

AGENDA  
HARNETT COUNTY BOARD OF ADJUSTMENT  
Harnett County Development Services  
420 McKinney Parkway  
Lillington, NC 27546  
May 13, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

- |                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| 1. Call to order                            | 8. Cross-examination from the Board and others      |
| 2. Invocation                               | 9. Close Conditional Use Hearing                    |
| 3. Swearing in of witnesses                 | 10. Deliberation by Board of Adjustment             |
| 4. Briefing on application being considered | 11. Findings of Fact Checklist                      |
| 5. Public Hearing opened                    | 12. Decision by Board of Adjustment or Other Motion |
| 6. Testimony from applicant                 | 13. Approval of Minutes                             |
| 7. Testimony from other witnesses           | 14. Board in Closed Session                         |

**Special Use**

1. BOA2404-0004. James Weaver & Louise Pope. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 1518-67-5592.000; 2.02 acres; Averasboro Township; SR # 1705 (Fairground Road).
2. BOA2403-0002. Jamie Lee Sprague. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0623-07-0535.000; .44 acres; Buckhorn Township; Off SR # 1461 (Jasmine Road on Royal Street).
3. BOA2404-0001. Joseph Patrick Pike. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0518-91-6560.000; .81 acres; Upper Little River Township; NC Hwy 27 W.
4. BOA2403-0003. Ryan & Kristan Huber. A Gunsmithing Business in an RA-30 Zoning District; Pin # 0680-29-9539.000; 1.57 acres; Neill's Creek Township; SR 1516 (Sheriff Johnson Road).
5. BOA2404-0003. Mark & Regenea Garland. A Gunsmithing Business in an RA-20R Zoning District; Pin # 0506-84-3262.000; .42 acres; Anderson Creek Township; SR 2537 (Sonora Drive).

**Variance**

6. BOA2404-0002. Jaime Investments, Inc. & Harnett County Development Services; Applicant is requesting a variance for the lot size. Deeded Acreage shows one acre, but calculated acreage is .45 acres. The calculated acreage is the actual land size, but was misread when permit was issued. Specifically, the Harnett County Unified Development Ordinance, Article IV, Section 2.1 B, "Principle Buildings Per Lot"; RA-20M Zoning District; .45 acres; PIN # 0514-50-1649.000; Anderson Creek Township; SR # 1147 (Rainey Drive).