

Harnett County Comprehensive Land Use Plan

Steering Committee Meeting #2
February 14, 2024



Agenda

1. Welcome & Introduction
2. Schedule & Process
3. Community Profile & Preliminary Themes and Ideas
4. Engagement & Community Survey
5. Vision and Goals Discussion



Welcome & Introduction



Project Contacts

HARNETT COUNTY

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STEWART

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STEWART

STRONGER BY DESIGN

Subconsultants



City Collective

- Design team
- Small area planning (i.e. NC 87 Corridor, village concept)



LJB

- Transportation and infrastructure planning



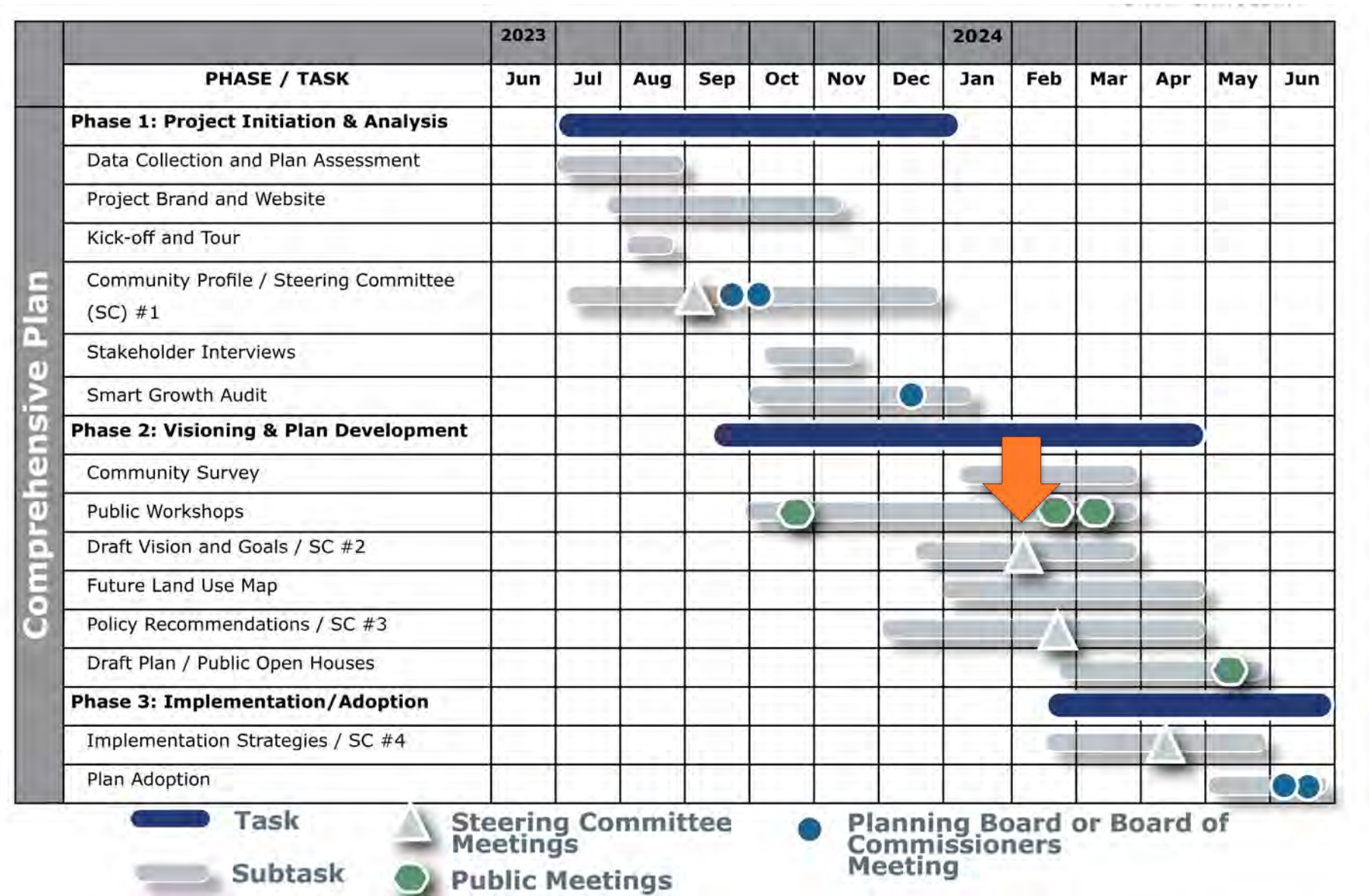
VHB

- Analyze and make recommendations for the Jetport area

Schedule & Process



Detailed Schedule *(Last updated: Jan. 22, 2023)*



A Comprehensive Land Use Plan is...

Long-range

- Makes forecasts based on past trends and data
- 10–20-year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

Collaborative

- Documents a community conversation

Policy, not Regulatory

- Lays the groundwork for current and future regulations

Plan Topics



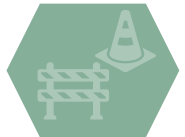
Land Use



Housing



Economic Development



Infrastructure & Public Services



Transportation



Jetport



Natural Resources



Community Profile



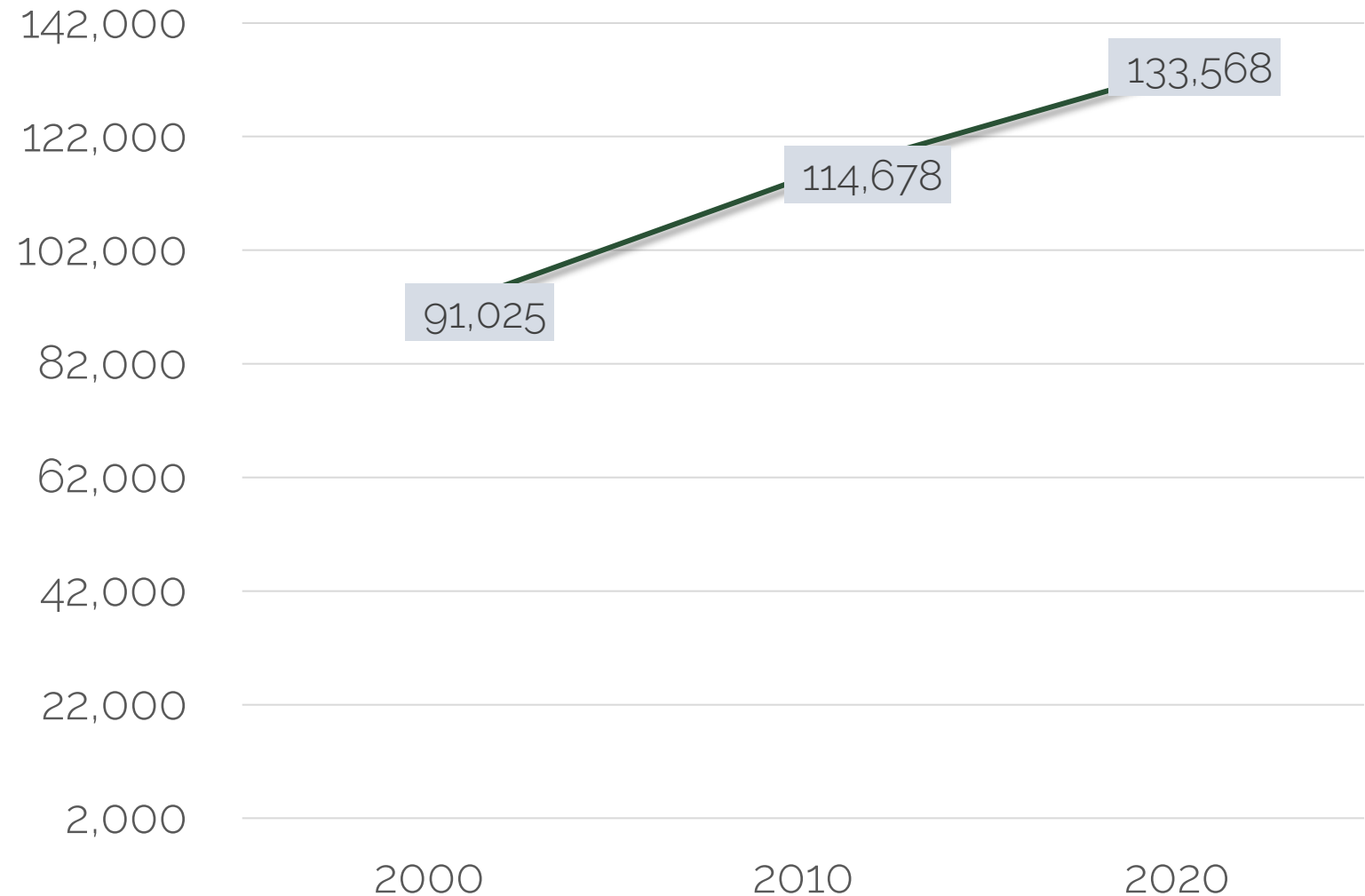
Population

Since 2000, Harnett County's population increased by **42,543 (46.7%)**.

- **91,025** in 2000
- **133,568** in 2020

Source: American Community Survey & Decennial Census

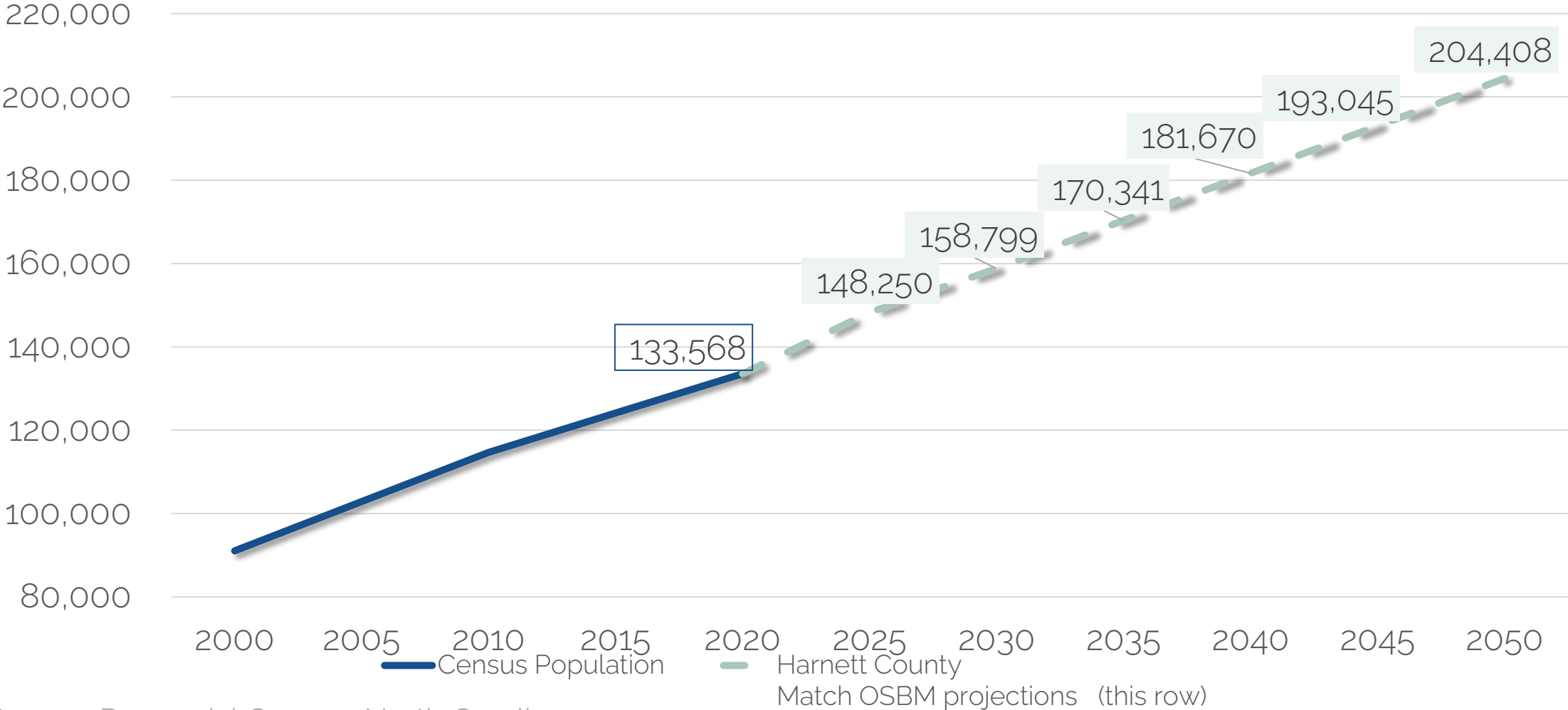
Population (Whole County)



Source: U.S. Decennial Census, 2000, 2010, 2020

— Harnett County

Population Projections



Source: Decennial Census, North Carolina
Office of State Budget & Management

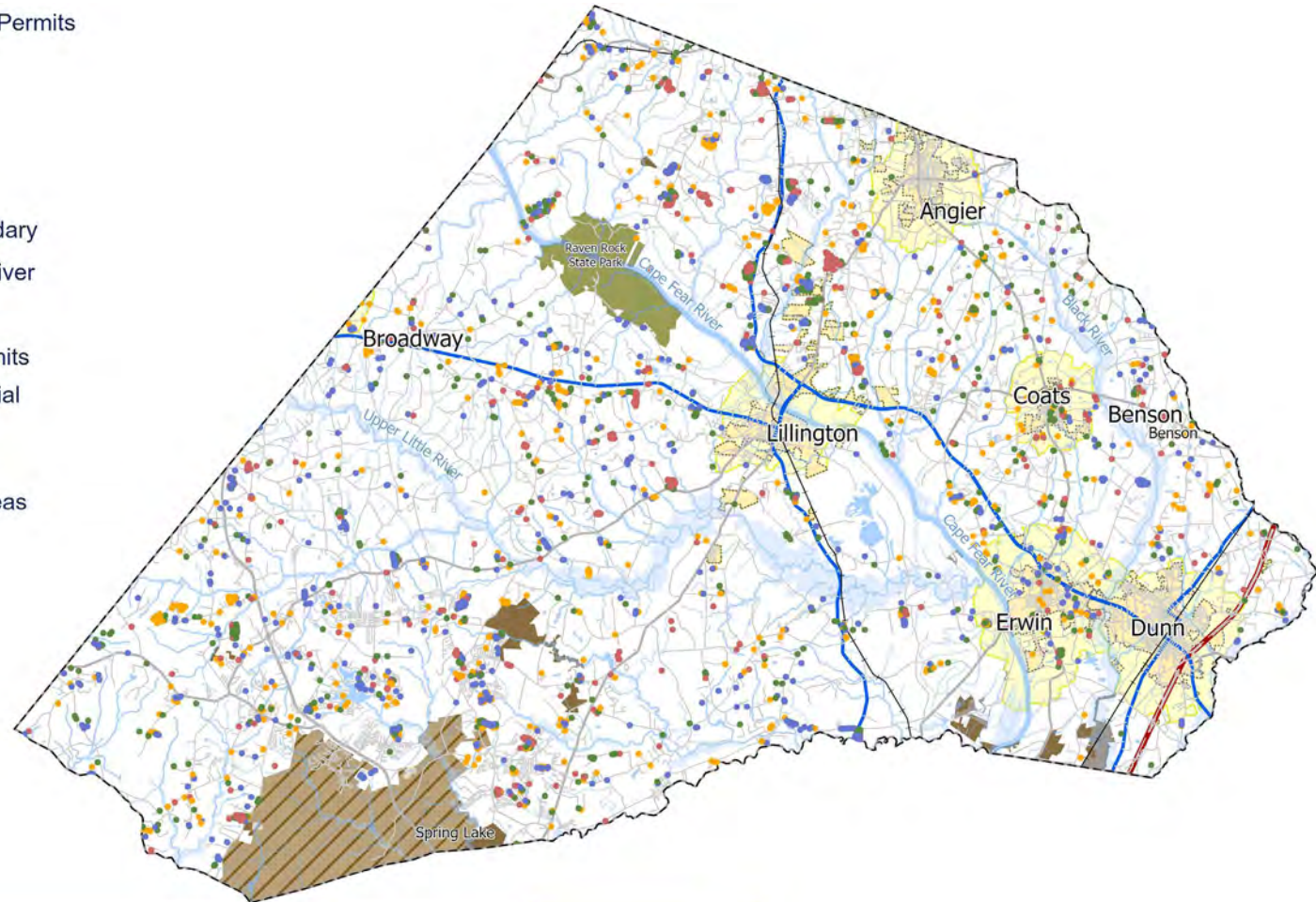
New Residential Permits

— New Residential Permits by Year

- 2020 – 1,154
- 2021 – 1,312
- 2022 – 1,189
- 2023 – 816

New Residential Permits

- 2020
- 2021
- 2022
- 2023
- County Boundary
- Cape Fear River
- Streams
- Municipal Limits
- Extra Territorial Jurisdiction
- Fort Bragg
- Managed Areas

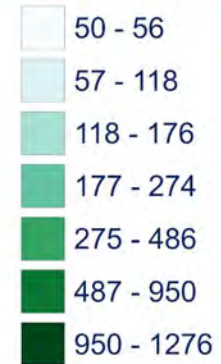


Source: Harnett County

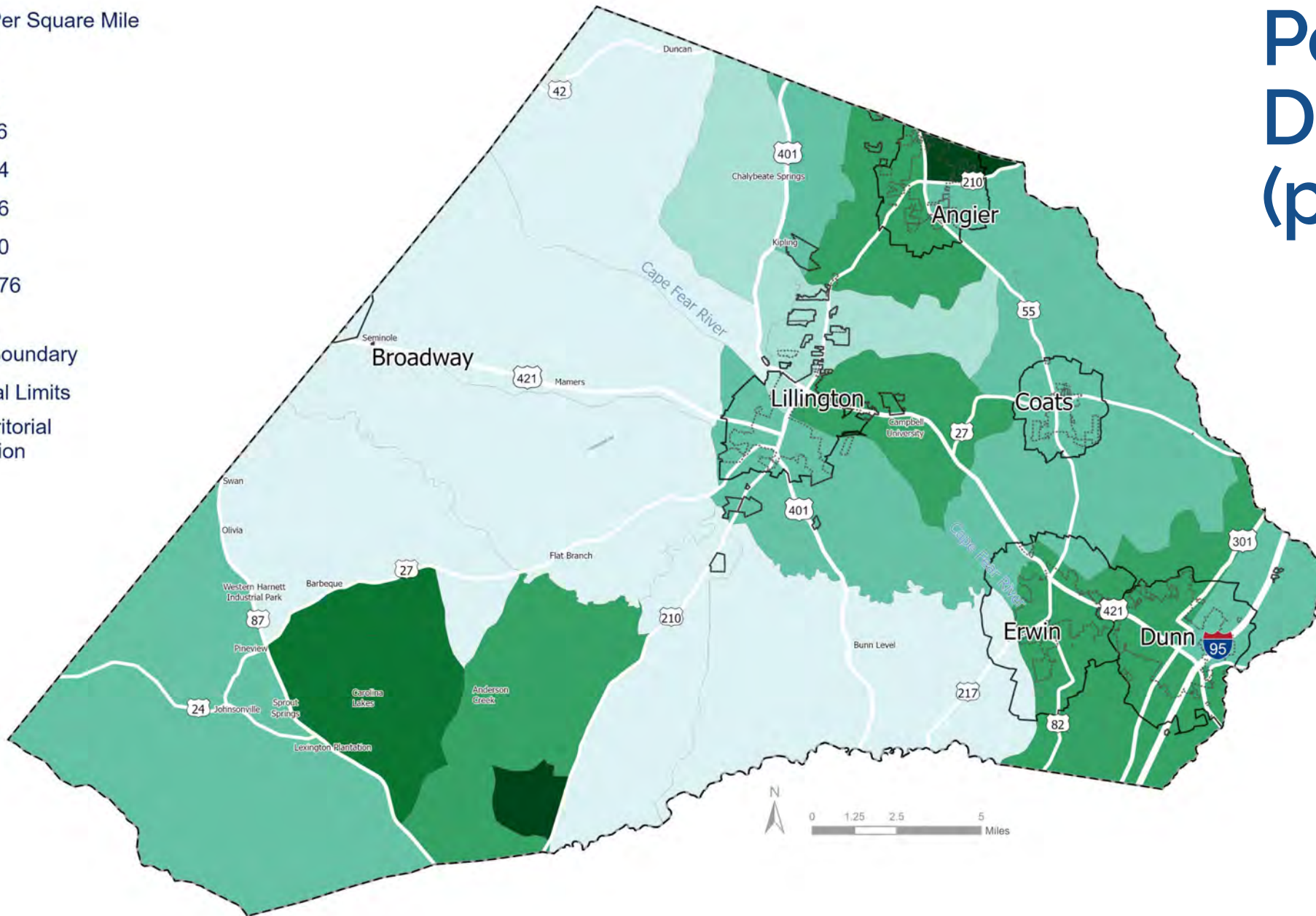


Population Density Map (per Sq Mile)

Population Per Square Mile

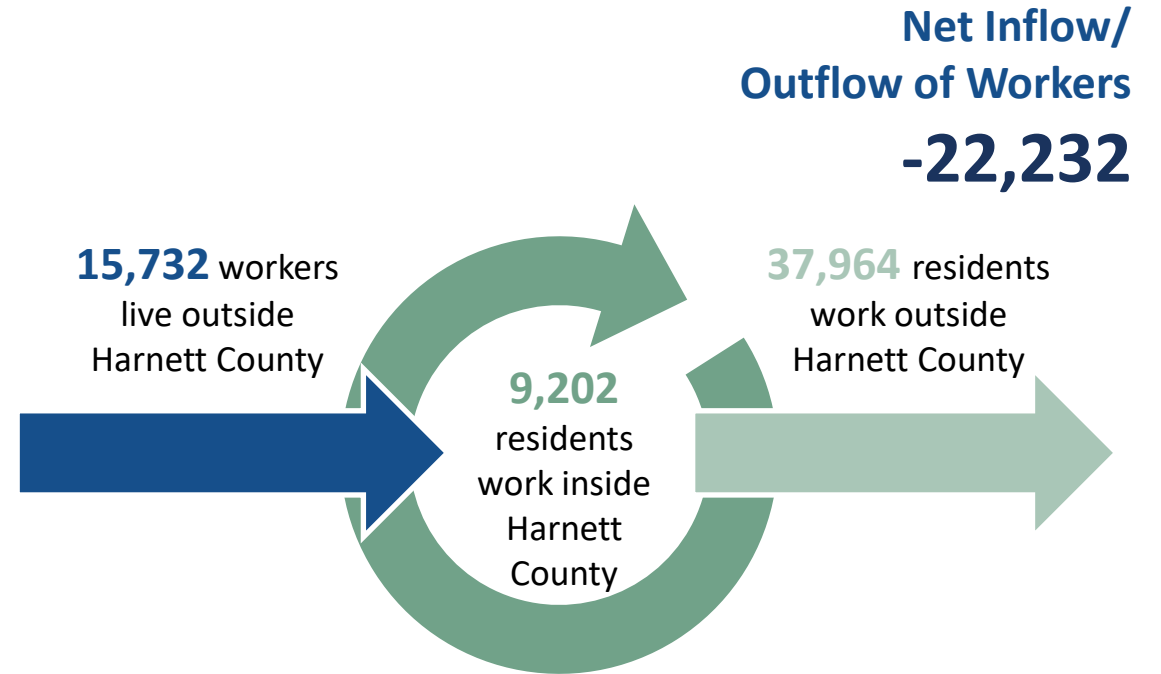


Context

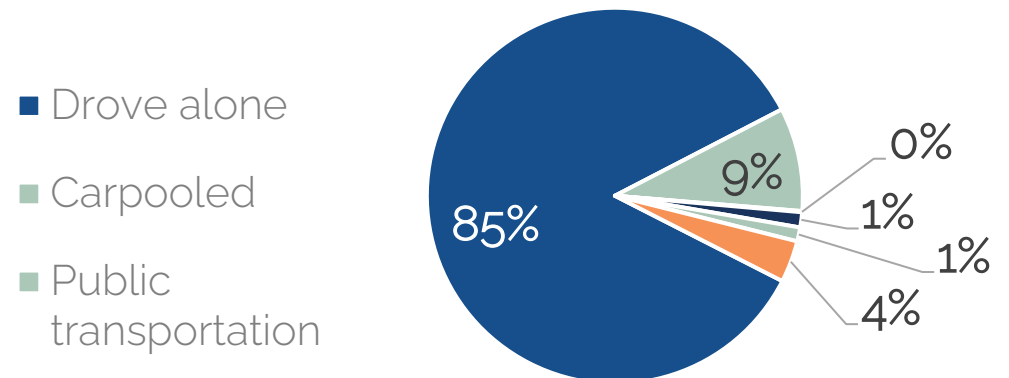


Commute Trends, 2020

- Heavy dependence on private car ownership/access (94% commute by car, truck, or van)
- **47,166** workers over age 16 lived in County
 - **80%** worked outside County (**37,964**)
- **24,934** people were working in County
 - **63%** commute from outside County (**15,732**)
- Avg. Travel Time **31.9** minutes in 2020; up from **27.9** minutes in 2010



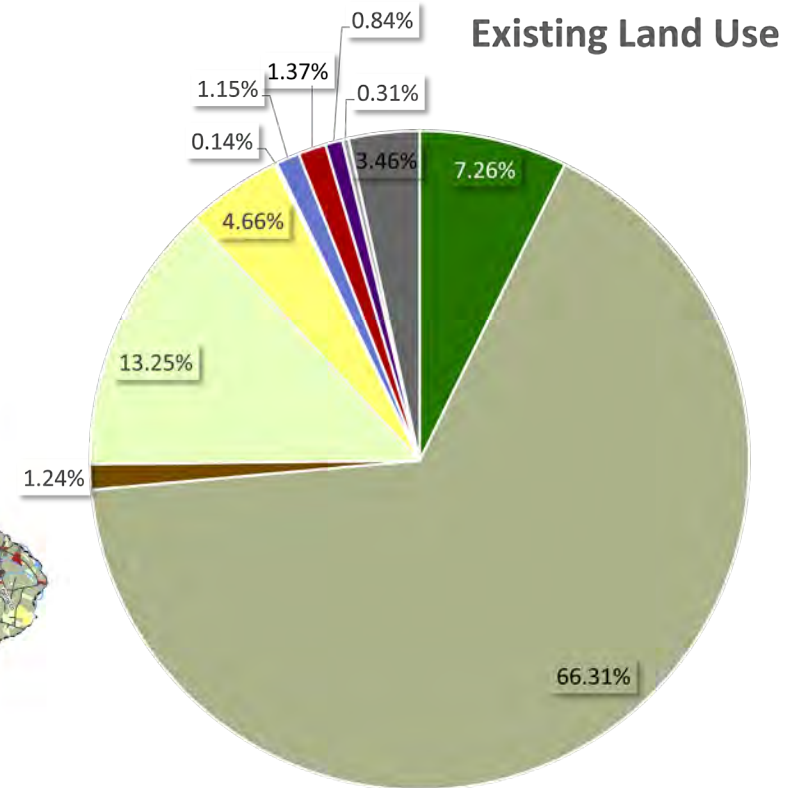
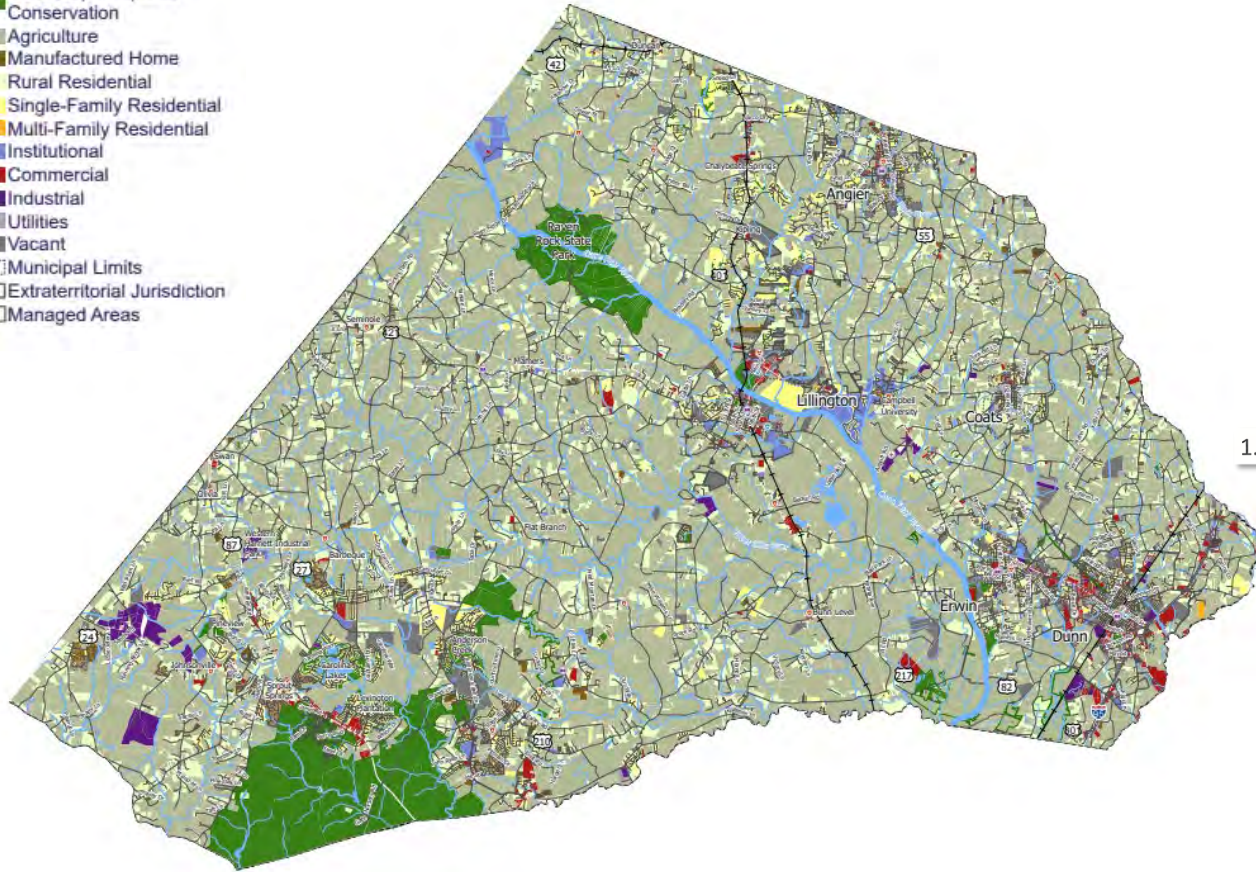
Modes of Transportation for Workers Over 16



Source: US Census, ACS data

Existing Land Use

- Context
- County Boundary
 - Existing Land Use
 - Parks, Open Space, Conservation
 - Agriculture
 - Manufactured Home
 - Rural Residential
 - Single-Family Residential
 - Multi-Family Residential
 - Institutional
 - Commercial
 - Industrial
 - Utilities
 - Vacant
 - Municipal Limits
 - Extraterritorial Jurisdiction
 - Managed Areas



- Parks, Conservation, and Open Space
- Agriculture
- Manufactured Homes
- Rural Residential
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial
- Industrial
- Utilities
- Vacant

Agriculture

2012-2017 Census of Agriculture

Land in farms: 643 farms with 106,262 acres in farmland

- 19% decrease from 797 farms in 2012
- 11% decrease from 119,775 acres of farmland in 2012

145% increase in per-farm net income

- From \$45,764 to \$112,327 average net cash income per farm

7.5% increase in total sales from Harnett County farms

- From \$190 million to \$204 million in total sales from Harnett County farms

Top 3 Agricultural Commodity groups:

1. Livestock, poultry and their products (\$132 million)
2. Crops, including nursery and greenhouse crops (\$71 million)
3. Tobacco (\$39 million)



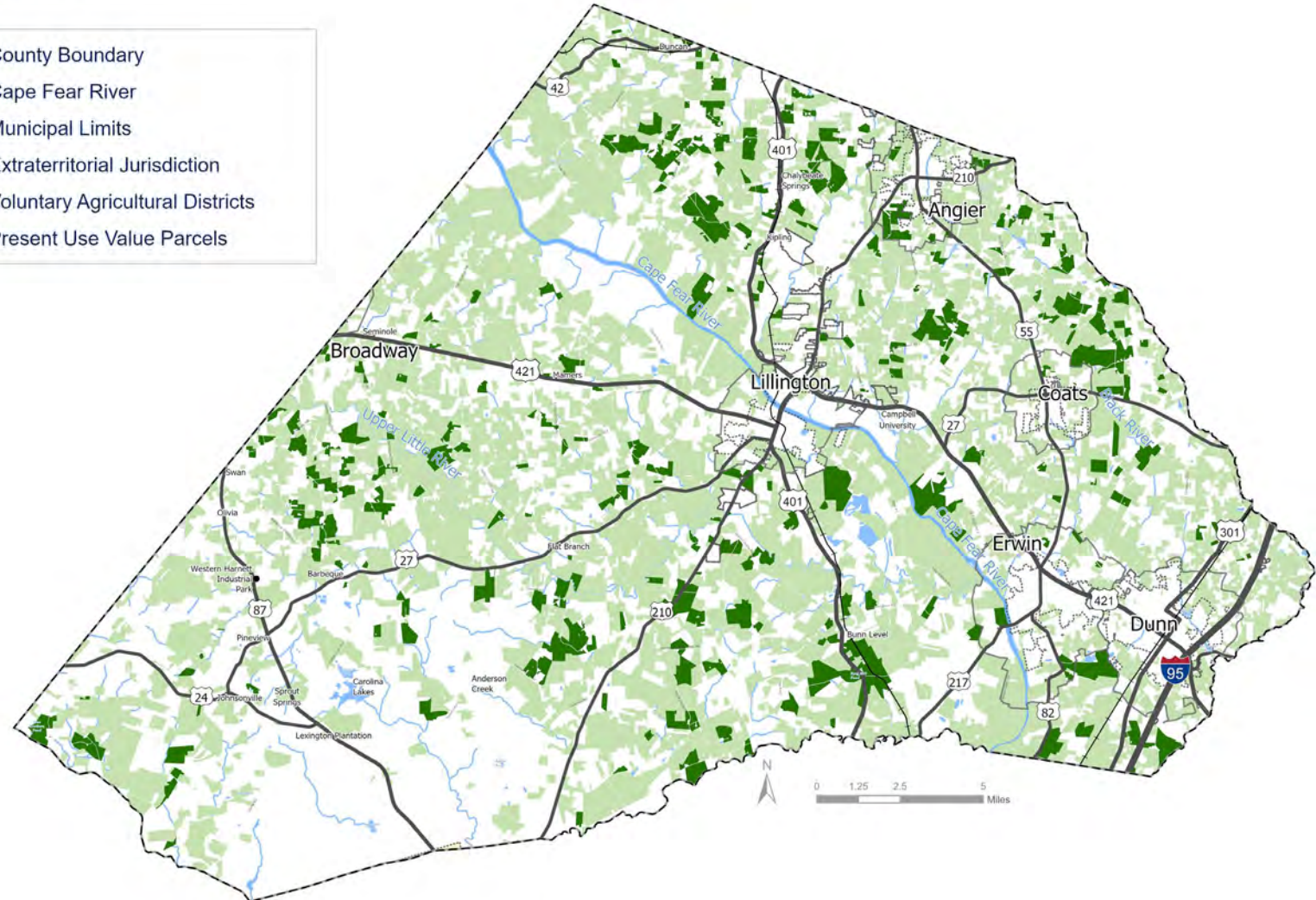
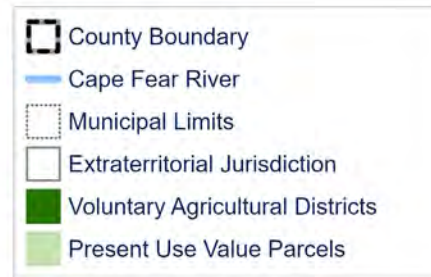
Agricultural Lands



**123,774 Acres of
PUV Properties**

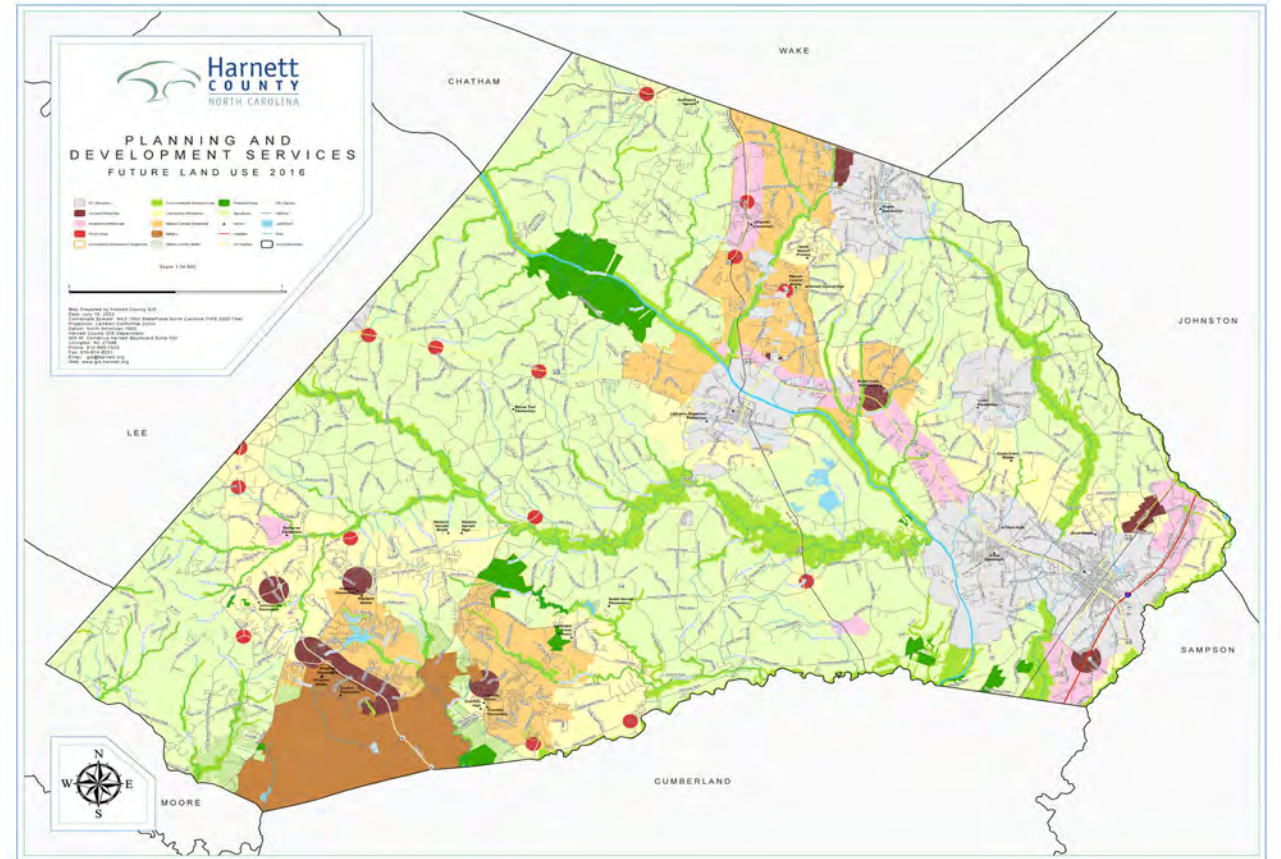


**25,103 Acres of
Voluntary
Agricultural
Districts**



Land Use Issues / Ideas

- Residential Design and Density
- Infrastructure planning
- Village Concept
- Affordability
- Historic Communities
- Approval Processes / Conditional Zoning



Adopted FLU Map (2016 Grow Harnett County Plan)

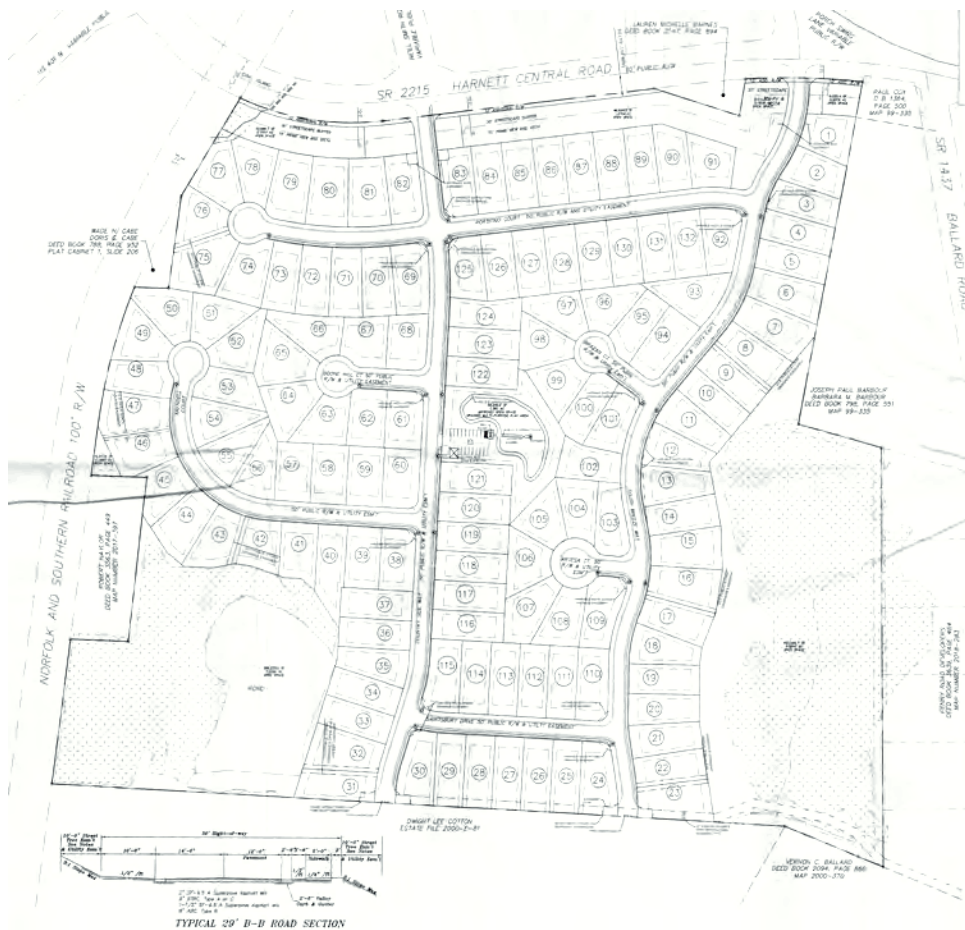
Residential Design & Density

- Compatibility Development approach employed currently
 - Smaller lot sizes in exchange for higher standards for the development
 - Smallest lot size is 10,000 sqft currently, 70' lot width, requires 20% open space
- Considering base standards vs. incentives for certain zoning districts
- Survey and engagement will provide input on preferred designs



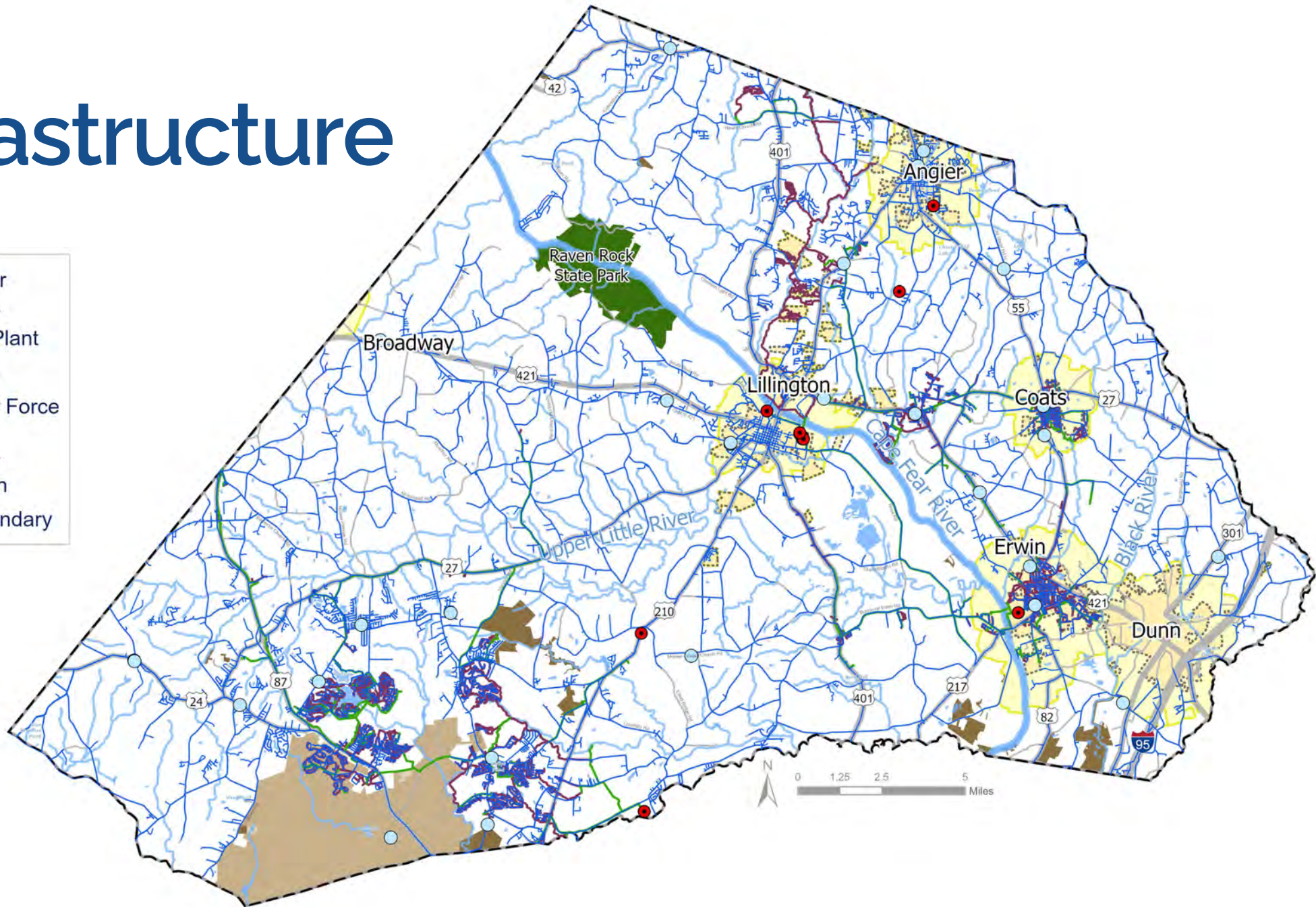
Residential Design & Density

14.3.5 Compatibility Design Concept Table



	LOT WIDTH	FRONT YARD	REAR YARD	SIDE YARD	CORNER SIDE YARD	OPEN SPACE	STREET TREES	SIDEWALKS & CURB & GUTTER	PUBLIC UTILITIES	STREET PAVEMENT WIDTH	REQUIRED PERIMETER BUFFER
RA-40 Zoning											
LAND USE CLASS: LD, MDR, RC, CMU, EMU, ARR, ESA, PA											
≥40,000 sq. ft. minimum lots	150'	35'	25'	10'	20'	0%	-	-	-	-	-
≥35,000 sq. ft. minimum lots	150'	35'	25'	10'	20'	0%	-	-	1	-	-
≥28,000 sq. ft. minimum lots	100'	35'	25'	10'	20'	10%	✓	✓	1	-	-
LAND USE CLASS: MDR, RC, CMU, EMU											
≥21,000 sq. ft. minimum lots	100'	35'	25'	10'	20'	20%	✓	✓	1	-	-
≥17,500 sq. ft. minimum lots	80'	35'	20'	10'	10'	30%	✓	✓	2	29'	✓
RA-30 Zoning											
LAND USE CLASS: LD, MDR, RC, CMU, EMU, ARR, ESA, PA											
≥30,000 sq. ft. minimum lots	100'	35'	25'	10'	20'	0%	-	-	-	-	-
≥25,000 sq. ft. minimum lots	100'	35'	25'	10'	20'	0%	-	-	1	-	-
≥20,000 sq. ft. minimum lots	80'	35'	20'	10'	20'	10%	✓	✓	1	-	-
LAND USE CLASS: MDR, RC, CMU, EMU											
≥15,000 sq. ft. minimum lots	80'	30'	20'	10'	20'	20%	✓	✓	1	-	-
≥12,500 sq. ft. minimum lots	70'	25'	20'	10'	20'	30%	✓	✓	2	29'	✓
RA-20R(M) Zoning											
LAND USE CLASS: LD, MDR, RC, CMU, EMU, ARR, ESA, PA											
≥20,000 sq. ft. minimum lots	80'	35'	25'	10'	20'	0%	-	-	-	-	-
≥15,000 sq. ft. minimum lots	80'	30'	20'	10'	20'	0%	✓	✓	1	-	-
≥12,000 sq. ft. minimum lots	70'	25'	20'	10'	20'	20%	✓	✓	2	29'	-
LAND USE CLASS: MDR, RC, CMU, EMU											
≥10,000 sq. ft. minimum lots	70'	20'	15'	5'	15'	20%	✓	✓	2	29'	✓
- OPTIONAL	✓ REQUIRED					1 PUBLIC WATER OR SEWER			2 PUBLIC WATER AND SEWER		

Infrastructure



Village Concept

- Defined center
- Mix of land uses
 - Housing types
 - Strategic commercial areas
 - Business / employment
 - Greenspace
- 15 minutes (or less) to shopping, parks, employment and schools
- Transportation options
 - Roadway investment
 - Greenway and sidewalk connections
 - Future Transit access



MICHAËL

Retail Strategies Reports

- Average Annual Household Expenditures: \$48,360.20
- There is more consumer demand than market supply for all retail categories; There is a \$1,744,395,951 opportunity gap for total consumer demand
- \$347,270,060 shortage in “groceries and other food items”
- \$122,355,249 shortage in “meals and non-alcoholic beverages”
- **Consumer demand by establishment type (top 3):**
 - Automobile dealers (\$689,563,295) (vs. supply of \$383,143,080)
 - Grocery stores (\$593,185,484) (vs. supply of \$409,722,255)
 - General merchandise stores (\$425,498,365) (vs. supply of \$225,207,409)
 - Gasoline stations (\$299,910,237) (vs. supply of \$179,188,588)



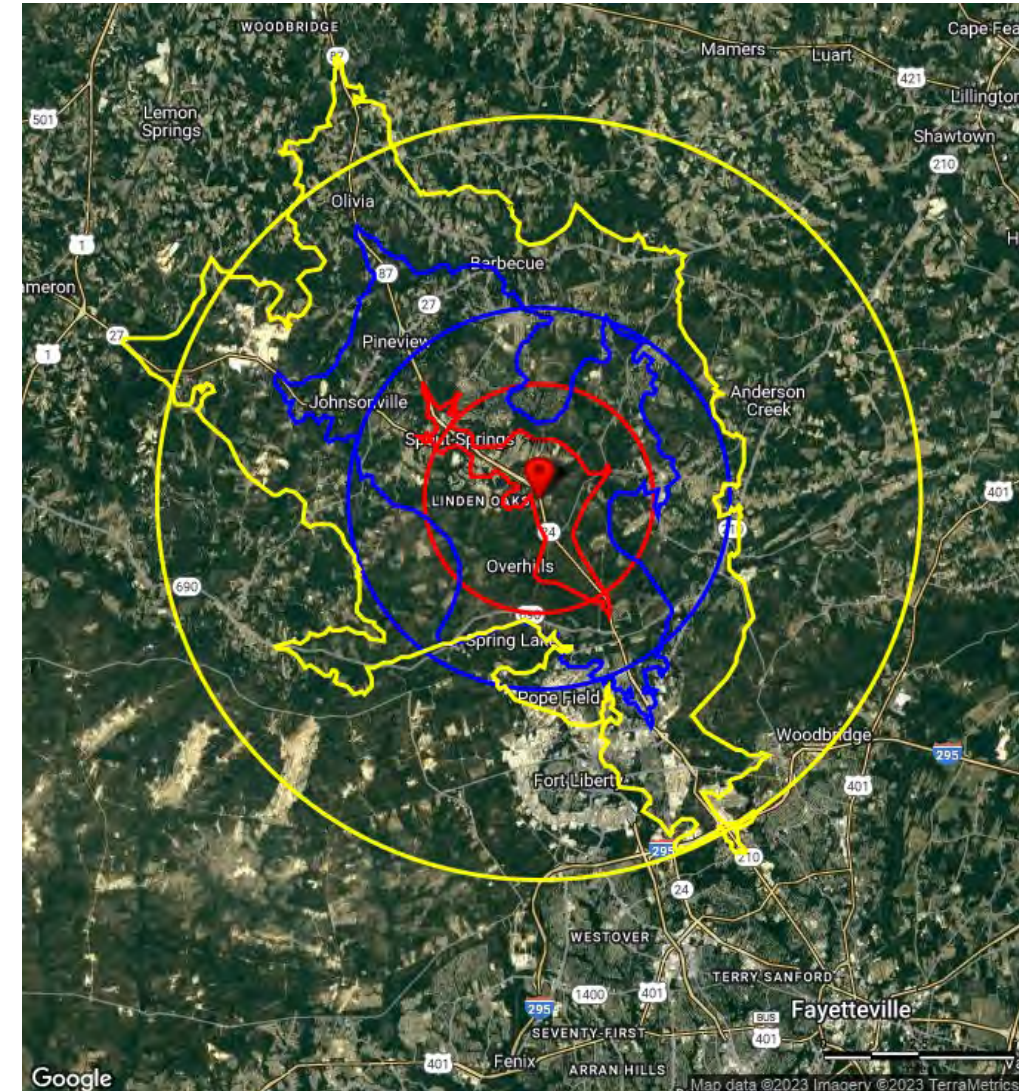
Retail Strategies

Trade Areas Around Walmart

- **Commercial Opportunity Areas:**
 - Exercise and Fitness
 - Business and Professional Services
 - Specialty Grocery
 - Pet Shops and Supplies
- **Estimated Population Within 10 Minute Radius: 29,529**
- **Estimated Households Within 10 Minute Radius: 9,918**
- **Consumer Demand and Supply Opportunity Gap (10 Minute Radius)**

Leakage from the following categories:

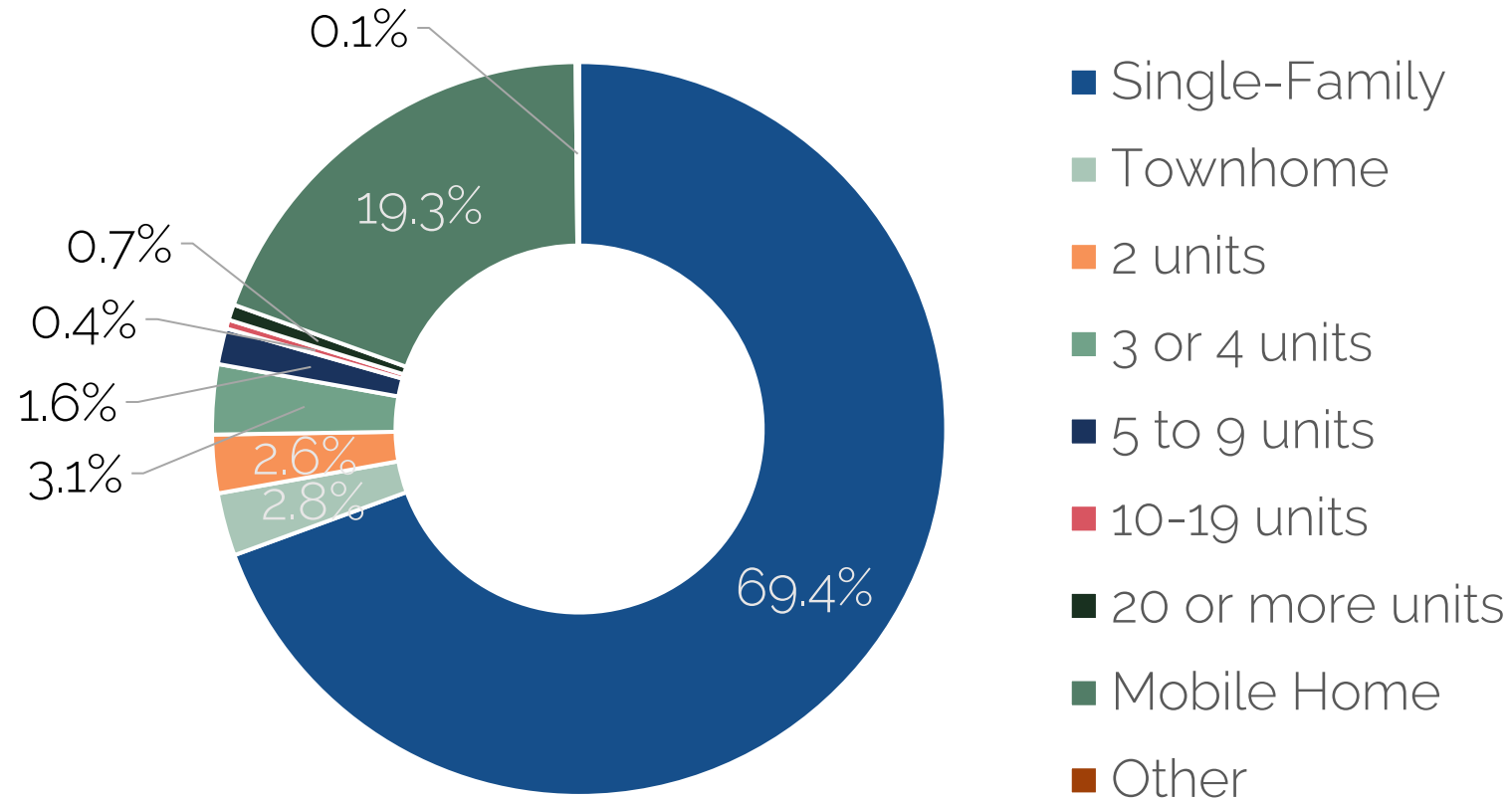
- Building Material and Garden Equipment
- Grocery
- General Merchandise
- Restaurants



Affordability

- Housing Types
- Values
- Owners and Renters
- Affordability

Existing Housing Types

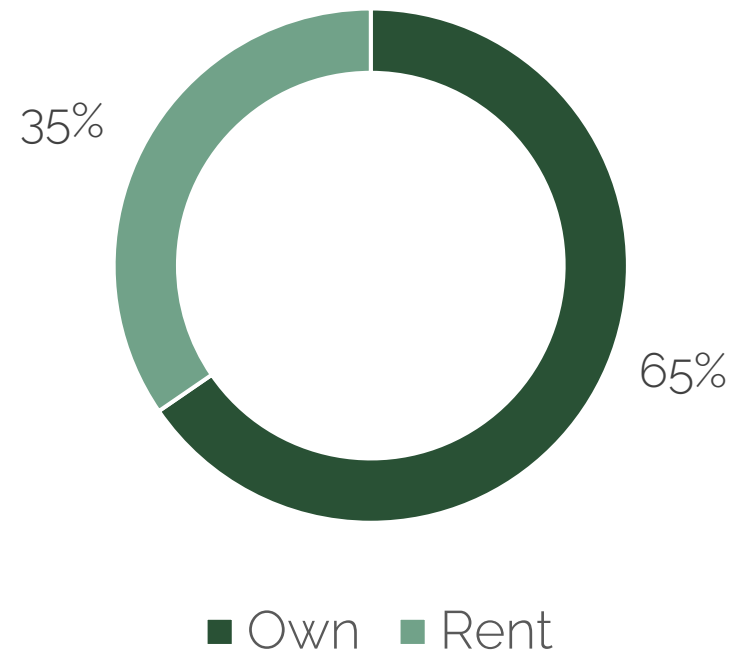


Homeowners and Renters

52,531 housing units in Harnett County

- 65.4% owner occupied
- 34.6% renter occupied
- Since 2000, home ownership rates dropped 4.9% and rental households rose 4.9%.
- 43.3% of renters pay 30% or more of their household income on housing

Harnett County Own/Rent (2020)



Source: American Community Survey

Median Home Value


- 2023 Median Listing Price: \$339,900
 - Down -2.9% year-to-year
- 2023 Median Home Sold Price: \$304,000

Buy Rent Mortgage

← Back to Search For Sale > NC > Angier > 27501 > 198 Royal Mdw

FOR SALE NEW CONSTRUCTION QUICK MOVE-IN 0.69 ACRES

Hide Share Save




198 Royal Mdw
Angier, NC 27501

3 Beds 3 Baths 1,800 sqft (on 0.69 acres)

\$345,900 ↑
~~\$343,900~~ ⓘ
Est. Mortgage \$1,990/mo*

Local Information
Map Schools Shop & Eat



— mins to [Commute Destination](#)

Name Phone

Email

Message
I am interested in Atherstone in Angier, NC 27501

Request Info

By pressing Request Info, you agree that Trulia and real estate professionals may contact you via phone/text about your inquiry, which may involve the use of automated means. You are not required to consent as a condition of purchasing any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#). Trulia does not endorse any [real estate professionals](#).

TMLS10X™ LGI Homes
(984) 368-4218

Housing Affordability

Affordability Calculator

Use Zillow's affordability calculator to estimate a comfortable mortgage amount based on your current budget. Enter details about your income, down payment and monthly debts to determine how much to spend on a house.

Annual income ?

\$ 50,000

Calculate by payment

Monthly debts

\$ 450

Down payment

\$ 20,000

Advanced

Home price

Payment

Full report

You can afford a house up to

\$135,587

Based on your income, a house at this price should fit comfortably within your budget.



\$1,040/mo

The affordability calculator is intended to be used for educational purposes only. Actual available rates and monthly payment amounts are subject to market fluctuations and will depend on a number of factors, including geography and loan characteristics. The estimates are based on information you provide, and may not include other fees and costs that a lender may assess in addition to monthly principal and interest, such as taxes and insurance and the actual payment obligation may be greater. Zillow Group Marketplace, Inc. does not make loans and this is not a commitment to lend.



Fire Marshal Salary:
\$15.21/hour = \$33k



Entry Level Teacher
Salary:
\$38,410 – Bachelor's Degree
\$41,960 – Master's Degree
includes annual supplements specific to Harnett County

Transportation

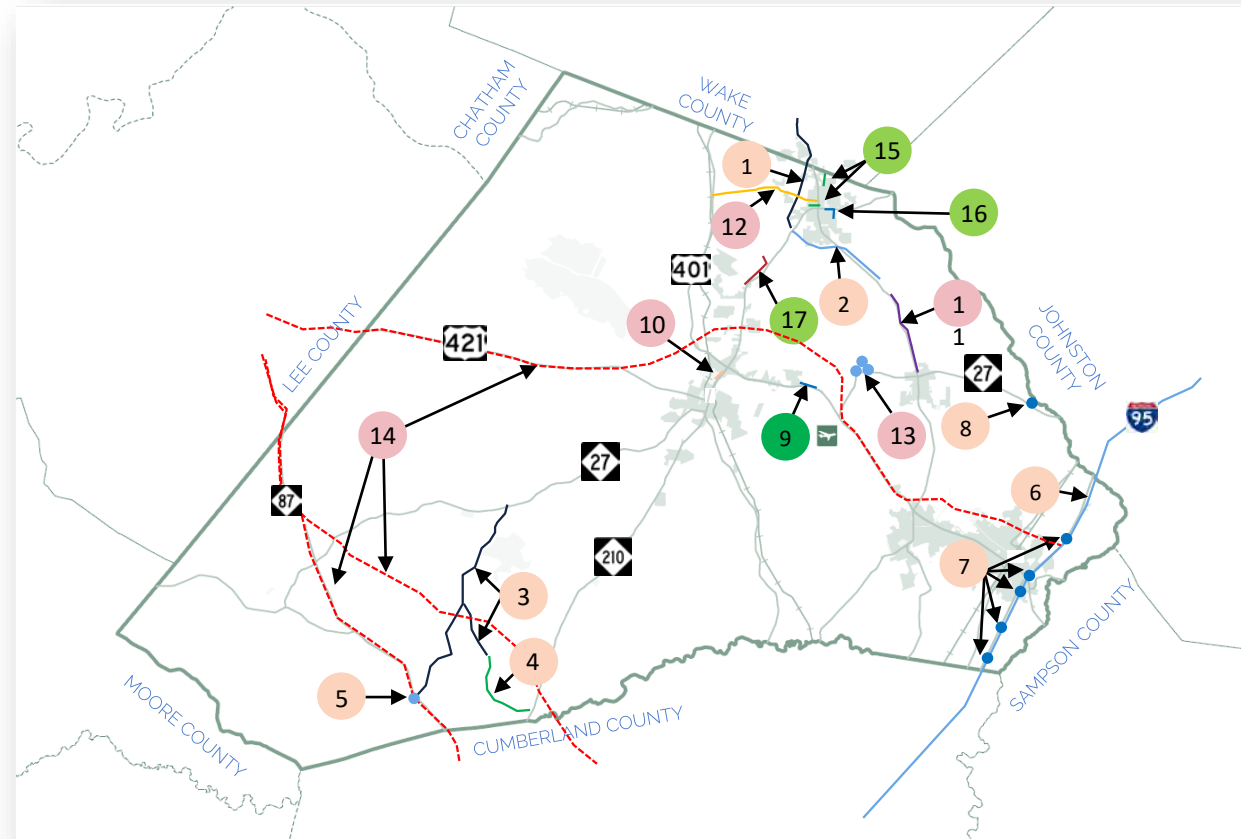
Highway Projects Under Construction

- 1 NC 55 (NC 210 to SR 4809 (Jicarilla lane). **Part on new location.** CY: 2023
- 2 NC 55 (Just South of SR 1532 (Oak Grove Church Road) to NC 210. **Part on New Location.**) CY: 2024
- 3 SR 1117, SR 3242, SR 1615. **Widen** Curves and Install Rumble Strips. CY: 2022
- 4 SR 1121 (Ray Road)-NC 210 to SR 1120 (Overhills Road). **Widen** to Multi-Lanes, Part on New Location. CY: ---
- 5 NC 87/24 (SR 1117 (Nursery Road). **Intersection Improvements.** CY: 2023
- 6 I-95 (**Widen** to Eight Lanes) CY: 2019/2020
- 7 I-95 (**Improve Interchanges**) CY: 2020/2022
- 8 NC 27 at SR 1581- **Realignment / Intersection Improvements.** CY: 2022

Bicycle and Pedestrian Projects Under Construction

- 9 Campbell University Sidewalk (Wade Stewart Circle to Pearson Road in Buies Creek. **Construct Sidewalk**)
CY: 2021

2024-2033 STIP Projects



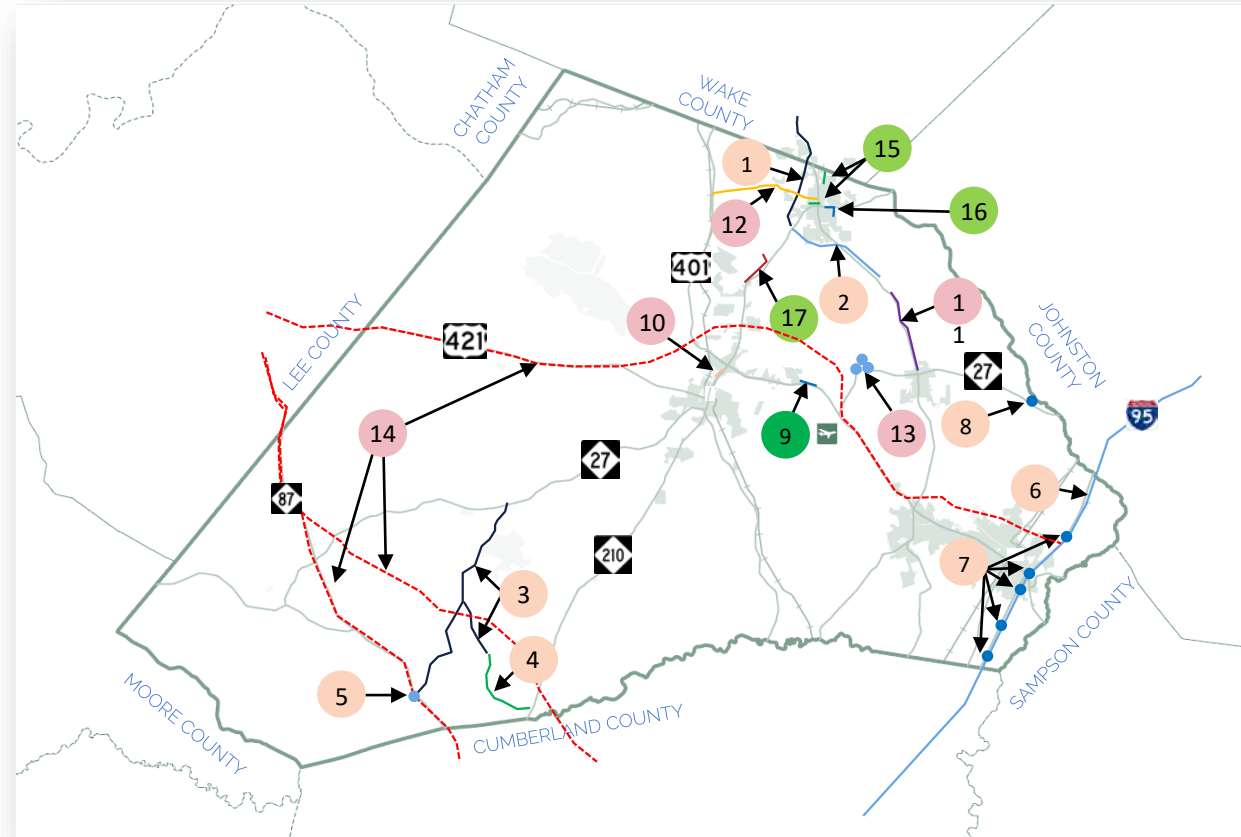
Transportation

Highway Projects

- 10 US 401 (North Main Street)--Parker Lane to McKinney Parkway. **Construct Median**
CY: Funded for Preliminary Engineering Only
- 1 NC 55 (NC 27 in Coats to SR 1006 (Old Stage Road (North))). **Widen Roadway**.
1 CY: Not Funded
- 12 SR 1441 (Chalybeate Springs Road)- **Curve and Pavement Marking Improvements**.
CY: 2025
- 13 NC 27 (**Construct Roundabouts** at two Intersections and **Close** NC 27/SR 1516)
CY: 2024
- 14 I-685 **New Alignment** Connecting Sanford and I-95 (Three Alternatives)
CY: Not Funded

Bicycle and Pedestrian Projects




- 15 SR 1501 (Junny Road); North Willow Street; West Lillington Street - **Construct Sidewalk Extensions** CY: 2024
- 16 East McIver Street to South Wilma Street in Angier- **Construct Sidewalk Extensions and Install a Crosswalk**. CY: 2024
- 17 Nc 210 -- **Construct a Multi-Use Path** from Harnett Central Road to North Harnett Primary School Road CY: 2024



Northwest Area

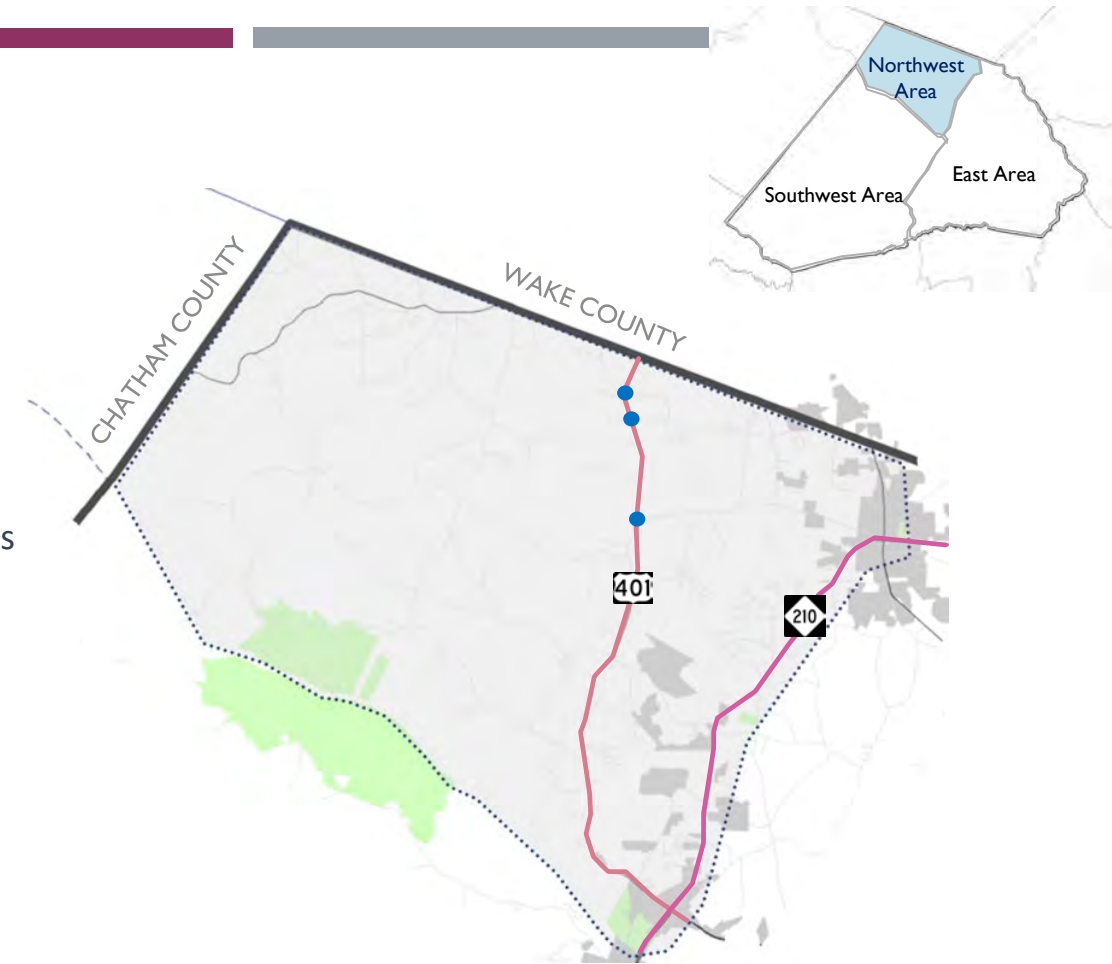
Major Roadway Recommendations:

- **U.S. 401**

-  Widening (2 to 4 lanes)
-  Upgrades at Key intersections:
Piney-Grove Rawls, Chalybeate, Chalybeate Springs, and Rawls Church Roads
-  Parallel Collector Street Network to US 401

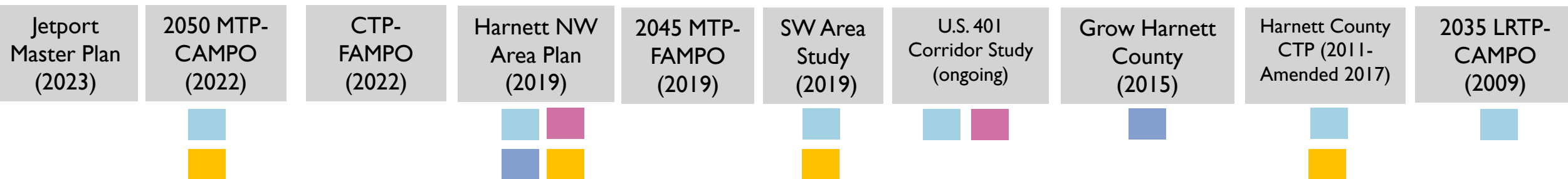
- **NC 210**

-  Widening



Most Recent Plans/ Studies

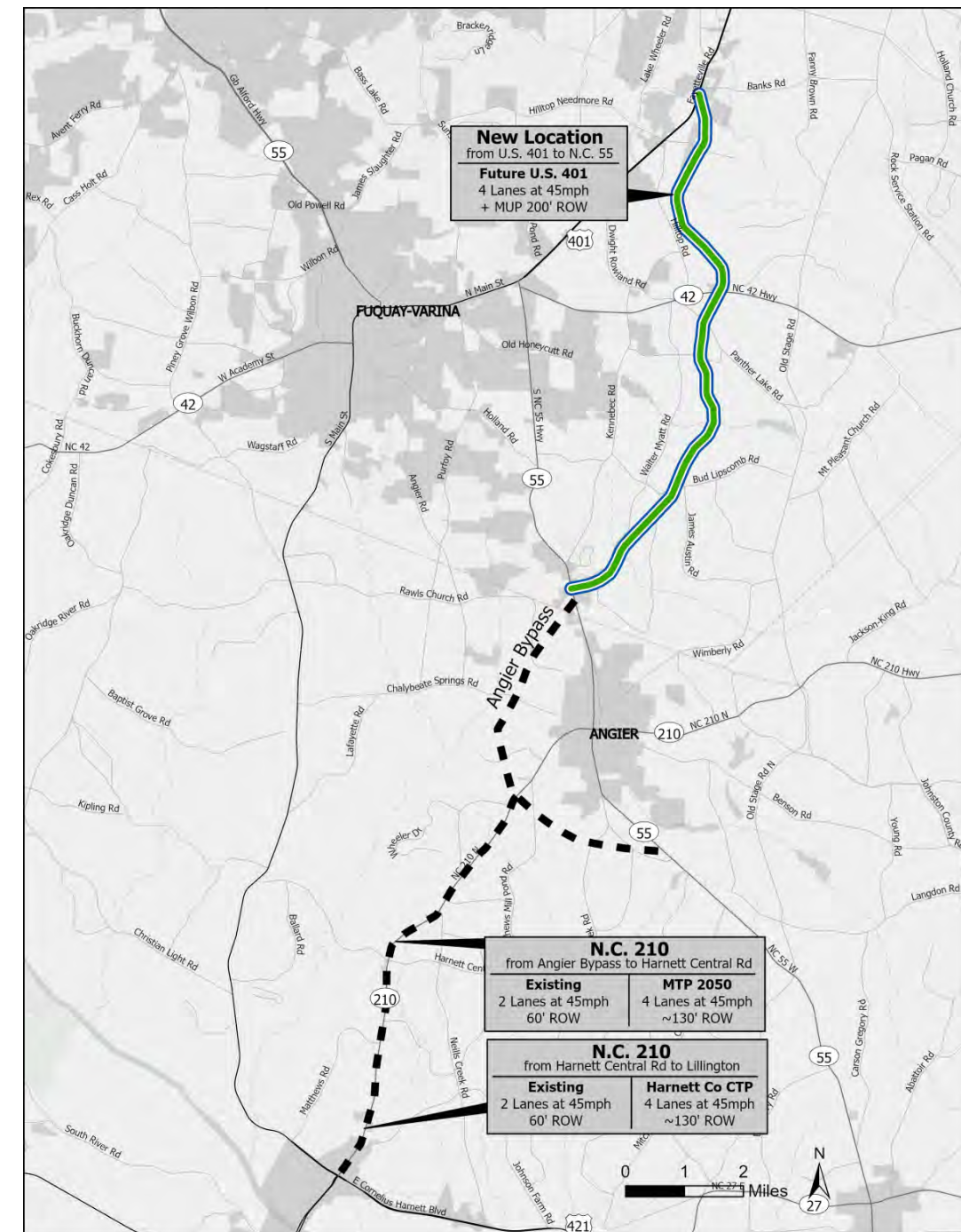
Least Recent Plans/ Studies



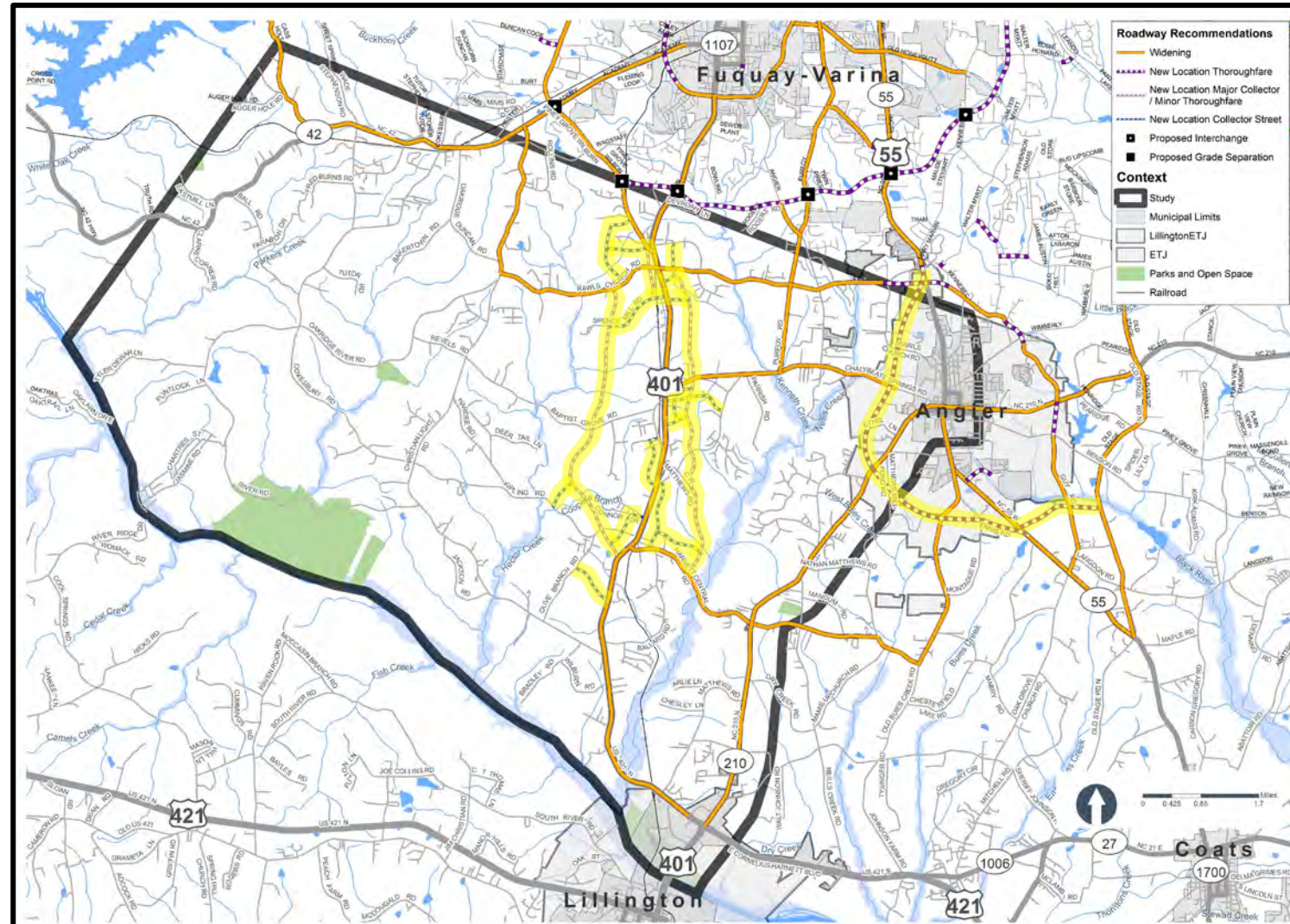
Major New Location Roadways – 401 Corridor Study

Major Recommendations

- New location roadway in Wake County
- Alignment along Angier Bypass (under construction) and NC 210 in Harnett County
- Cross-section will be four-lane median divided with 10' sidepath



Roadways – NW Harnett Area Plan



HARNETT COUNTY SMALL AREA PLAN

- Roadway Recommendations -

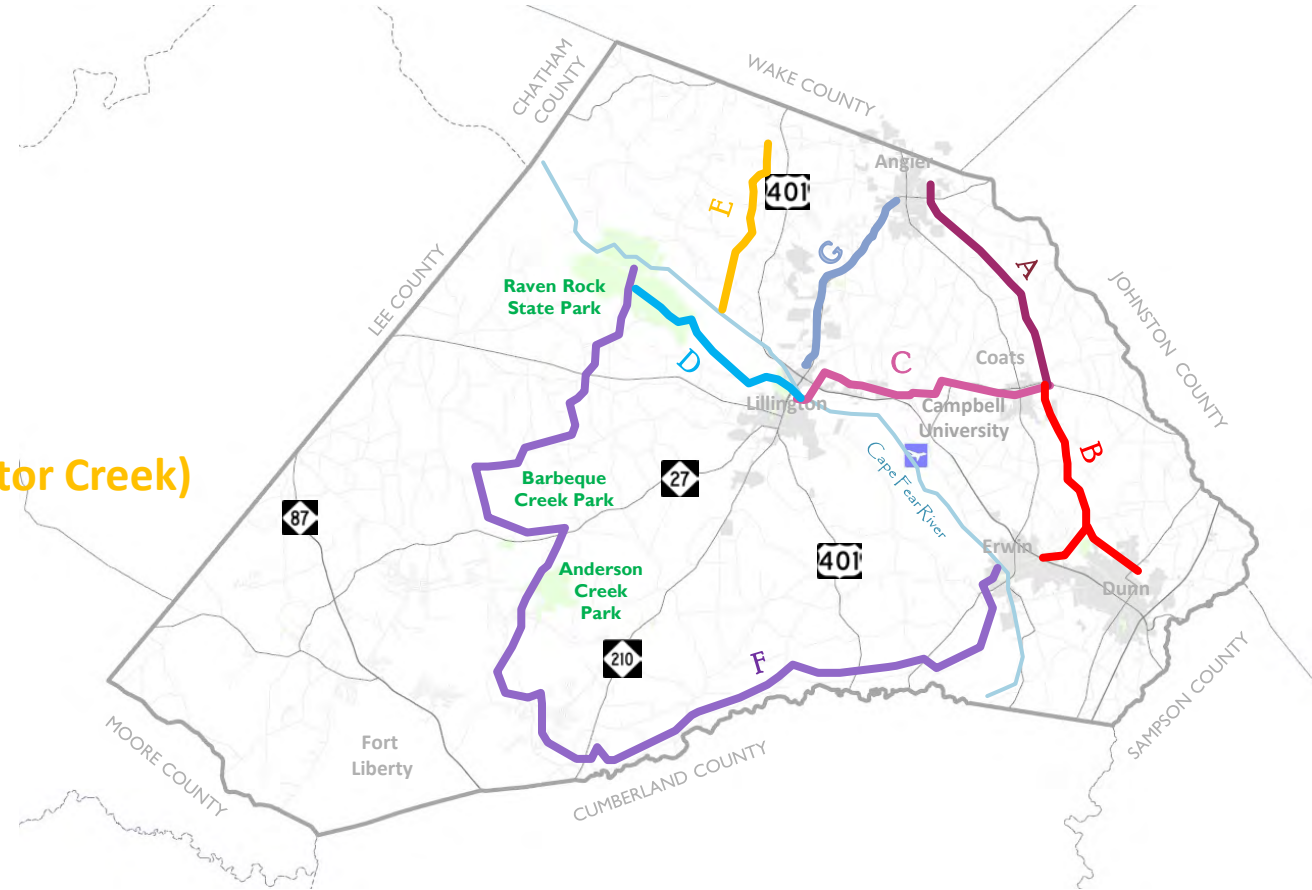
Key Greenway Segments

Major Recommendations:

- A: Angier to Coats Rail Trail**
- B: Coats to Dunn-Erwin Rail Trail**
- C: Lillington to Coats**
- D: Raven Rock State Park to Lillington**
- E: NW Harnett County to Raven Rock State Park (Hector Creek)**
- F: SW Harnett County On-road Bicycle Route**

Other Opportunities

- G: Segments of existing multi-use path along NC 210 due to recent development**



Most Recent Plans/ Studies

Least Recent Plans/ Studies

2050 MTP-CAMPO (2022)	CTP-FAMPO (2022)	Harnett County Bicycle, Pedestrian, & Greenway Plan (2021)	Harnett NW Area Plan (2019)	Sandhills Regional Bike Plan (2019)	2045 MTP-FAMPO (2019)	SW Area Study (2019)	Harnett County Parks & Recreation, Greenways, and Blueway Master Plan (2017)	Grow Harnett County (2015)	Harnett County CTP (2011-Amended 2017)
D E		A B C D E F	A B C D	A B C D F		D E	A B C D	A B C D	A B C D F

Public Transportation System






Existing System

- Community Transportation program serving both human service consumers and the public
- Operating hours: 8:00 a.m. to 5:00 p.m., Monday through Friday
- Services include **Subscription routes**, **Dial-A-Ride** (\$3 per stop in the county and \$5 per stop out of the county), and **Demand-Response** service trips
- Curb-to-Curb service
- Services provided are medical, personal, human service, employment, and education
- Daily routes to **Senior Citizen Centers** and **Central Carolina Community College**
- Offers transportation to nearby counties **for medical appointments only** on designated days (\$5 one way, \$10 round trip)





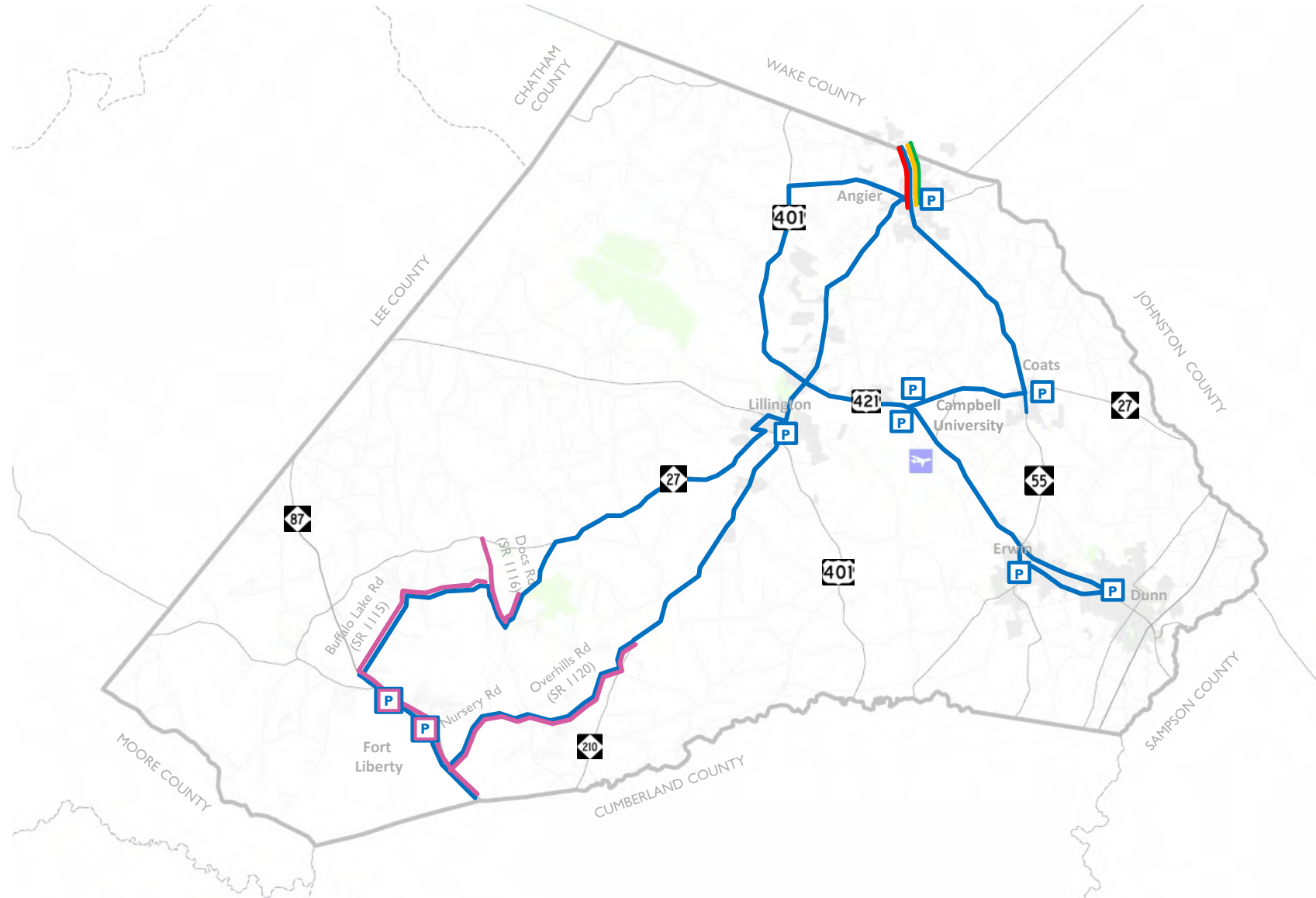
Public Transportation Recommendations

Bus Routes

-  Harnett County CTP* (2011 - Amended 2017)
-  2050 MTP* CAMPO (2022)
-  2035 LRTP* CAMPO (2009)
-  SouthWest Area Study (2019)
-  CTP FAMPO/ Cumberland County (2022)

Potential Park-and-Ride Lots

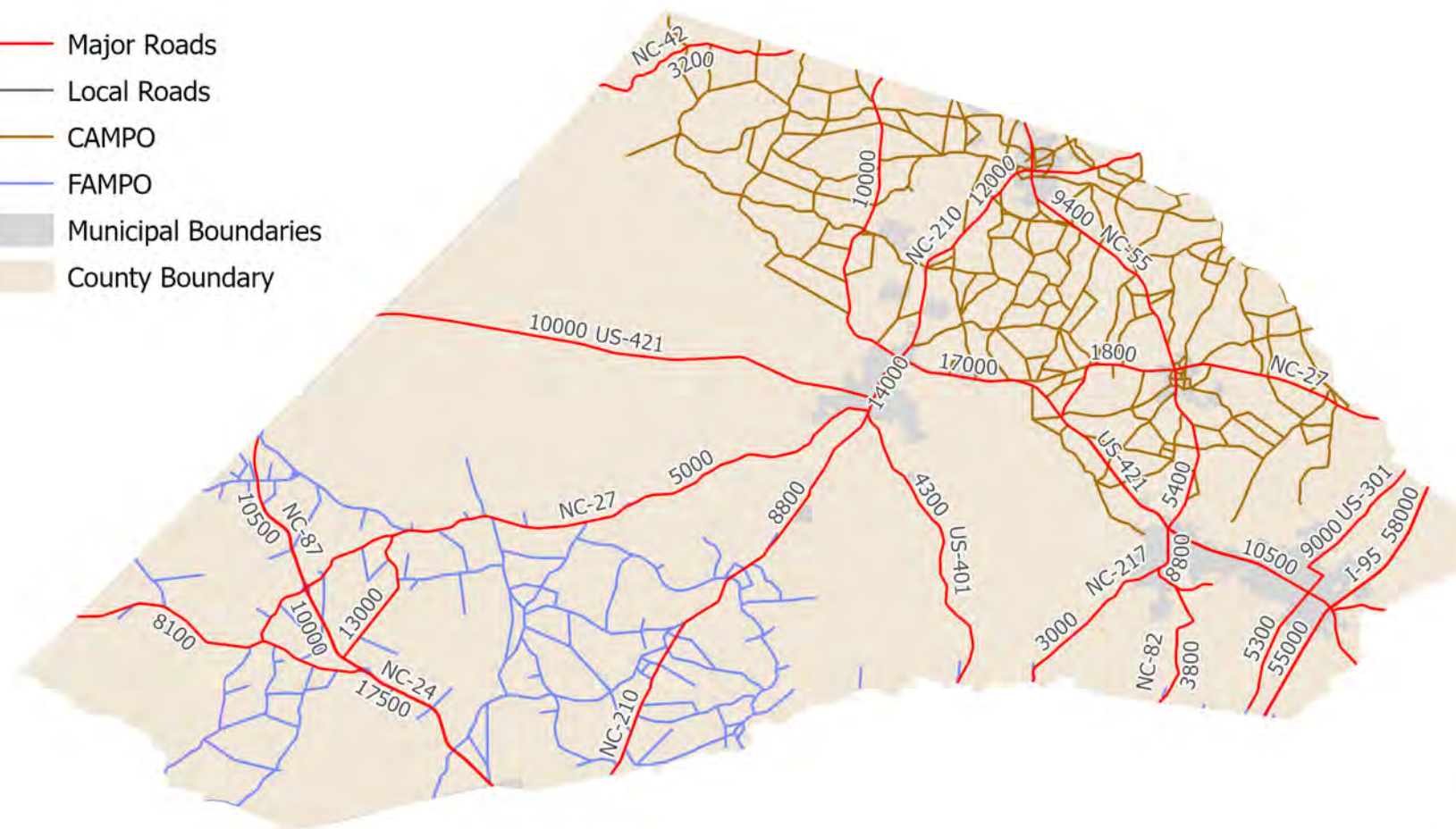
-  Harnett County CTP (2011 - Amended 2017)
-  CTP FAMPO/ Cumberland County (2022)



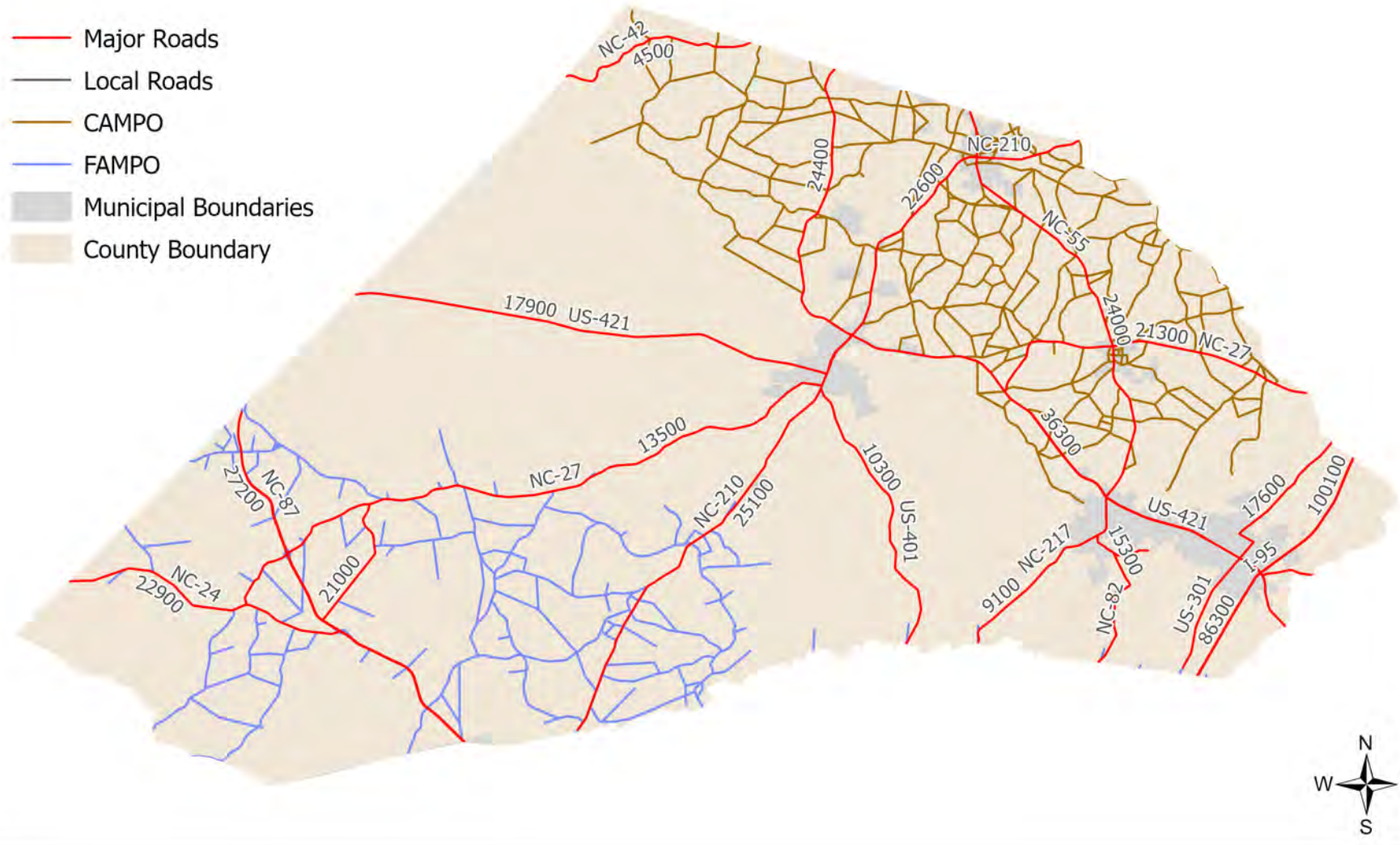
*CTP : Comprehensive Transportation Plan
*MTP: Metropolitan Transportation Plan
*LRTP: Long Range Transportation Plan

Harnett County Traffic Volume Data 2017 AADT

- Major Roads
- Local Roads
- CAMPO
- FAMPO
- Municipal Boundaries
- County Boundary

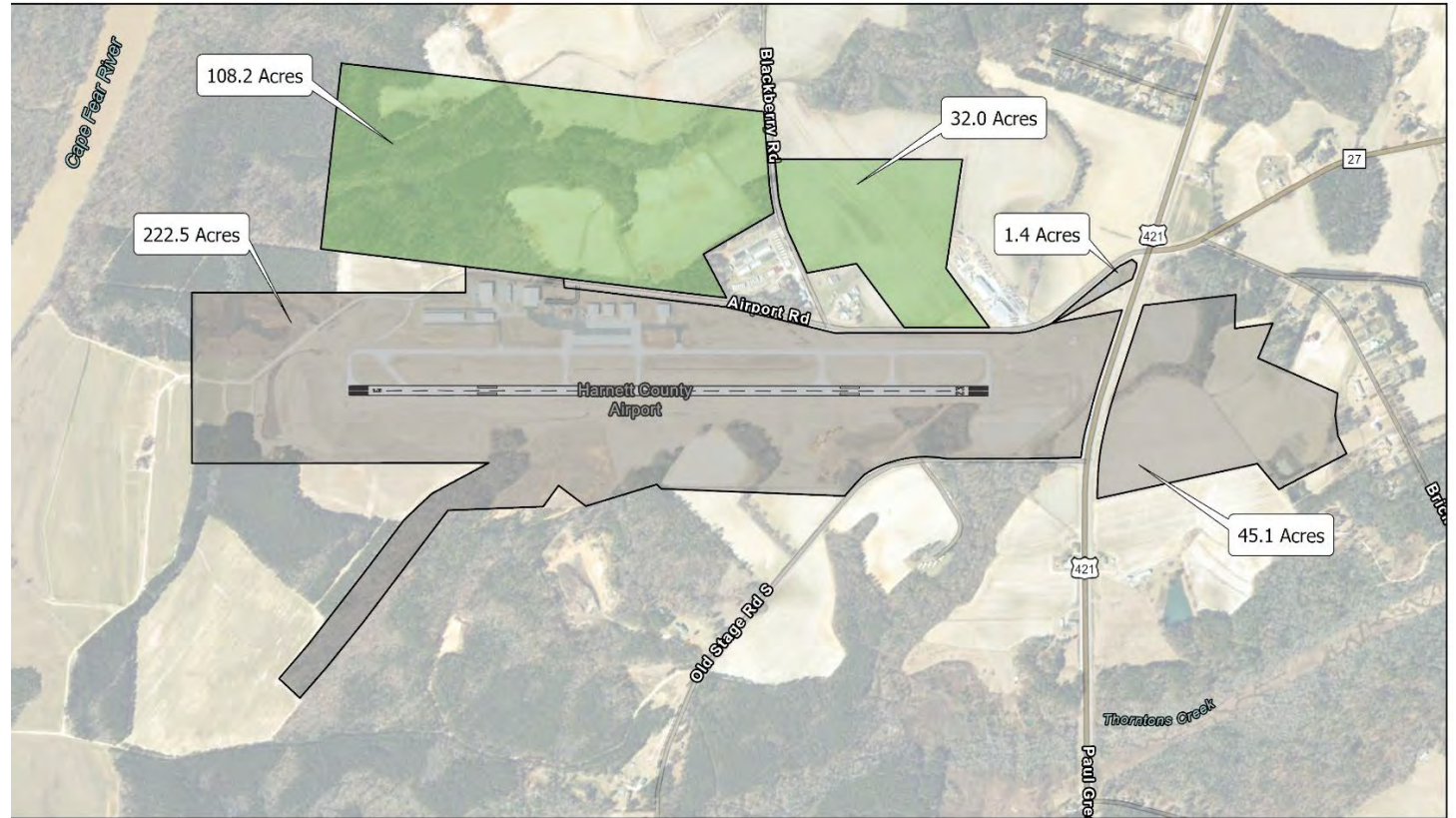


Harnett County Traffic Volume Data 2045 AADT



Harnett Regional Jetport (HRJ)

- Role – General Aviation (GA) airport
- Airport Master Plan – Identifies long-term plans (in review by FAA)
- Activity Forecast Operations (Takeoffs/Landings)
 - Projected to increase by 1,300+ annually in 2040



Legend

- Existing Airport Property Line
- Future Airport Property Line (To be acquired)

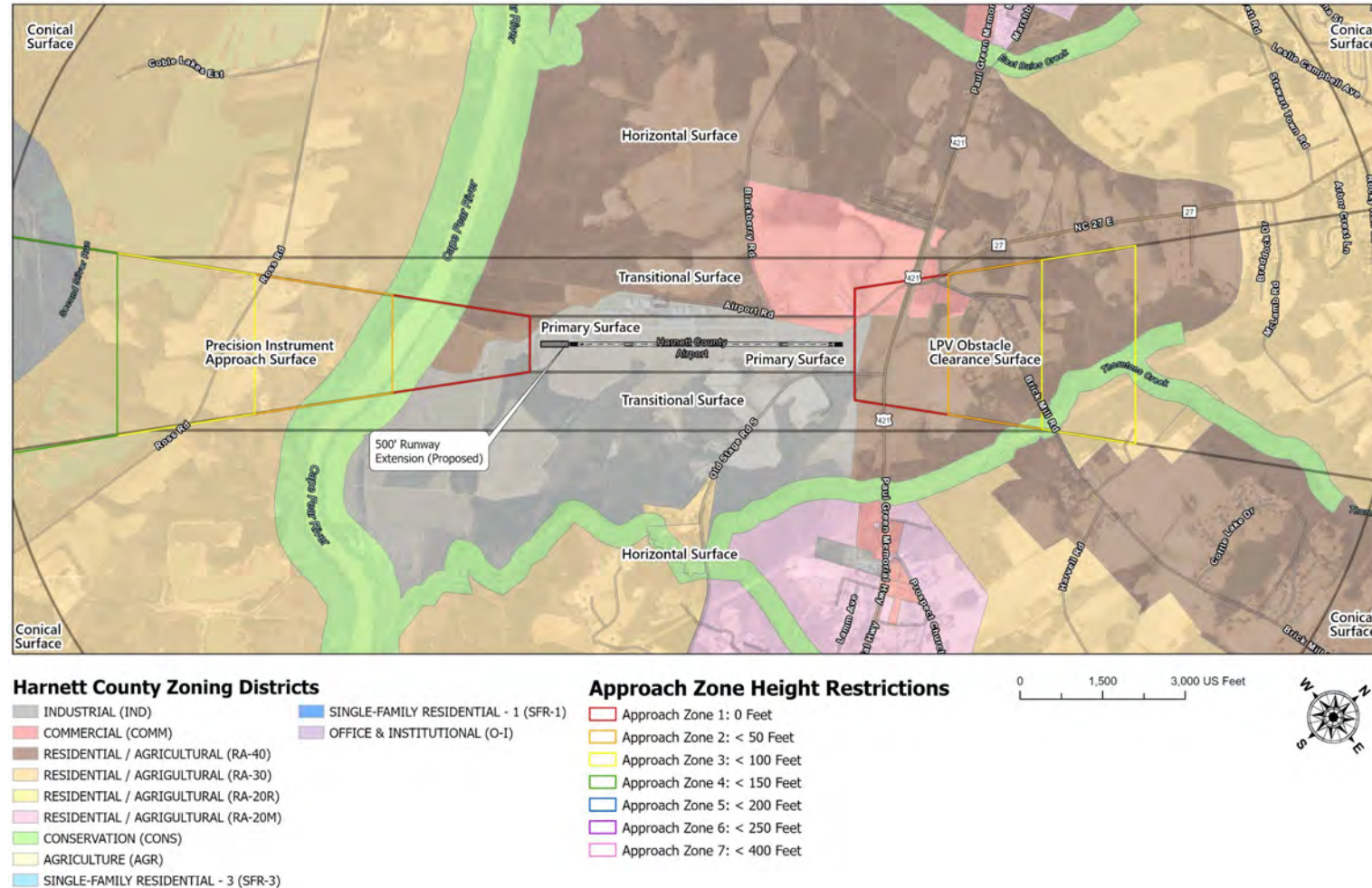
0 750 1,500 US Feet



Harnett Regional Jetport (HRJ)

- **Harnett County Zoning**

- Article IX: Airport Height Control
 - Does not restrict residential uses
 - Focus on height, electrical interference, lighting and glare
- Airport Property Zoned as Industrial (IND)
- Mainly Residential Zoning (RA), RA-30 or Commercial (COMM) zoning to the north and west of HRJ.
 - Could result in conflicting residential uses within approaches



Public Engagement



STAKEHOLDER
INTERVIEWS /
FOCUS GROUPS



COMMUNITY
SURVEY



STEERING
COMMITTEE



PUBLIC
MEETINGS



SOCIAL MEDIA

Survey

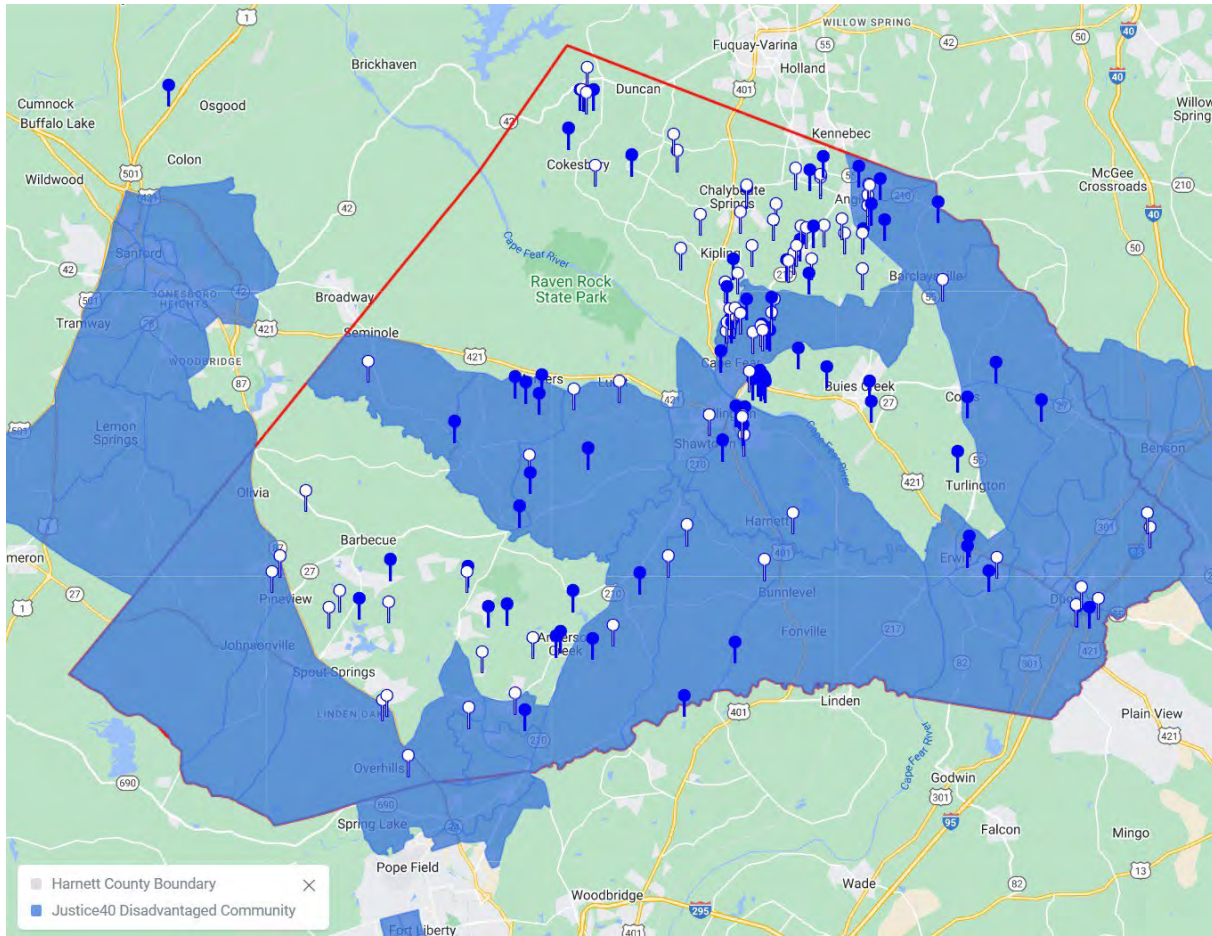
LIVE NOW!

- Live since for 1 week
- Nearly 200 Participants so far...
- Link:
<https://publicinput.com/harnetthorizonsurvey>



Survey

PARTICIPANTS AS OF 2/14



Vision and Goals

What is your vision or a major goal for Harnett County over the next 10-20 years?



Next Steps

- Advertise Community Survey
- Public Meetings
- Draft Vision & Goals
- Draft Recommendations by Plan Element
- Steering Committee #3

