate and Projection

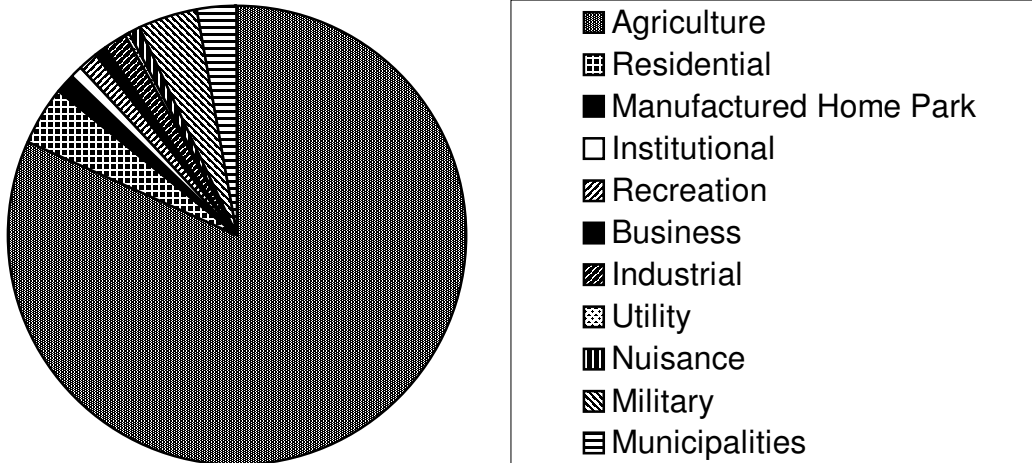
Source: NC Office of State Planning

\* based on 2.7 persons per household per 1990 census

<b>Year</b>	<b>Population</b>	<b>Percent increase since 1998 estimate</b>	<b># of households increase over 1998 estimate *</b>
1990	67,882		
<b>Population Estimate</b>			
1995	76,882		
1996	79,488		
1997	81,353		
<b>Population Projection</b>			
1998	83,411		
1999	85,272		
2000	86,866	4.1%	1278
2001	88,386		
2002	89,893		
2003	91,433		
2004	93,004		
2005	94,664	13.5%	4160
2006	96,290		
2007	97,869		
2008	99,457		
2009	101,055		
2010	102,688	23.1%	7140
2011	104,231		
2012	105,762		
2013	107,329		
2014	108,925		
2015	110,620	32.6%	10,077
2016	112,277		
2017	113,883		
2018	115,496		
2019	117,116		
2020	118,383	41.9%	12,953

## 2. Existing Land Use

### Existing Land Use



#### Existing land use in acres

Agricultural, includes forestry, fallow land, pasture, crop land, intensive agriculture, homes on lots exceeding 5 acres including traditional rural home occupations associated with rural life, - 289,029

Residential, on lots less than 5 acres, includes stick built and manufactured homes subdivision development - 14,736

Manufactured Home Parks - 5,360

Institutional, includes churches, schools, volunteer fire departments, civic groups, community centers, post office, government offices, and colleges - 2,549

Recreation, includes parks, swim clubs - 4,911

Business, includes retail, office, service (beauty shops, vehicle repair), day care centers, veterinarians - 3,456

Industrial, product processing facilities including lumber yards, granaries, and indoor and outdoor manufacturing, truck repair - 5,665

Utility, power plants, substations, water towers, landfills, water and waste water treatment facilities - 795

Nuisance, junkyards - 2,995

Military - 15,170

Municipalities - 9,777

### 3. Thoroughfare Plans

Harnett County has a current Thoroughfare Plan was updated in 1995. The recommended Thoroughfare Plan for Lillington has not been adopted. This plan shows a bypass which crosses the Cape Fear River upstream (west) of Lillington continues south and east to circle the Town.

Scheduled Projects on the Transportation Improvements Plan (not including bridge repair, railroad crossing safety improvements or guard rail installation).

NC 24/87 - widening from SR 1451 to south of 421 in Sanford - 2002

NC 210 - upgrade with some multi-lane sections and other two lane improvements in Spring Lake to 401 in Lillington - 2004

Unfunded needs identified on TIP by NC DOT

NC 55 /210 - in Angier - widen approaches and improve intersection operation

US 401-multi-lanes north of Fayetteville to Fuquay Varina - widen to a multi-lane facility

SR 1121 Ray Road - NC 210 - SR 1120, widen to a multi-lane facility

Dunn - US 301 - construct a grade separation over CSX railroad

Roads identified by NCDOT with substandard widths:

NC 27: SR 1209 - Lillington urban planning boundary

NC 42: Chatham Co. - Wake Co.

NC 82: Cumberland Co. - Dunn/Erwin urban planning boundary

NC 210: W city limits of Angier- NC 55; willow St. - Johnston Co.

NC 217: Cumberland Co. - w Dunn UPB

SR 1001: NC 24/27 - Lee Co.

SR 1006: N Creek UPB - NC 210

SR 1106: Moore Co. - SR 1108

SR 1117: SR 1116 - NC 24/87

SR 1121: Fayetteville UPB - SR 1117

SR 1128: NC 210 - SR 1117

SR 1130: NC 210 - SR 1117

SR 1133: NC 210 - NC 27

SR 1205: Lee Co. - NC 87

SR 1209: NC 27 - NC 87

SR 1213: NC 27 - SR 1229

SR 1292: NC 87 - Lee County

SR 1403: NC 42 - SR 1542

SR 1412: SR 1409 - Wake Co.

SR 1441: W City limits Angier - US 401

SR 1500: SR 1551 - SR1006

SR 1532: SR 1538 - N Buies Creek UPB

SR 1551: Johnston Co. - SR 1581

SR 1552: SR 1551 - Coats

SR 1703: Johnston Co. - N Coats UPB

SR 2016: Lillington UPB - SR 1779

SR 2021: US 401 - SR 1779  
SR 2027: US 401 - NC 217  
SR 2030: SR 2031 - SR 2045  
SR 2045: NC 210 - Cumberland Co.  
SR 2048: SR 2045 - NC 210

#### **4. Existing Water and Sewer, and System Expansions**

The Harnett County Water System withdraws water from the Cape Fear River near Lillington. The current systems in Harnett County (County, municipal and Buies Creek) provide domestic water to approximately 98 % of the County. Expansion to serve the entire County should be complete by the year 2000. Erwin and Dunn have their own water supply systems with supply from the Cape Fear River. The Buies Creek water supply system uses deep wells for water supply. Coats, Lillington and Angier purchase water from the County water system.

Much of the County system is designed to service domestic household needs. Many of the water lines along the rural roads are less than 6 inch diameter with capacity inadequate for fire protection. The County is in the process of upgrading water supply lines beginning with the installation of a 20 inch diameter line along NC 27 southwest of Lillington to replace an eight inch diameter line. Harnett County is expanding the 12 million gallon per day treatment plant to 18 million gallons per day. The County has requested a 24 million gallons per day withdrawal from the Cape Fear River to serve future water supply needs.

Dunn has excess water supply capacity with 8 million gallons per day at the treatment plant. Peak summer use is about 5 million gallons per day. Dunn supplies water to communities in Johnston and Cumberland counties and plans to also sell water to Sampson County.

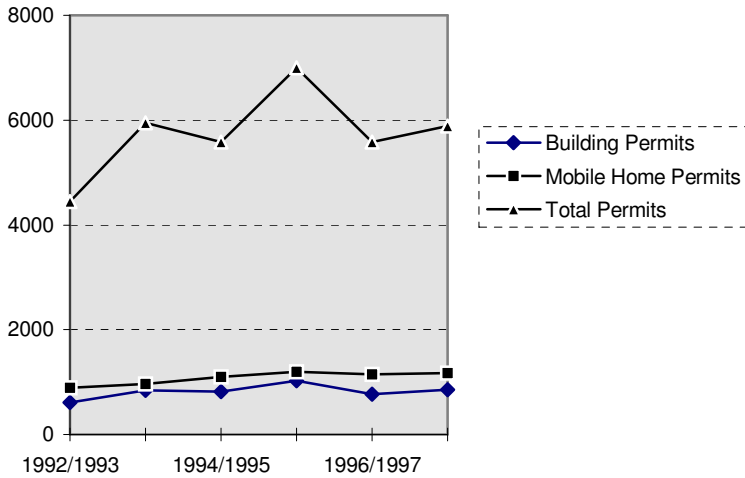
Taps onto water lines which are financed through the US Department of Agriculture, Division of Rural Development are limited to 1 inch for service to residential developments. An 1 inch tap can serve a maximum of two households. The policy discourages large subdivision developments from locating in rural areas.

The County sewer system currently serves the Buies Creek area, Coats areas and developments near and including Carolina Lakes. Lillington, Angier, Erwin and Dunn all provide their own waste water collection and treatment services. Plans are underway to expand the Angier Waste Water Treatment System to upgrade capacity to meet growth demands. Dunn currently has excess treatment capacity for future expansion of the collection system. Much of the County needs waste water treatment services to serve existing development with malfunctioning on site wastewater disposal and to serve the demand for new development in the County. There are plans to extend County sewer south from Lillington along US 401 to Bunnlevel.

The South Central Wastewater Advisory Board which represents Anderson Creek Township, Stewart's Creek Township, Johnsonville Township, part of Lillington Township, and part of Barbecue Township are meeting currently to develop a plan to serve those portions of Harnett County. A bond referendum is the primary funding mechanism as planned. As envisioned, there will be mandatory connection to wastewater treatment and collection system upon installation. In order to reduce inefficiencies, a regional approach to waste water collection is recommended by the engineering study conducted by Civil Engineers Marziano and Minier.

## 5. Recent Development Activity

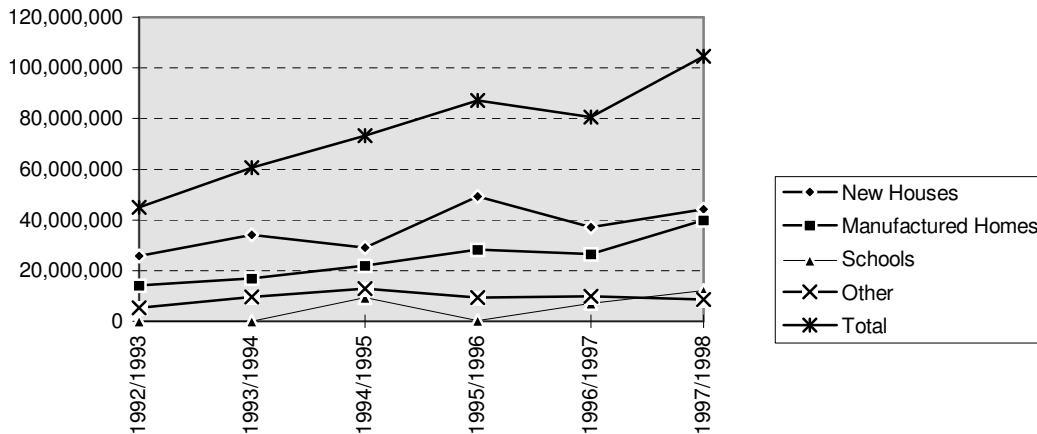
### Building Permit Activity



*This chart based on information in the Monthly Reports published by the Harnett County Inspections Department.*

Other types of permits not shown on the above chart include electrical, plumbing, mechanical, and insulation permits. However these permits are included in the total number of permits. In each year shown, the number of manufactured home permits exceeds the number of building permits.

### Building Permit Dollar Values



*This chart based on information in the Monthly Reports supplied by the Harnett County Inspections Department.*

Other includes commercial, industrial, churches, office/professional, alteration/remodeling and garages/storage.

## **6. Existing Schools and Plans for Additional Schools**

The Harnett County School system has been rapidly expanding to meet growing demands for new schools and additional facility needs at existing schools. The system has added six new schools during the past six years. The system includes 24 schools with one new school under construction. The Coats/Erwin Middle School on NC 55 between Coats and Erwin was completed to open for the 1999/2000 school year. A new middle school in the western section of the County on Ray Road is scheduled for completion in March 2000. Additions to Western Harnett High School were completed in 1999.

Harnett County continues to have many unmet school facility needs. A number of current facilities are old and need replacing with more modern schools that provide adequate learning opportunities for students. With a growing student population of approximately five hundred students a year, new facilities are needed to ease the overcrowding situation at all schools. The Harnett County Board of Education adopted a Master Plan which addresses facility needs. This plan uses regional population projections to determine where and when school facilities will be needed. It also takes into account the condition and use of existing school facilities.

## 7. Prime Farmland

The Soil Survey of Harnett County designates the following soils as prime farmland. These soils are indicated on the map.

AtA	Altavista fine sandy loam, 0-3% slopes, rarely flooded
Au	Augusta fine sandy loam, rarely flooded (where drained)
AyA	Aycock silt loam, 0-2% slopes
AyB	Aycock silt loam, 2-6% slopes
CeB	Cecil fine sandy loam, 2-8% slopes
Ch	Chewacla & Congaree loams, frequently flooded (where drained & protected from flooding during the growing season)
DoA	Dothan loamy sand, 0-2% slopes
DoB	Dothan loamy sand, 2-6 % slopes
DtB	Dothan gravelly loamy sand, 0-6% slopes
EnB	Enon fine sandy loam, 2-8% slopes
ExA	Exum very fine sandy loam, 0-2% slopes
GaA	Gilead loamy sand, 0-2% slopes
GoA	Goldsboro loamy sand, 0-2% slopes
Gr	Grantham loam
HaB	Helena fine sandy loam, 2-8% slopes
Ly	Lynchburg sandy loam (where drained)
MaA	Marlboro sandy loam, 0-2% slopes
MaB	Marlboro sandy loam, 2-6% slopes
Na	Nahunta loam (where drained)
NoA	Norfolk loamy sand, 0-2% slopes
NoB	Norfolk loamy sand, 2-6% slopes
NoC	Norfolk loamy sand, 6-10% slopes
OrB	Orangeburg loamy sand, 2-6% slopes
Ps	Portsmouth loam, rarely flooded (where drained)
Ra	Rains fine loamy sand (where drained)
StA	State fine sandy loam, 0-3% slopes, rarely flooded
WkB	Wickham fine sandy loam, 0-6% slopes, rarely flooded

- Much of the eastern portion of Harnett County contains Prime farmland soils. Much of this area, in particular the I-95 corridor, area between Angier and Lillington and area between Erwin and Coats is a developing portion of the County.
- The area west of Lillington and north of the Cape Fear River contains substantial areas of prime farmland soils. There is support for farmland protection in this part of Harnett County.
- The area generally west of Lillington north of NC 27 and south of the Cape Fear River contains significant areas of prime farmland soils. There is localized support for farmland protection in this area.
- The southeast area of the County generally west of NC 87 has very little prime farmland soils. There is local support for farmland protection in this area.

## **8. Water Supply Watersheds**

The Cape Fear River supplies Harnett County with plenty of water to serve its current needs.

There are two water supply intakes on the Cape Fear River, one near Lillington and another near Erwin. Both of these water supply watersheds are classified WS-IV. The watershed area encompasses much of the US 401 corridor, NC 27 between Lillington and Coats, much of US 421 corridor west of Lillington to east of Erwin, the town of Lillington, settlement of Buies Creek and portions of Erwin and Coats. The I-95 corridor is not located in a water supply watershed.

The southwest corner of Harnett County roughly bound by NC 27 to west of Johnsonville and cutting southeast across Federal military land to Cumberland County is classified as a WS-III water supply watershed. The water intake is on the Little River in Cumberland County.

Specific statewide development restrictions, Chapter 143, Article 21, Watershed Protection Rules, effective January 1, 1994, apply to County water supply watershed areas to protect the quality of the surface waters in these sensitive areas.

In WS-IV protected areas, general single family development has a minimum lot size of 20,000 square feet. Other development is limited to a maximum of 24 percent built upon area. There is a high density option which requires the control of the first inch of storm water and allows built upon area up to 70 percent. For developments not using curb and gutter, minimum lot sizes are one-third acre for single family and 36 percent built upon area for non single family. There is a high density development option that may be incorporated allowing up to 70 percent built upon area with engineered control of the first one inch of storm water. Additionally, for those governments that choose not to incorporate the high density option, up to 10 percent of the protected area may be developed at up to 70 percent impervious area.

In WS-III protected areas, general residential development has a minimum lot size of 20,000 square feet. Other development is limited to a maximum of 24% built upon area. In WS-III protected areas, the high density option allows up to 50 percent built upon area with engineered storm water controls for the first one inch of storm water. If the high density option is not used, then up to 10 percent of the protected area may be developed at up to 70 % built upon area using engineered storm water control devices.

Harnett County may wish to incorporate the high density option for properties identified as business development or high intensity use areas in the future.

## **9. Parks and Plans for Additional Parks**

Raven Rock State Park is located on the Cape Fear River northwest of Lillington with access from US 421. It provides hiking and equestrian trails, river access and camping.

The Harnett County Parks and Recreation Department has a cooperative school park program with Harnett County School System to develop recreation opportunities at the schools for general use by County residents.

Additionally, the County owns 30 acres of flood plain property on the north side of the Cape Fear River adjacent to the County office complex accessible from US 401. Development of this property as a public park is planned with canoe access, picnic areas, trails and a fitness trail.

The planned location of the 'Mountains to the Sea Trail' is along the Cape Fear River. There are also plans for a canoe trail through Harnett County along the Cape Fear River.

## **10. Land Use Regulatory Programs**

The following land use regulatory programs are in effect in all or portions of Harnett County.

**Subdivision Regulations:** Originally adopted in 1977, Countywide Subdivision Regulations have served to ensure that new development is constructed to a consistent standard in Harnett County. Frontage onto a public street meeting NCDOT standards is required except in the case of 3 lots greater than 10 acres. Minimum lot widths and sizes and buildings setbacks are designated for areas not zoned. Standards for extending to public utilities when available are included as well as requirements to meet County Health Department standards for water and waste water.

**Mobile Home Park Ordinance:** This Countywide Ordinance, last amended in 1990 regulates the development of manufactured home parks throughout the County. In the areas zoned, appropriate zoning is also a requirement. This ordinance sets standards for lot sizes within a park, landscaped buffers, no flood hazard areas in a park, parking, lighting, utilities, fire protection, internal private street standards, and recreation areas for manufactured home parks with 20 or more lots.

**Water Supply Watershed Regulations:** The County has adopted Water Supply Watershed Regulations to comply with the State Water Supply Watershed Protection Statutes. Number 8 in this section of this plan describes this program.

**Zoning Ordinance:** The Zoning Ordinance for Harnett County applies to the area north of the Cape Fear River. This ordinance includes 4 residential districts, a conservation district, an industrial district and a commercial district. It allows for conditional uses and planned unit developments. The zoning ordinance includes parking and sign requirements. The ordinance does not regulate the location of mining operation but utilizes a conditional use permit to control off site impacts.

**Flood Damage Prevention Ordinance:** This Ordinance is based on the State of North Carolina Model and meets FEMA requirements. It was last updated in September 1995. County property owners are eligible to participate in the National Flood Insurance Program.

## 12. Public Input Questionnaire

Rate your support for the following programs

Program	support	neutral	oppose
public parks	45	21	13
control of intensive large animal operations	40	15	28
beautification of private property	37	19	22
beautification of public property	48	24	6
additional manufactured home park requirements	35	13	28
public greenways (paths & bike paths)	30	21	29
County wide zoning regulations to control off site impacts of industry	28	7	41
requirements for screening of new commercial and industrial properties	31	26	19
County wide water	42	20	18
affordable housing	49	19	9
growth management	42	19	17
industrial park development	48	10	18
County wide sewer	37	19	19
wildlife protection (hunting lands)	35	25	16
farmland preservation	51	12	12
other - tax reform	65	6	7
other - realistic farmland evaluation	1		
other - not just self interest	1		
other - protect farm families	1		

**Please rate the following types of future development in Harnett County.**

Item	support	neutral	oppose
mobile home parks	18	19	38
mobile homes on individual lots	51	17	9
small lot neighborhoods	30	23	24
large lot neighborhoods (over 1 acre)	46	20	10
commercial lining highways	18	25	28
golf course development	29	24	21
areas with water & sewer planned for concentrated development	36	15	25
heavy industry - brick plant	25	21	31
light industry - bakery	42	21	13
designated industrial parks	43	17	18
hog farms	19	19	37
no new development	14	29	32
shopping centers	32	21	18
other - transit transportation	1		
other - fast foods	1		
other - speedway	1		
other - schools	2		