

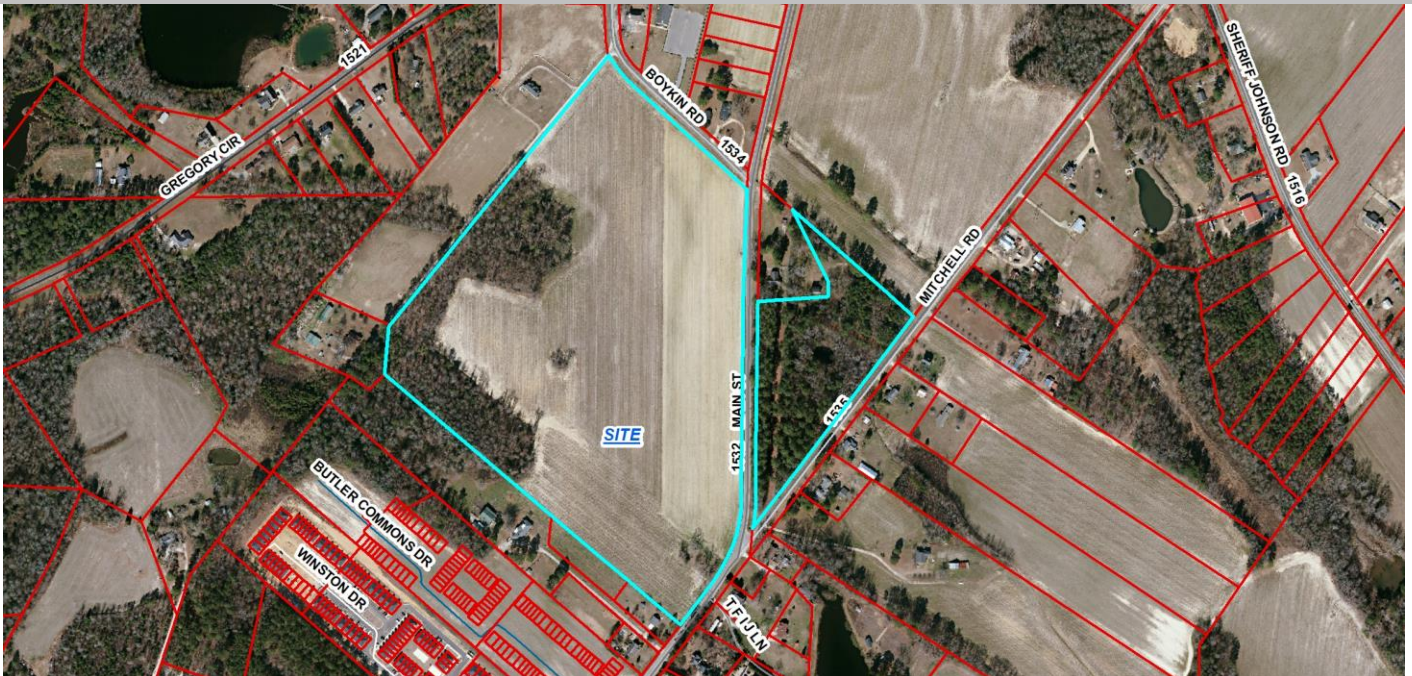
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
October 11, 2021

Staff Contact: Landon Chandler, Senior Planner  
(910) 893-7525 or LChandler@Harnett.org

CASE NUMBER: BOA2109-0004  
APPLICANT: Curry Engineering for Davidson Homes  
OWNER: Herbert & Bettie Sander  
LOCATION: On Main St & Boykin RD.  
ZONING: RA-30 PIN#: 0680-09-2725.000 Acreage: 56.61 +/-

REQUEST: Multi-Family Project

MAP



**Directions from Lillington:** Hwy 421 to Buies Creek, left on Leslie Campbell, left onto Main St., and property will be on left.

*Also see application for directions*

PHYSICAL CHARACTERISTICS

- A. **Site:** The site is currently cleared vacant land once used for agricultural purposes.
- B. **Surrounding Land Uses:** Surrounding land uses consist of single & multi-family residential, and educational, recreational and agricultural uses.

TRANSPORTATION

- Site distances are moderate
- Traffic counts for Main St. are 1100 AADT

## BACKGROUND

- The applicant requests a conditional use permit for a multi-family complex, 114 units
- This project is to be served by public water and sewer.
- Per the development regulations, 9 units per acre are allowed with a minimum of 15% open/recreational space. Required Parking is 1.5 spaces per bedroom plus 1 space per bedroom when there are more than 2 bedrooms.
- Buffering will be classes A & C
- The land use classification for this area is “Medium Density Residential”.
- If approved, this proposal will also go through the Commercial Site Plan Review Process Development Review Board.
- A technical review has not been performed at this time.

## SITE PHOTOS

Site



Road View



Road View



Across Road