

MEMORANDUM

TO: Harnett County Board of Adjustment Members

FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *T Byrd*

DATE: January 31, 2025

RE: **Monday, February 10, 2025 Meeting**

On this meeting agenda, there are the following:

- Doublewide Manufactured Homes in an RA-30 Zoning District.
- A Multi-Family and Townhome Development in an RA-30 Zoning District.
- A Variance of the Rear Setback Requirement Article IV, Section 14.2. Applicant is requesting a 20-foot variance from the 25-foot rear setback requirement.

PLEASE CALL in advance if you **WILL NOT** be able to attend the meeting.

AGENDA
HARNETT COUNTY BOARD OF ADJUSTMENT
Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546
February 10, 2025 @ 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. BOA2501-0001. Matthew & Abigail O'Quinn / Abigail O'Quinn. A Doublewide Manufactured home in an RA-30 Zoning District; Pin # 0610-85-3644.000; 5.85 acres; Upper Little River Township; SR # 1237 (Griffin Road).
2. BOA2412-0004. Herbert A. Ennis & Allen C. Ennis / Merit Group, LLC-Paul Munana. A Multi-Family and Townhome Development in an RA-30 Zoning District; Pin #'s 0680-17-9382.000; 0680-27-1642.000; 0680-27-2864.000; 44.22 acres; Neill's Creek Township; Off SR # 1532 (Main Street on Collins Drive)

Variance

3. BOA2501-0004. Randall T. & Tamsen A. McLean. The applicant is requesting a 20-foot variance from the rear setback requirement; Article IV, Section 14.2; Conservation Zoning District; Pin # 0579-35-0106.000; .85 acres; Neill's Creek Township; Off SR # 1542 (Pearson Road on Keith Hills Road).

HARNETT COUNTY
BOARD OF ADJUSTMENTS
February 10, 2025

Staff Contact: Emma Harris, Planner I
(910) 893-7525 or eharris@harnett.org

CASE NUMBER: BOA2501-0001
APPLICANT: ABIGAIL E. O'QUINN
OWNER: MATTHEW O'QUINN & ABIGAIL E. O'QUINN
LOCATION: 131 GRIFFIN RD. LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 5.85
LAND USE CLASSIFICATION: Agricultural

REQUEST: Double-wide Manufactured Home in RA-30 Zoning District

AERIAL: PIN#: 0610-85-3644.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr - McKinney Pkwy turns right and becomes N Main St - Turn right onto S 10th St - Turn right onto US-421 N/W Front St - Turn left onto Mammers Rd - Turn right onto Old US Hwy 421 - Turn left onto Griffin Rd – Arrive at 131 Griffin Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural activities, a manufactured home park, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** **Water** – Public **Sewer** – Private

TRANSPORTATION:

- The annual daily traffic count for Griffin Road was unavailable.
- Site distances are good to the south and fair to the north due to the curvature of the road.

BACKGROUND:

- If the applicant’s request for a Special Use permit is approved, the next stage in the developmental process will be to obtain all required permits associated with the setup of the manufactured home. The process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that may be placed on the requested land use.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Multi-Section Manufactured Homes (on individual parcel)							S* P*	P*	P*	2 per dwelling unit	1	R-3

3.1.3 Multi-Section Manufactured Homes

RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.

- F. The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- G. The tongue or towing device shall be removed.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

LAND USE GOALS & STRATEGIES

- LU-2: Encourage growth where infrastructure exists.
- LU-4: Accommodate a mixture of housing types in appropriate areas.

SITE PHOTOS

Site/131 Griffin Rd.



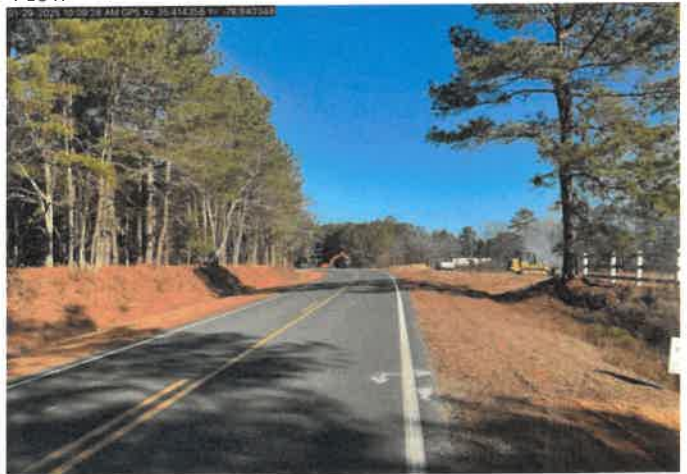
Site



Adjacent Properties



Street View



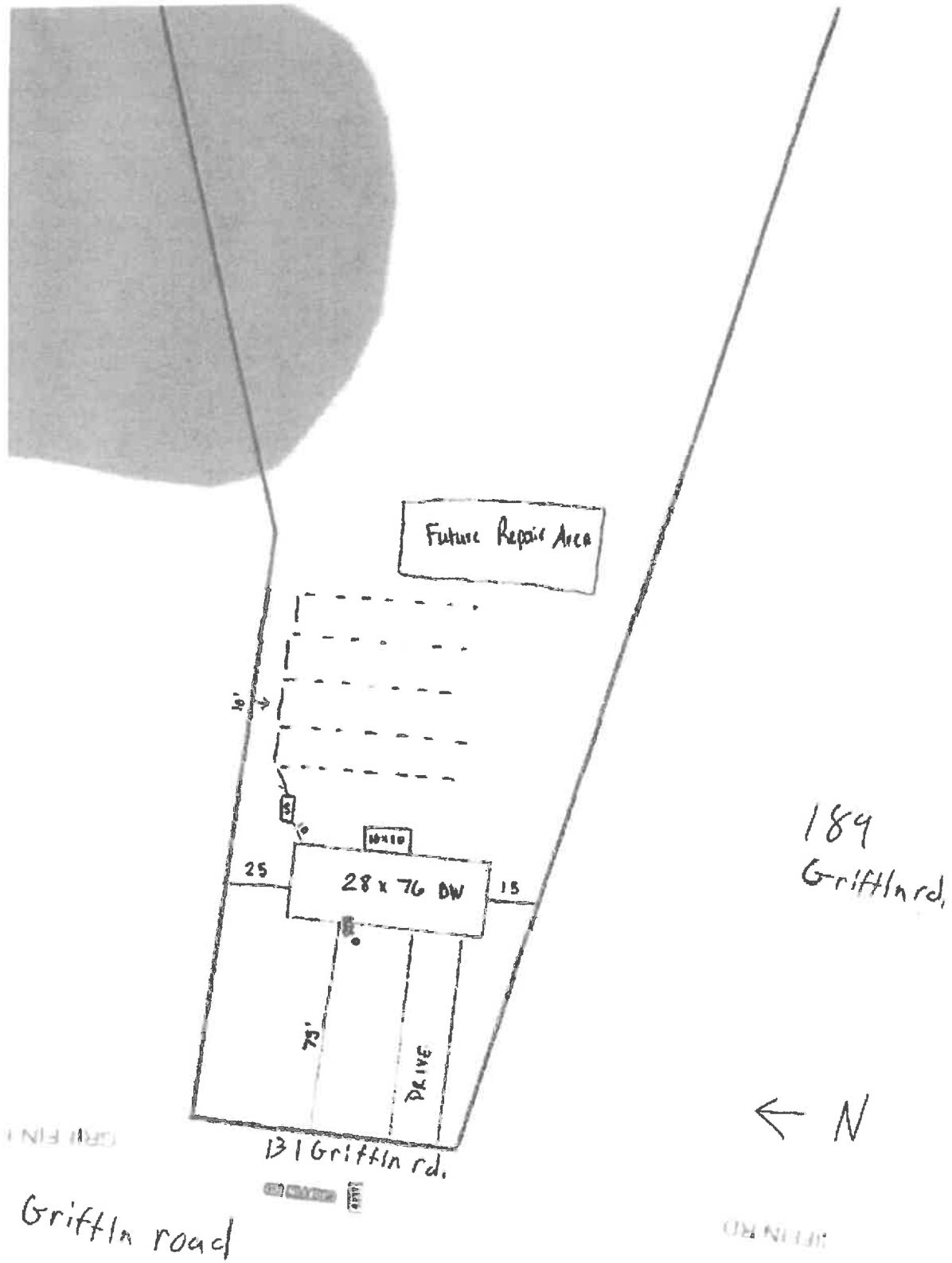
Across street



Sign Posted



SITE PLAN





Residential Special Use Permit

Planning Department
420 McKinney Parkway
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$175.00
Receipt: _____
Date Submitted: Jan. 7, 2025
Meeting Date: March 10, 2025
Case #: BOA2501-0001

Applicant Information

Owner of Record:

Name: Matthew O'Quinn
Address: 48 Clyde Ln
City/State/Zip: Cameron NC 28326
E-mail: magui531@gmail.com
Phone: 919-888-2980

Applicant:

Name: Abigail O'Quinn
Address: 48 Clyde Ln
City/State/Zip: Cameron NC 28326
E-mail: abbyplus3@me.com
Phone: 774-225-2366

Property Description

PIN(s): 0610-85-3644.00 Acreage: 5.85 acres
Address/SR No.: 131 Griffin Rd Lillington
Directions from Lillington: West onto 421 N for 6.3 miles, left onto Manners Rd., rt onto Old US HWY 421, turn left onto Griffin Rd.
Deed Book: 4254 Page: 1343 Plat Book: 2006 Page: 870
Zoning District: Harnett County RA-30 Township: not in a city upper littl
Flood Plain & Panel: N/A Watershed Dist: N/A River
Water: Public (Harnett County) Private (Well) Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use: Singlewide Manufactured Home Multi-Section Manufactured Home
Special Use for Other

Required Information:

- Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
- It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? No Yes
Date of Meeting: * NCDOT Contact: *
- Is a Driveway Permit required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
- Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? No Yes

Written Statement

** Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting - Please print answers **.

Public Convenience & Welfare

1. Why are you requesting this use? To allow our family to have a home, and preserve the integrity of the land and wetlands.
2. Why is this use essential or desirable to you? Pushing the location further back would include the wetlands, we intend to keep the land in natural state.
3. Why is this use essential or desirable to the citizens of Harnett County? allows wildlife to continue to flourish.

On-site & Surrounding Land Uses

4. What is on the property now? Currently is an open field
5. What uses are on the surrounding properties in the general vicinity? Residential homes.
6. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding area. Having the home where we want will allow us to maintain the roads, such as litter up keep.

Utilities, Access Roads, Drainage, etc...

7. Please select one: Public (County) Water Private Well
 Public (County) Sewer Private Septic Tank
8. Describe the driveway (width and surface) that you will be using to enter and exit the property. Currently the driveway is rocks, but will be paving to prevent rocks from leaving.
9. Describe the drainage of this property. There is a small pond behind the property.
10. How is your trash and garbage going to get to the landfill? Matthew is employed at the Harnett landfill, and has been there for 3 years. Currently we use Bill's trash as another option, and will be very comfortable transferring to the new location.

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Very light traffic at this time.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? At this time the nearest is 189 Griffin Rd, which is about 200 ft from ours. To the right of us a builder will be adding another home.

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Closer towards the roads again to preserve the wetlands behind us.
14. Additional Comments the Board should consider in reviewing your application: We have been Harnett residents for many years, and have seen the growth that has gone on. We would love to preserve some of this farmland to give back to the community in the form of goods (plants, eggs, flowers).

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.

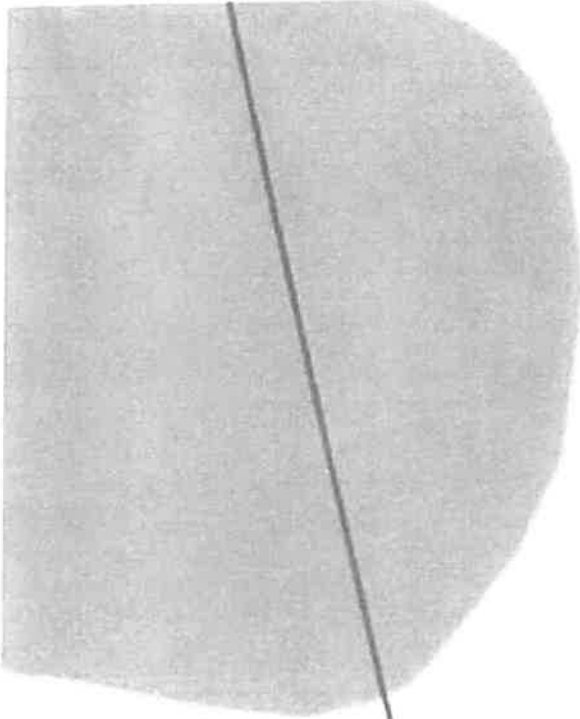
A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.

Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

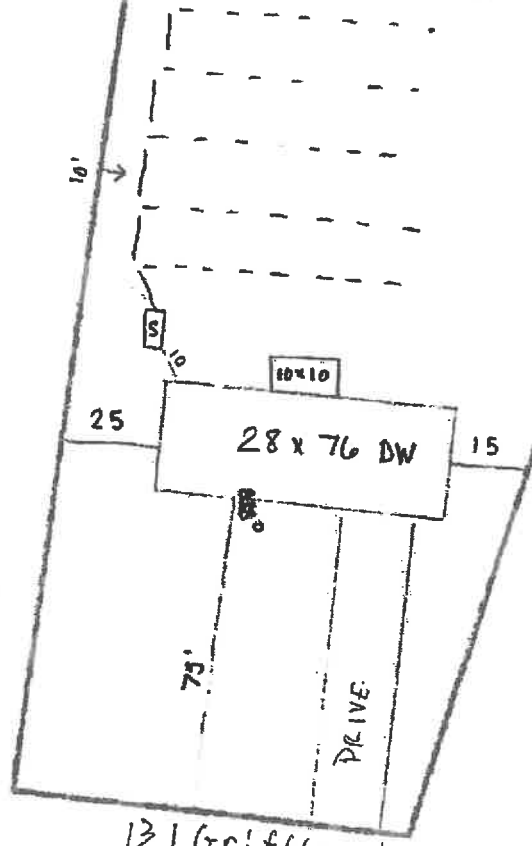
** I have received and read the above statement:

Signature

Date



Future Repair Area



189
Griffn rd.

← N

Griffn rd.

131 Griffn rd.

Griffn rd.

Griffn road

Griffn rd.

**HARNETT COUNTY BOARD OF ADJUSTMENT
CONDITIONAL USE PERMIT WORKSHEET**

APPLICANT: Matthew & Abigail O'Quinn CASE NUMBER: BOA2501-0001

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:

2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:

3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:

4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: _____

5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: _____

CONDITIONS TO CONSIDER:

1. _____
2. _____
3. _____
4. _____
5. _____

HARNETT COUNTY
BOARD OF ADJUSTMENTS
February 10, 2025

Staff Contact: Meade Bradshaw III, CZO, Senior Planner
(910) 893-7525 or mbradshaw@harnett.org

CASE NUMBER: BOA2412-0004
APPLICANT: Paul Munana
OWNER: Herbet A. & Allen C. Ennis
LOCATION: Collins Drive, Lillington NC 27546
ZONING: RA-30
PIN#: 0680-17-9382, 0680-27-1642, 0680-27-2864
ACREAGE: +/- 44.22
LAND USE
CLASSIFICATION: Medium Density Residential
WATERSHED: WS-IV-P

REQUEST: Multifamily Apartments & Townhome Development

MAP



Directions from Lillington: Hwy 421 to Buies Creek, left on Leslie Campbell Avenue, left onto Main Street, right on Collins Drive
Also see application for directions

PHYSICAL CHARACTERISTICS

- A. Site:** The parcels are currently vacant (agricultural)
- B. Surrounding Land Uses:**
North: Single-Family Residences & Agricultural
East: Solar Farm
South: Agricultural
West: Multifamily & storage facility (approved, not constructed)

TRANSPORTATION

- Site distances are moderate.
- Traffic counts for Main Street are 2,500 vehicles per day.
- A traffic impact analysis has been submitted. The proposed traffic improvements can be found on Page 4 under "Recommendations."

BACKGROUND

- The applicant requests a Special Use Permit for an apartment and townhome development of 277 dwelling 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.
- If approved, this project will be required to go through the commercial site plan review process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- A technical review has not been performed at this time.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdm + 1 per bdm over 2	2	R-3
Townhome Development				P*			S*	S*	P* S*	1.5 per bdm + 1 per bdm over 2	2	R-3

3.2.1 Multifamily Residential Development: General Regulations

The following regulations shall apply to all Apartment Development, Condominium Development, Duplex Development, Multifamily Development (other), and Townhome Development.

A. Multifamily residential development shall be permitted in Rural Center, Employment Mixed Use and Compact Mixed Use Land Use Classifications, and shall require a Special Use permit in all other Land Use Classifications.

B. Residential density shall not exceed nine (9) dwelling units per acre unless otherwise allowed by this Ordinance.

C. A minimum of 15 percent (15%) of the tract shall be set aside for recreational open space unless otherwise allowed by this Ordinance. Of the total set aside five percent (5%) of the area shall be developed for improved recreational open space. This area shall be installed and maintained by the developer until ownership of the recreational open space area is transferred to the Homeowners' Association, if applicable. In cases where no Homeowners' Association is created, the developer shall be responsible for continued maintenance of recreational open space areas.

1. Improved recreational open space areas, such as golf courses, basketball courts, swings, etc., shall be clearly defined. Any equipment used for improved recreational open space areas shall be permanently affixed to the ground.

2. All recreational open space areas shall be equipped and maintained by the appropriate body.

D. A network of sidewalks and pedestrian trails, where applicable, shall be provided to connect all parking areas, driveways, residential structures, and amenities. Approval of such shall be based on connectivity.

1. Sidewalks shall be constructed along all streets, driveways, parking areas, and residential structures. Said construction shall be in accordance with the construction standards set forth in this Ordinance.

2. Pedestrian trails may be provided in place of sidewalks between all separate accessory structures and amenities, including open space and recreational open space areas. Said pedestrian trails shall be a minimum of four (4) feet wide and three (3) inches thick.

E. Developments larger than five (5) acres in size shall install street trees along both sides of all newly created public or private street(s). Said improvements shall be in accordance with the applicable requirements set forth in this Ordinance.

F. Recordation of the declaration, if applicable, and plan shall be completed by the developer or his agent prior to issuance of the first Certificate of Occupancy (CO) on the project following approval by the Development Review Board (DRB) or such approval shall be null and void.

G. In any multifamily development in which lots and/or units are individually sold, a Homeowners' Association (HOA) shall be required.

1. The required organizational documents and by-laws shall include, but are not limited to, the following:
 - a. The Homeowners' Association shall be established before any lots are sold.
 - b. Membership shall be mandatory for each buyer and any successive buyer.
 - c. The developer shall be responsible for all maintenance and other responsibilities of the Homeowners' Association until 60 percent (60%) of all units to be sold are sold. After 60 percent (60%) of all units are sold, the Homeowners' Association shall levy assessments and assume its responsibilities.
 - d. The Homeowners' Association shall be responsible for liability insurance, taxes and maintenance of all recreational open space facilities, grounds and common areas. Any sums levied by the Homeowners' Association that remain unpaid shall become a lien on the individual property.
 - e. The declaration shall contain a statement addressing street maintenance and ownership, if applicable.

H. Entrances

A minimum of two (2) entrances shall be required on all multifamily developments of 100 or more units.

I. Streets, driveways, and parking areas shall meet the following requirements:

1. All driveways, streets, and parking areas whether private or public, shall be paved and constructed to NCDOT standards. Once ownership of the private streets has been transferred to the Homeowners' Association, if applicable, the association shall assume maintenance of said streets.
2. When parking lots are located within the required front yard, the minimum front setback for each unit or the development as a whole, whichever is applicable, shall be increased by an additional 20 feet.
3. Curb & gutter shall be installed in accordance with Subsection "Curb & Gutter", Section "Street & Transportation Systems" of Article VII "Development Design Guidelines."

J. Individual lots shall meet the following minimum dimensional requirements as applicable. Minimum side yard requirements shall apply to perimeter boundaries only, except in cases of a duplex development, where the minimum side yard on one (1) side shall meet the requirements below.

MINIMUM REQUIREMENT:	WIDTH:
Lot Width	20 ft
Front Yard	35 ft
Front Yard (Parking within Front Yard)	55 ft
Rear Yard	25 ft
Side Yard	10 ft
Side Yard, Corner Lot	20 ft

3.2.2 Multifamily Residential Development: Specific Regulations

Townhome Development

A. In a townhome development in which any facilities such as but not limited to streets, parking areas, recreational open space facilities and common open space are to be held and maintained in common ownership a Homeowners' Association shall be organized. Documents showing the association's organizational structure and by-laws for the property shall be filed with the Planning Department. For townhome developments, the aforementioned documents shall become part of the application for a Special Use permit.

B. All townhome units shall be subject to the conveyance of a fee-simple lot.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Multifamily Residential Development

A building or development containing two (2) or more dwelling units, including units that are located over one (1) another in one (1) or more buildings on the same lot, or attached or detached units on separate lots at densities permitted by this Ordinance.

Multifamily, Townhome

An attached single-family dwelling on a fee-simple lot meeting the minimum front and rear yard setback requirements, fronting on a dedicated street, and sharing a common side(s) with adjoining units within a townhome complex.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

The Harnett Community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett Residents have access to a variety of housing, transportation, recreation and employment options.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Medium Density Residential: Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small-lot homes and patio homes, gross densities of 2-5 units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

LAND USE GOALS & STRATEGIES

LU-1: Reinforce countywide economic development goals with land use decisions.

LU-2: Encourage growth where infrastructure exists.

LU-4: Accommodate a mixture of housing types in appropriate areas.

SITE PHOTOS

Posted Sign



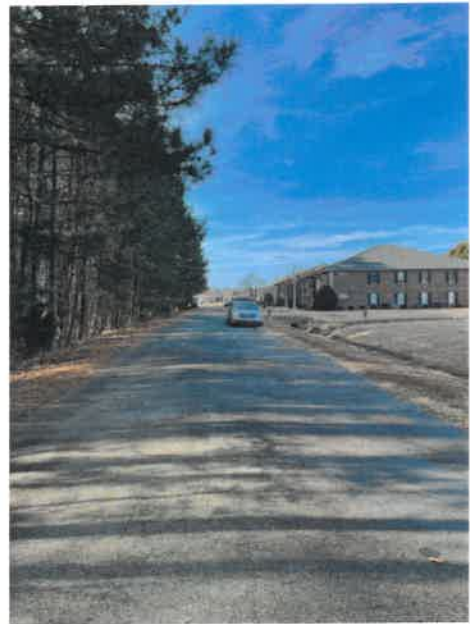
Posted Sign



Posted Sign



Collins Drive (looking west)



Main Street (looking south)



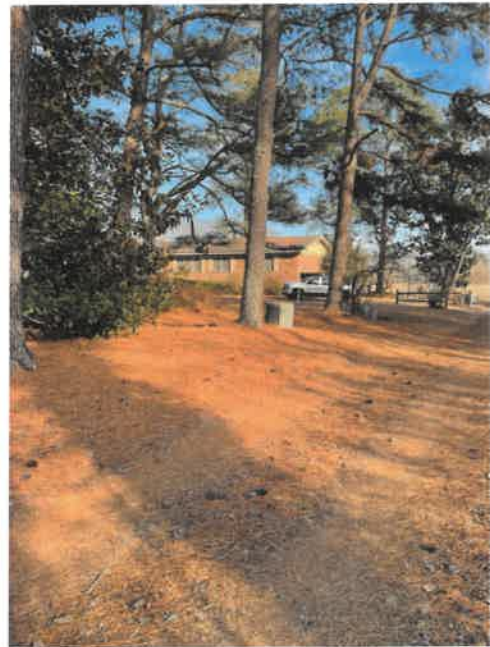
Multifamily (across Main Street)



Apartments (adjacent)



Single-Family (adjacent)





Non-Residential Special Use Permit

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$1,500.00
Receipt: _____
Date Submitted: 12-23-24
Meeting Date: _____
Case #: BOA 2412-0004

Applicant Information

Owner of Record:

Name: Herbert A. Ennis & Allen C. Ennis
Address: PO Box 92
City/State/Zip: Buies Creek, NC 27546
E-mail: aennis68@gmail.com, allen.c.ennis@gmail.com
Phone: 910-890-0063

Applicant:

Name: Paul Munana - Merit Group, LLC
Address: 5053 Sunset Fairways Drive
City/State/Zip: Holly Springs NC 27540
E-mail: paul.meritgroupnc@gmail.com
Phone: 919-608-8324

Property Description

PIN(s): 0680-17-9382, 0680-27-1642, 0680-27-2864 Acreage: 44.22 acres
Address/SR No.: (not-addressed) Collin Drive, Lillington, NC 27546
Directions from Lillington: Collins Drive off Main St., Buies Creek, NC

*OFF SP# 1532
Maist
Collins
Dr*

Deed Book: 3919 Page: 001 Plat Book: 2019 Page: 35
Zoning District: RA-30 Township: Neill's Creek
Flood Plain & Panel: 3720068000J Watershed Dist: Cape Fear
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use:

Special Use for Multi-Family and Townhome Subdivision

Required Information:

- Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
- It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? No Yes
Date of Meeting: _____ NCDOT Contact: Note, TIA submitted for review by NCDOT and Harnett City Dev Services
- Is a Driveway Permit required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
- Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? No Yes

SKETCH PLAN REQUIRED: Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

TITLE BLOCK INFORMATION	
Name of Project & Date (Including all Revision Dates)	<input checked="" type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification of Tract(s)	<input checked="" type="checkbox"/>
Location (Including Township, County, & State)	<input checked="" type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input checked="" type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input checked="" type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input checked="" type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input checked="" type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input checked="" type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input checked="" type="checkbox"/>
Gross Acreage of Development	<input checked="" type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input checked="" type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input checked="" type="checkbox"/>
Building Envelope & Required Setbacks	<input checked="" type="checkbox"/>
Existing & Proposed Utilities	<input checked="" type="checkbox"/>
Signage Location, Easement, Type, & Size	<input checked="" type="checkbox"/>
Existing Structure(s) Located on Site	<input checked="" type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input checked="" type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input checked="" type="checkbox"/>
Hazardous Materials to be Stored on Site	<input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input type="checkbox"/>
Existing & Proposed Utility Areas	<input checked="" type="checkbox"/>
Parking Space Typical	<input checked="" type="checkbox"/>
Parking Lot Material	<input checked="" type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input checked="" type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input checked="" type="checkbox"/>

Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

Alvin Schmitt

 Property Owner(s) Signature

11/23/2024

 Date

Written Statement

*** Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting – Please print answers ***

Public Convenience & Welfare

Please see attached letter addressing the questions below.

1. Why are you requesting this use? _____

2. How will this use benefit the citizens of Harnett County? _____

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? _____

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. _____

5. Describe the drainage of this property. _____

6. How is your trash and garbage going to get to the landfill? _____

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. _____

8. What is the approximate distance between your driveway and the next nearest driveway or intersection? _____

General

9. How many employees will this development employ? _____
10. What is the estimated investment of the development? _____
11. What experience do you have in the proposed field? _____

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. _____

13. Additional comments the Board should consider in reviewing your application: _____

December 23, 2024

Harnett County Planning Department

420 McKinney Parkway
P.O. Box 65
Lillington, NC 27546
910.893.7525

RE: Ennis Assemblage Mixed Use Development
(PINS 0680-17-9382, 0680-27-1642, 0680-27-2864)
Non-Residential Special Use Permit

To Whom It May Concern:

The purpose of this letter is to accompany the Non-Residential Special Use Permit Application for the proposed townhome subdivision to be located on three non-addressed parcel at the end of Collins Drive off Main Street, Lillington (PINS 0680-17-9382, 0680-27-1642, 0680-27-2864). The questionnaire and additional information about the project can be found below.

Public Convenience & Welfare

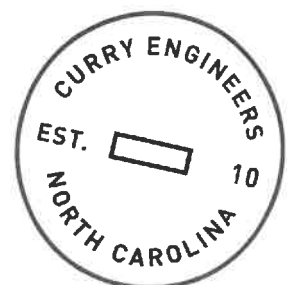
1. Why are you requesting this use?
The Applicant seeks to develop a residential community of garden-style apartments and townhomes. These forms of multifamily properties are consistent with existing development in the surrounding neighborhood, with the objectives set forth in the County Land Use Plan, and will support housing needs by providing near Campbell University for families and students.
2. How will this use benefit the citizens of Harnett County?
Both the Grow Harnett County Comprehensive Growth Plan-2015 and the Harnett Horizons 2040 Land Use Plan identify this part of Buies Creek for increased residential density. The additional residents living in the project will also support commercial growth in Buies Creek, further consistent with the County's land use plans.

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why and how it will or will not affect the surrounding areas?
The project abuts six properties currently developed as single family residences; the remaining adjacencies are to vacant land, or land which is separated from the project by East Buies Creek and its buffer areas. The development pattern of the surrounding area is multifamily housing types similar to those proposed and there are no adverse effects on properties or residents nearby.

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property.
Collins Drive, the existing private road connecting to North Main Street, will be rebuilt to NCDOT-compliant public street extending Easterly into the site. It will be stubbed at the North for a future connection, and a stub from Collins Drive will be connected to the southern property line of the project for future roadway circulation. Either a sidewalk or a multi-use path will be constructed on Collins Drive to connect the community with North Main Street.
5. Describe the drainage of this property.
The Applicant is seeking a Critical Area Protection Permit in conjunction with this request for a Special Use Permit. Approval of both permits will allow curb, gutter, and storm sewer inlets on all public streets, as well as stormwater control measures ("SCM's"), to capture runoff outside of the public Rights Of Way. Lots will be graded to convey stormwater to the SCMs throughout the project, and stormwater will be directed away from adjacent properties.
6. How is your trash and garbage going to get to the landfill?
Waste disposal will be served through engagement with private sanitation companies for the townhomes and apartments.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property.
A Traffic Impact Analysis (TIA) is in review with Harnett County Development Services and NCDOT. The TIA indicates that N. Main Street at Collins Drive is currently operating at a high level of service; addition of the development still allows N. Main Street to continue operating at a high level of service. Sight distances at this intersection are unimpeded in both North and South directions.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection?
Winston Drive connects to N. Main Street approximately 420 feet South of the intersection of Collins Drive and N. Main Street. A private driveway for a single family residence located at 1136 N. Main Street connects about 275 feet North of the Collins Drive intersection with N. Main Street. The next-most Northern intersection with a public street (beyond this private driveway) is the fork of N. Main Street and Mitchell Road, located about 800 feet North of the intersection of Collins Drive and N. Main Street.

General

9. How many employees will this development employ?
The apartment complex will have onsite staff supporting leasing, maintenance and property management needs, expected to be between 2-4 persons. The townhome portion of the project is unlikely to have any onsite employees but, like the apartment complex, its common areas will require maintenance and repair made by outside service providers.
10. What is the estimated investment of the development?
The total investment of the project is estimated to be in excess of \$50 million.

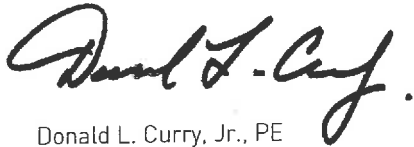
11. What experience do you have in the proposed field?
The two principals of Merit Group, LLC have approximately 50 years of combined experience in real estate brokerage, development and construction. Our consultants have extensive experience across planning, design, engineering and construction of commercial projects across a broad range of products and uses.

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
The Applicant commits to provide, at minimum, a playground, dog park and outdoor gathering areas at each of the two multifamily communities proposed.
13. Additional comments the Board should consider in reviewing your application
The project's location and conceptual design have been carefully correlated with (a) the Findings of Fact criteria used by the Board of Adjustments to allow for its approval, (b) the land use objectives of both the current (Grow Harnett County-2015) and pending (Harnett Horizons 2040) land use plans of Harnett County, and is intended to provide attainable housing product for the "Missing Middle" population seeking to live in a safe and well-planned community.

Feel free to contact me with any questions or concerns regarding this project.

Sincerely,
The Curry Engineering Group, PLLC



Donald L. Curry, Jr., PE
President

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

Note: There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

** I have received and read the above statement:



Signature

12/23/2024

Date

Main Street at Collins Drive

Analyses indicate that the unsignalized intersection of Main Street at Collins Drive currently operates with short delays and queues on the minor street approach (Collins Drive) in the peak hours. Analyses indicate that this intersection is expected to continue to operate with short delays in the projected (2030) background traffic condition.

With the addition of site traffic, it is recommended that an exclusive northbound right-turn lane is constructed on Main Street and that separate left- and right-turn lanes are provided on the westbound approach of Collins Drive. With those improvements in place, analyses indicate that short delays and queues are expected to continue at project build-out.

Main Street at Winston Drive

Synchro analyses indicate that the unsignalized intersection of Main Street at Winston Drive currently operates with short delays and queues on the minor street approach (Winston Drive) in the peak hours. Analyses indicate that the minor street approach is expected to continue operating with short delays and queues in the projected (2030) background and build-out conditions, and only minor increases in delay are anticipated with the addition of site traffic. Therefore, no improvements are recommended to be performed at this intersection as part of this development.

Main Street at Kivett Road

Synchro analyses indicate that the unsignalized intersection of Main Street at Kivett Road currently operates with short delays and queues on the minor street approach (Kivett Road) in the peak hours. Analyses indicate that the minor street approach is expected to continue operating with short delays and queues in the projected (2030) background and build-out conditions, and only minor increases in delay are anticipated with the addition of site traffic. Therefore, no improvements are recommended to be performed at this intersection as part of this development.

Recommendations

Based on the analysis presented herein, the following improvements are recommended to be performed to address existing network conditions and accommodate anticipated site-generated traffic:

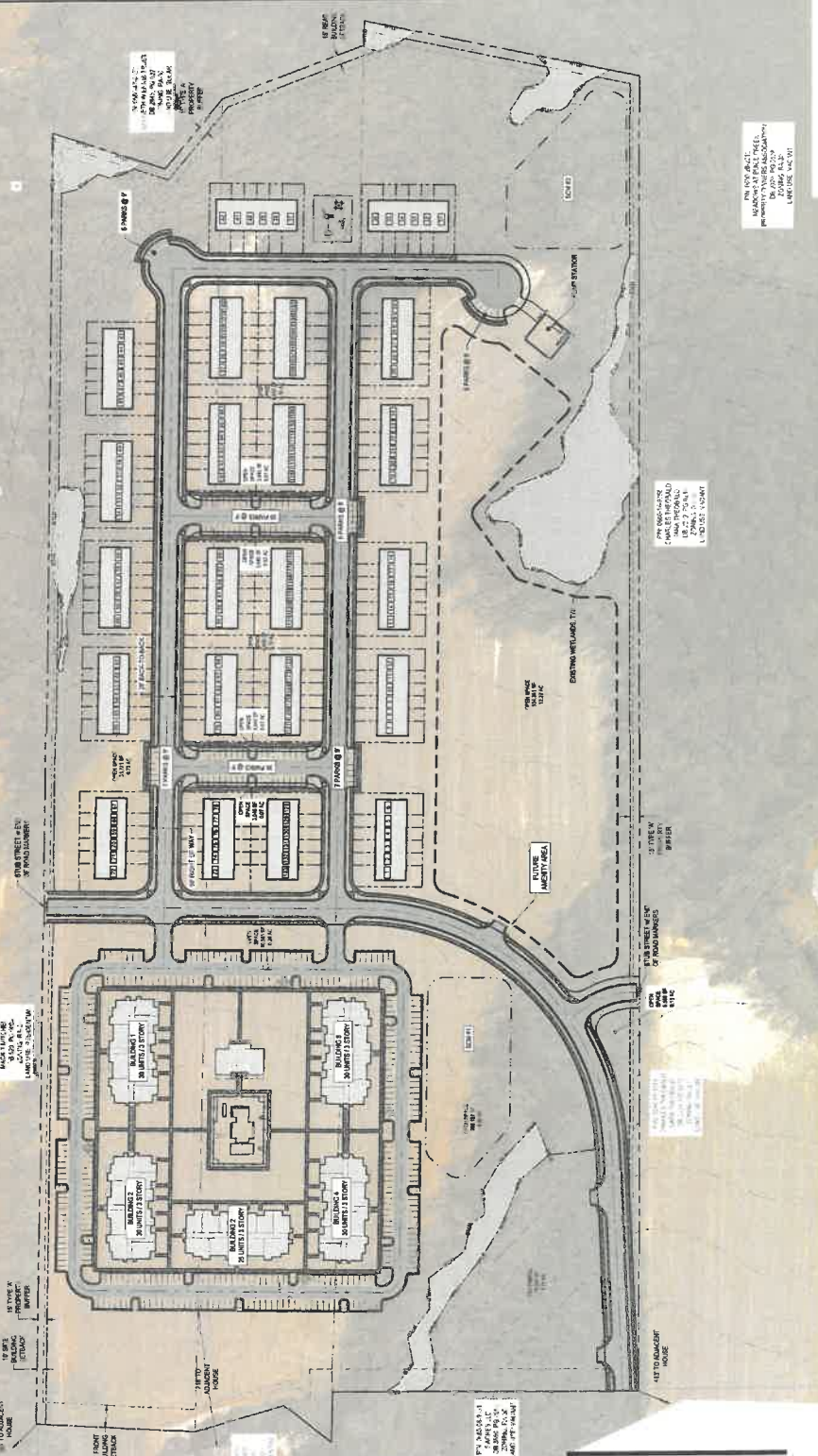
Main Street at Collins Drive:

- Construct an exclusive northbound right-turn lane on Main Street with 100 feet of storage and appropriate tapers
- Widen Collins Drive to provide separate left- and right-turn lanes, and provide approximately 100 feet of storage on the left-turn lane

Figure 10 shows the recommended roadway laneage. Should you have any questions or comments, please contact me at (919) 678-4185 or kevin.dean@kimley-horn.com.

Attachments: Figures 1-10, Traffic Count Data, Approved Development Data, Project Trip Generation, Volume Development Worksheets, Synchro LOS Reports, Turn Lane Warrant Analyses

NO.	DATE	DESCRIPTION	BY	CHKD
1	01/21/2023	PRELIMINARY PLAN	JK	JK
2	02/14/2023	REVISED PLAN	JK	JK
3	03/02/2023	REVISED PLAN	JK	JK
4	03/29/2023	REVISED PLAN	JK	JK
5	04/06/2023	REVISED PLAN	JK	JK
6	04/24/2023	REVISED PLAN	JK	JK
7	05/10/2023	REVISED PLAN	JK	JK
8	05/24/2023	REVISED PLAN	JK	JK
9	06/07/2023	REVISED PLAN	JK	JK
10	06/20/2023	REVISED PLAN	JK	JK
11	07/04/2023	REVISED PLAN	JK	JK
12	07/18/2023	REVISED PLAN	JK	JK
13	08/01/2023	REVISED PLAN	JK	JK
14	08/15/2023	REVISED PLAN	JK	JK
15	08/29/2023	REVISED PLAN	JK	JK
16	09/12/2023	REVISED PLAN	JK	JK
17	09/26/2023	REVISED PLAN	JK	JK
18	10/09/2023	REVISED PLAN	JK	JK
19	10/23/2023	REVISED PLAN	JK	JK
20	11/06/2023	REVISED PLAN	JK	JK
21	11/20/2023	REVISED PLAN	JK	JK
22	12/04/2023	REVISED PLAN	JK	JK
23	12/18/2023	REVISED PLAN	JK	JK
24	01/01/2024	REVISED PLAN	JK	JK

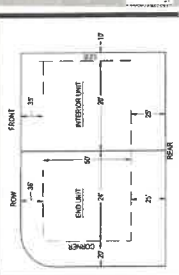


SCALE 1/8" = 1'-0"

 0 10 20 30

 FEET

THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT.



TOWNHOME SETBACKS

ITEM	REMARKS
1	15' TO FRONT BUILDING SETBACK
2	10' TO SIDE BUILDING SETBACK
3	5' TO REAR BUILDING SETBACK
4	15' TO ADJACENT HOUSE
5	15' TO SIDE BUILDING SETBACK
6	15' TO REAR BUILDING SETBACK
7	15' TO ADJACENT HOUSE
8	15' TO SIDE BUILDING SETBACK
9	15' TO REAR BUILDING SETBACK
10	15' TO ADJACENT HOUSE

SITE DATA INFORMATION

SUBDIVISION SKETCH - VERSION 3

ENNIS ASSEMBLAGE - BUIES CREEK

HARNETT COUNTY, NORTH CAROLINA

**HARNETT COUNTY BOARD OF ADJUSTMENT
CONDITIONAL USE PERMIT WORKSHEET**

APPLICANT: **Merit Group, LLC-Paul Munana** CASE NUMBER: **BOA2412-0004**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:

2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:

3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:

4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: _____

5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: _____

CONDITIONS TO CONSIDER:

1. _____
2. _____
3. _____
4. _____
5. _____

HARNETT COUNTY
BOARD OF ADJUSTMENTS
February 10, 2025

Staff Contact: Randy Baker, Assistant Manager of Planning Services
(910) 893-7525 or rbaker@harnett.org

CASE NUMBER: BOA2501-0004
APPLICANT: Randall T. McLean & Tamsen A. McLean
OWNER: Randall T. McLean & Tamsen A. McLean
LOCATION: 1527 Keith Hills Road
ZONING: Conservation
ACREAGE: .85 PIN# 0579-35-0106.000
LAND USE CLASSIFICATION: Environmentally Sensitive Area

REQUEST: Seeking a 20 ft. variance from a 25 ft. rear property line setback

AERIAL:



Directions from Lillington: Travel US 421 South toward Buies Creek – Turn right onto Pearson Road. – Pearson Road turns into Keith Hills Road – Follow Keith Hills Road straight toward the Cape Fear River – Site will be located on the left side of the road on the corner lot as you start to exit the river portion of Keith Hills Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a single-family structure utilized as the primary residence of the property owner.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, golf course, agricultural and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** **Water** – Public **Sewer** – Public

BACKGROUND:

- The property owner obtained permits to construct a 24 X 26 two car detached garage with a mother-in-law suite on the second floor.
- The structure is falls just above the 600 square foot size limitations to qualify for a reduced setback of 5 feet from the property lines. (Actual Size = 624 square feet)
- The structure is located within the owner's property boundary line that abuts open space dedicated for the golf course.
- The shape of the parcel includes a rounded street front and a descending rear property line not common to adjacent parcels.
- The current zoning district is noted as being Conservation; however, the properties located within the Keith Hills Subdivision are exempt due to being platted prior to the establishment of the Conservation Zoning District. This area will follow the requirements as noted in a RA-40 Zoning District.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 14.0 DIMENSIONAL REQUIREMENTS

14.2 Residential Zoning Minimum Dimensional Requirements

ZONING DISTRICT	RA-40	RA-30	RA-20M	RA-20R
Minimum Lot Area (square feet)	40,000	30,000	20,000	20,000
Connection to public water and/or sewer including any NCDOT right-of-way (square feet)	35,000	25,000	15,000	15,000
Minimum Lot Width	150 ft	100 ft	80 ft	80 ft
Minimum Front Yard Setback	35 ft	35 ft	35 ft	35 ft
Minimum Rear Yard Setback	25 ft	25 ft	25 ft	25 ft
Minimum Side Yard Setback	10 ft	10 ft	10 ft	10 ft
Maximum Building Height, Required	35 ft	35 ft	35 ft	35 ft
Minimum Side Yard Setback, Corner Lot	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard Setback, Corner Lot on Major Thoroughfare	35 ft	35 ft	35 ft	35 ft

ARTICLE VI. GENERAL DEVELOPMENT STANDARDS

SECTION 3.0 ACCESSORY STRUCTURES

The following regulations shall apply to accessory buildings and/or structures.

A. All accessory buildings shall be located in the rear or side yard and meet the setbacks of the underlying zoning district. An accessory building may be located within the front yard if all of the following requirements are met.

1. The lot is two (2) acres or greater, or five (5) acres or greater if located within a named, major subdivision.
2. The accessory building must be setback at least a minimum of double the front setback requirement and adhere to the minimum side & rear setback for the zoning district.
3. Accessory building square footage shall not be greater than fifty percent (50%) of that of the principal building, unless located on a lot that is equal to or greater than 10 acres.
4. A maximum of one (1) accessory building may be located in the front yard.
5. The accessory building shall be oriented as to not obscure view of principal building from public right-of-way or private access easement.
6. The accessory structure shall be exempt from the above requirements if located on a Bona Fide farm.

B. Accessory buildings not exceeding 600 square feet may be permitted in the required side and rear yards provided such accessory buildings are at least five (5) feet from any property line and do not encroach into any required easements.

C. Accessory buildings not exceeding 50 square feet and used exclusively to house well and pump equipment may be permitted in the required front, side, and rear yards, provided such accessory buildings are at least five (5) feet from any property lines and do not encroach into any required easements or sight angles.

D. An accessory building may be located on another contiguous or non-contiguous lot from the principal use with which it is associated, only to the extent that the principal use itself would also be permitted on such lot.

E. In no case shall a manufactured home, or cargo or trailer portion of a motor vehicle be used as an accessory structure for storage.

F. Portable Storage Units for Residential Purposes

1. Temporary portable storage units may be located within the required front yard for no more than 60 days.
2. Portable storage units shall be permitted in rear or side yards only. Additional portable storage units shall be permitted in the rear or side yard(s) only and shall not be visible from the public right(s)-ofway.
3. No more than two (2) accessory structures shall be located on lots of 10,000 square feet or less, and the total square footage of accessory structure(s) shall not exceed the total square footage of the principle structure.

SITE PHOTOS

01-29-2025 12:13:39 PM GPS X= 35.384914 Y= -78.754940



01-29-2025 12:17:35 PM GPS X= 35.385124 Y= -78.754527



01-29-2025 12:13:01 PM GPS X= 35.384711 Y= -78.755016

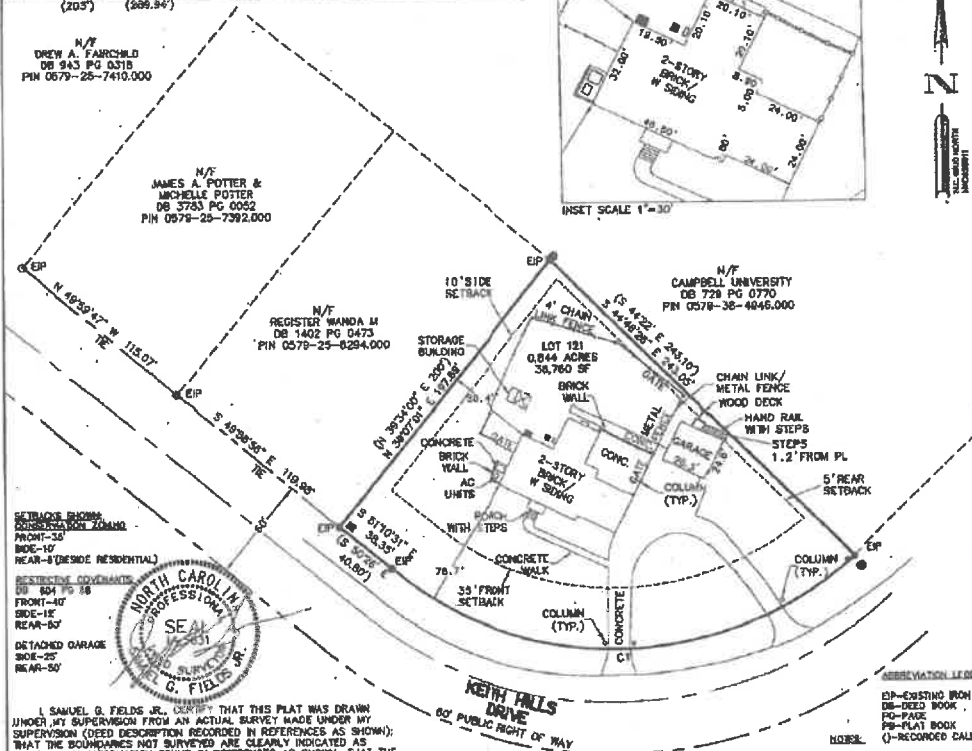


01-29-2025 12:18:11 PM GPS X= 35.385153 Y= -78.754728



SUBMITTED SITE PLAN

CHORD	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
DT	203'	289.84'	126.00'	S 88°26'47" W	81°53'43"



SIT DATA:
 RANDALL TERRANCE MOLEAN
 TAMISH ANICH MOLEAN
 DB 4203 PG 1351
 PB 19 PG 48
 PIN 0578-35-0106



FIELD
 RANDALL MOLEAN
 1000 W. STATE ST. SUITE 100
 CHARLOTTE, NC 28202

BOUNDARY SURVEY
 RANDALL MOLEAN PROPERTY
 1000 W. STATE ST. SUITE 100
 CHARLOTTE, NC 28202

PROFESSIONAL
 SAMUEL G. FIELDS JR.
 1000 W. STATE ST. SUITE 100
 CHARLOTTE, NC 28202

DATE
 1/23/25

EXTRADE BOUNDS
 SUBDIVISION ZONING
 FROM-30
 SIDE-10
 REAR-8 (BESIDE RESIDENTIAL)

RESTRICTIVE COVENANTS
 DB 504 PG 58
 FRONT-10'
 SIDE-10'
 REAR-50'

DETACHED GARAGE
 SIDE-25'
 REAR-50'



I, SAMUEL G. FIELDS JR., CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS +10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF JANUARY, A.D., 2025.

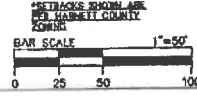
Samuel G. Fields Jr. 1/23/25
 SAMUEL G. FIELDS JR. NCPLS L-3631 DATE

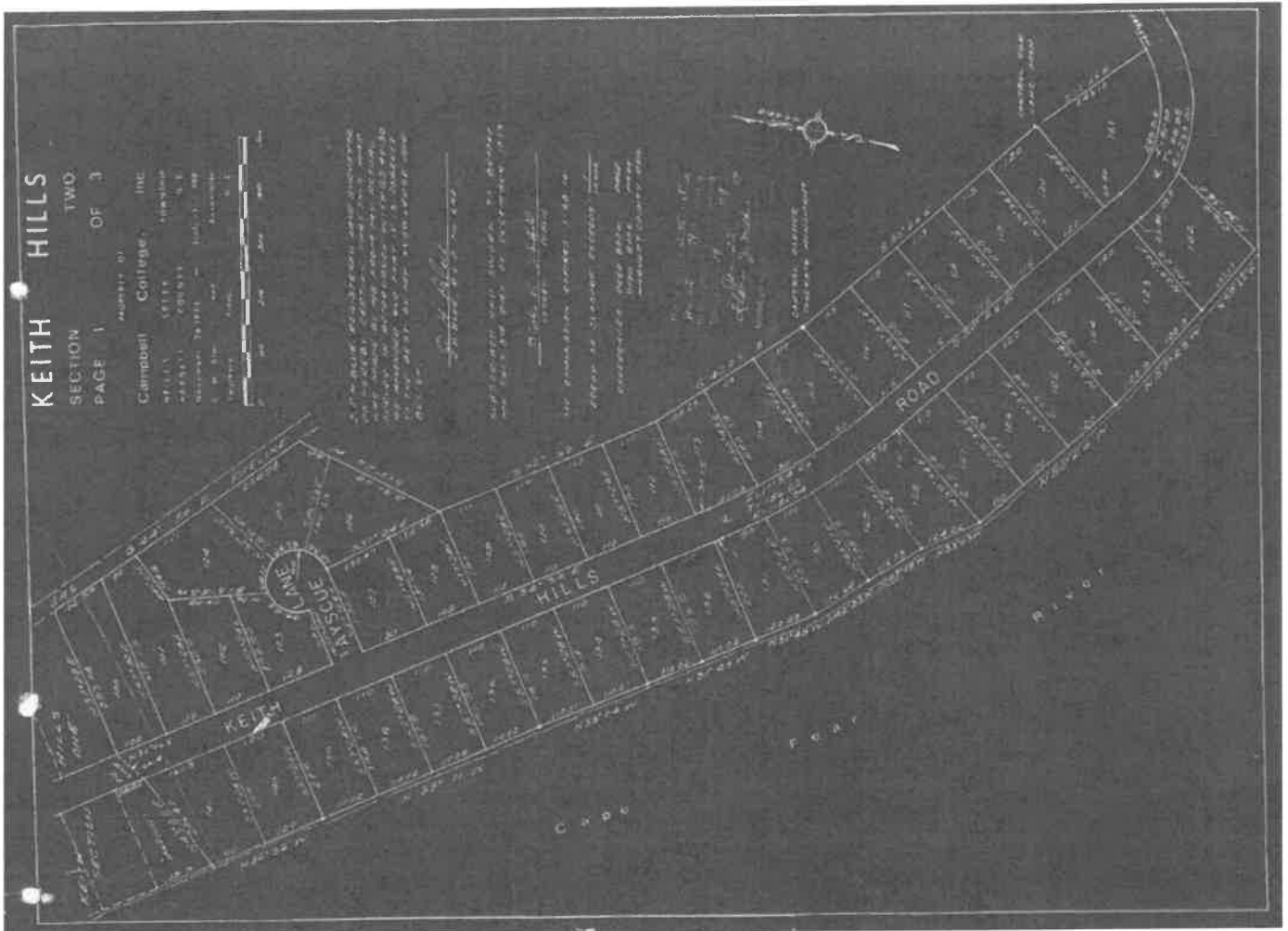
- SYMBOL LEGEND**
- - GAS METER
 - - ELECTRIC PEDESTAL
 - - WATER METER
 - - SANITARY SEWER MANHOLE
 - - TELEPHONE PEDESTAL
 - - REBAR FOUND (UNLESS NOTED)
 - - #5 REBAR SET (UNLESS NOTED)

- LINE LEGEND**
- PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - ROAD CENTERLINE
 - - - EDGE OF PAVEMENT
 - - - FENCE (TYPE AS NOTED)

- ABBREVIATION LEGEND**
- EP - EXISTING IRON PIPE
 - DB - DEED BOOK
 - PG - PAGE
 - FB - PLAT BOOK
 - () - RECORDED CALLS

- NOTES**
- THIS IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND.
 - SUBJECT PROPERTY IS IN 0.2% ANNUAL CHANCE OF FLOOD PER FEMA FIRM MAP NUMBER 37080600101 LAST REVISED NOVEMBER 03, 2006.
 - HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NAD83 VRS (HORIZONTAL DATUM - NAD83 (DAD 63/2011)) (VERTICAL DATUM - NAVD 83).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - AREAS BY COORDINATE METHOD.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND ENCUMBRANCES WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

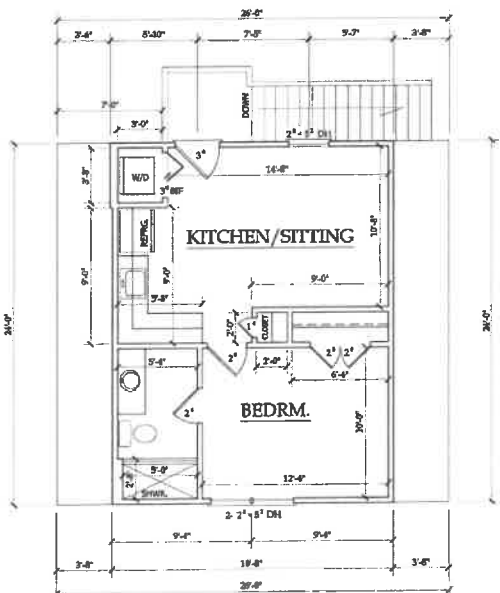




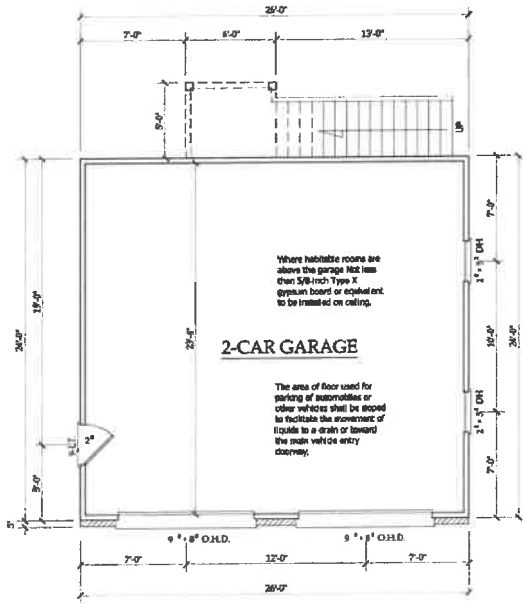
KEITH HILLS

SECTION TWO
PAGE 1 OF 3

PROPERTY OF
Campbell College, Inc.
17000 KEITH HILLS ROAD
ANN ARBOR, MI 48106-1000
TEL: 734/763-1000
FAX: 734/763-1001



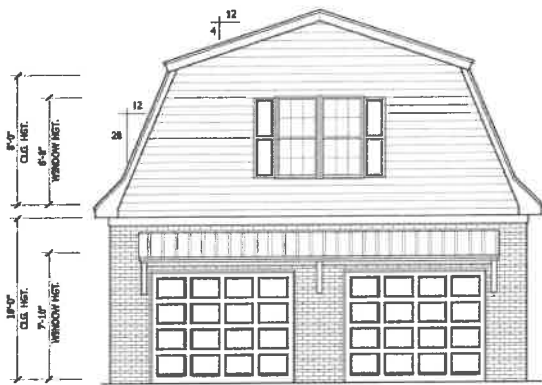
SECOND FLOOR PLAN
8'-0" O.C. TRYS, U.N.O.
SET WINDOWS @ 8'-4" U.N.O.
SCALE: 1/4"=1'-0"



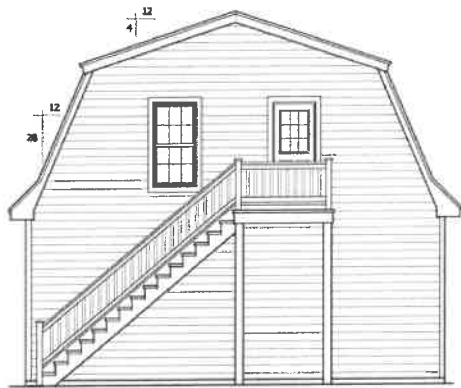
FIRST FLOOR PLAN
12'-0" O.C. TRYS, U.N.O.
SET WINDOWS @ 7'-4" U.N.O.
SCALE: 1/4"=1'-0"



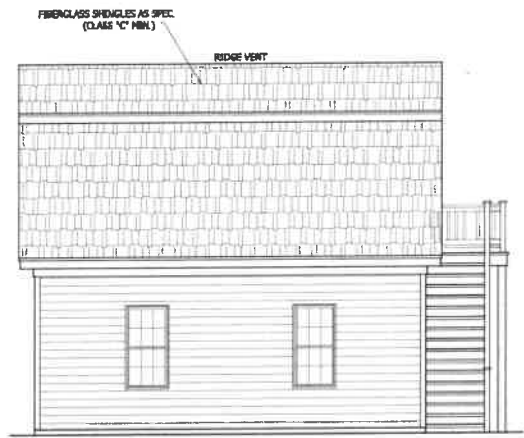
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION



RIGHT SIDE ELEVATION



APPLICATION FOR VARIANCE

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$400.00
Receipt: R31076
Permit: BOA-2501-0004
Date: February, 10, 2025

Applicant Information

Owner of Record:

Name: RANDALL T. McLEAN & TAMSEY A. McLEAN
Address: 1527 KEITH HILLS RD.
City/State/Zip: LILLINGTON, NC 27546
E-mail: rtmclean77@outlook.com
Phone: 919-538-6177

Applicant:

Name: RANDALL T. McLEAN & TAMSEY A. McLEAN
Address: 1527 KEITH HILLS RD
City/State/Zip: LILLINGTON, NC 27546
E-mail: rtmclean77@outlook.com
Phone: 919-538-6177

Property Description

PIN(s): 0599 35 0106 Acreage: .85 acres
Address/SR No.: 1527 KEITH HILLS RD
Directions from Lillington: Hwy 94 TO RIGHT INTO KEITH HILLS

Deed Book: 4203 Page: 1351 Plat Book: 19 Page: 49
Existing Zoning: CodS Township: Neills Creek

Ordinance Text to be Varied: (attach additional sheets if necessary)

ART IV
SECTION 14.2
REAR SET BACKS

Reason/Justification for Variance: (attach additional sheets if necessary)

SEE ATTACHMENT

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

[Signature] 1-28-25 [Signature] 1-28-25
Property Owner Signature Date Authorized Agent Signature Date
[Signature] 1-28-25 [Signature] 1-28-25
Page 1 of 2 APPLICATION FOR VARIANCE

Findings of Fact (The Board of Adjustment will evaluate the application to ensure that **all** of the following provisions are fulfilled)

- A. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved

Note: There must be four (4) Board of Adjustment members present at the meeting to hear a request for a Variance. Four (4) out of the five (5) Board of Adjustment members must vote in favor of granting a Variance. If only four (4) Board of Adjustment members are present at the meeting, then all four (4) members must vote in favor of granting the Variance. If only three (3) members vote in favor of granting the Variance, the request is denied.

Dear Members of the Harnett County Board of Adjustments:

My name is Randy McLean. I was born and raised in Angier, NC and moved in to the Keith Hills community in November 2023.

I am writing to formally request a variance for a 2-car detached garage with a mother-in-law suite on the second floor, located at 1527 Keith Hills Road, Lillington, NC. I retired on June 30th, 2024, and decided to undertake this project as a personal endeavor. This is the 1st time I have ever done anything like this so it has been a learning experience to say the least. The entire structure is located on my property, however, due to unforeseen issues with property line angles and a marker that was not the right one, the structure inadvertently encroaches on the setback by approximately 1.5 feet with a 5-foot setback as showing in the survey. The garage is 624 square feet just above the 600 square feet needed for a 5-foot setback, causing the encroachment to be about 20 feet.

Reasoning for Hardship Variance:

- A. The cost to remedy the situation would be extraordinarily high if even possible. The unique placement of the garage does not affect any neighbors, as there are none in immediate proximity, with the golf course to the back and Dr. Wiggins walking nature trail across the street, which is enveloped by 16 acres of wooded area. This setup ensures no visual or practical impact on neighboring properties.
- B. This lot is unique and odd shaped with a rounded edge and an angled in property line along the back which also impacted the misplacement of the foundation. If the line were straight from the point of the bend it would be within the setbacks. In addition, a metal rod that I thought was at the corner of the property contributed to the misplaced foundation. The shape and angle of my lot are not common on this street as most are square. Unfortunately, my contractor, who laid the concrete, has since closed his business due to cancer, complicating the correction process further.
- C. I had engaged an architect to design and position the building within what I believed were the correct setbacks. I also cut out about 6 feet of concrete to make sure I was in compliance of the setbacks. I also obtained and paid for an additional permit which was double the amount for just a garage, aiming for compliance. I thought I was well within the requirements of the setbacks.
- D. Granting this variance would not conflict with the spirit, purpose, or intent of the zoning ordinance, nor does it compromise public safety. Instead, this addition enhances the property's value and contribute positively to the tax base.

I am fully aware of my responsibilities regarding zoning regulations and have made significant efforts to comply. I am also willing to move the steps to the other side of the balcony to ensure I am acting in good faith. The variance requested is not only a practical solution but also prevents unnecessary financial burden and environmental disruption due to demolition or relocation.

I respectfully request that you consider this application at your earliest convenience. I am willing to provide any further information. Thank you for considering this matter.

Sincerely,

Randy McLean

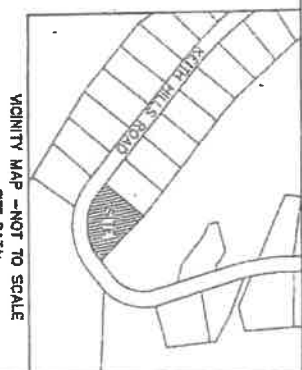
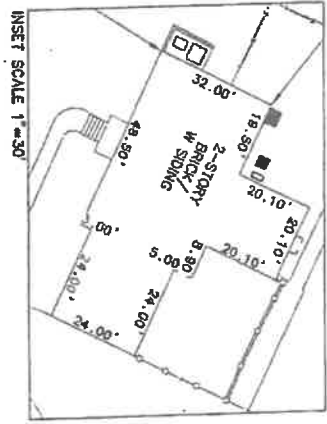
OWNER	ARC LENGTH	CHORD LENGTH	CHORD BEARING	NETA VALUE
C1	2603.00	2603.16	S 89°59'57" W	8150.53
(203)	(289.94')			

N/F
DREW A. FARCHILD
DB 943 PG 0318
PIN 0578-25-7410.000

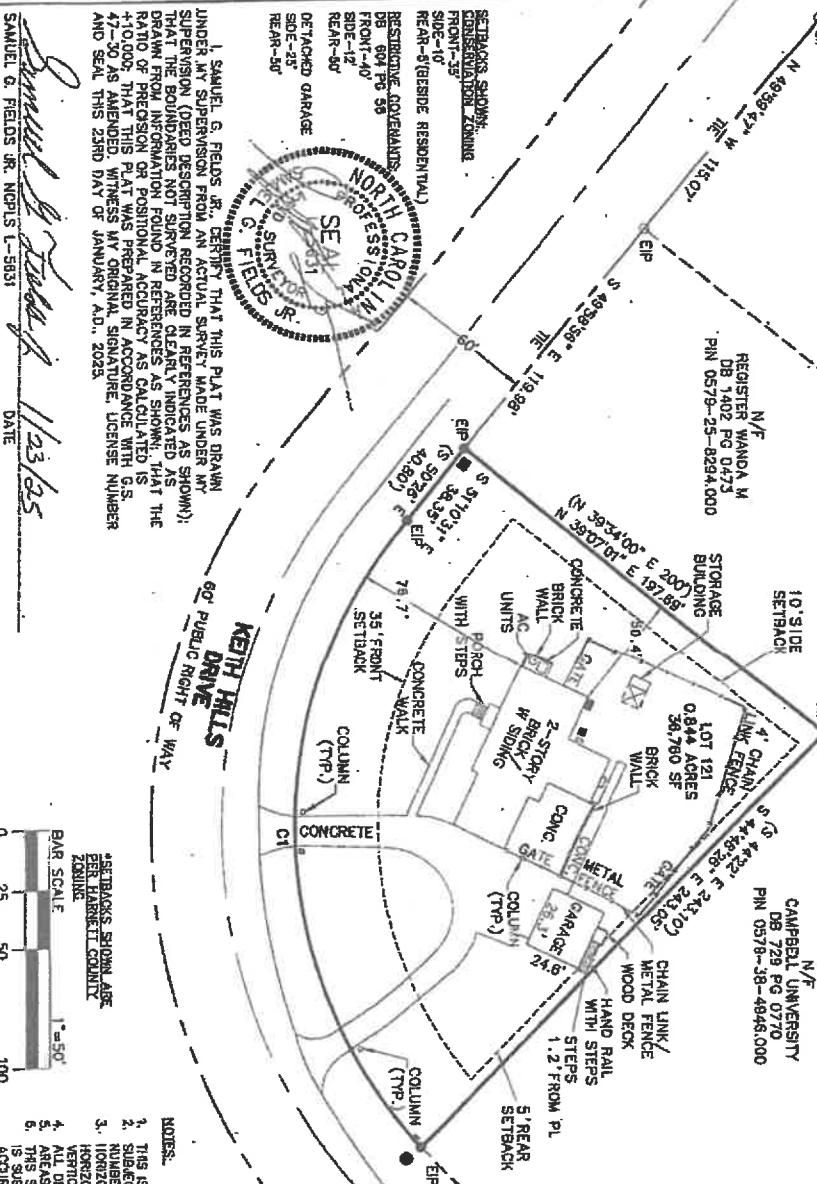
N/F
JAMES A. POTTER &
MICHELLE POTTER
DB 3783 PG 0092
PIN 0578-25-7392.000

N/F
REGISTER MANA M
DB 140 PG 0173
PIN 0578-25-8234.000

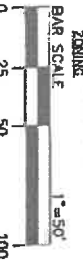
N/F
CAMPEL UNIVERSITY
DB 728 PG 0770
PIN 0578-38-4846.000



SITE DATA:
RANDALL TERENCE MCLEAN
TAMSEN AURICH MCLEAN
DB 4203 PG 1351
PIN 19 PG 48
PIN 0578-38-0108



SAMUEL G. FIELDS JR. NCP1 S L-5631
DATE 11/23/25



REBAR: SHOW ARE PER HARNETT COUNTY ZONING

1. THIS IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND.
2. SUBJECT PROPERTY IS IN 0.2% ANNUAL CHANGE OF FLOOD PER FEMA FIRM MAP 190001C AND FLOOD INSURANCE RATE MAP (FIRM 190001C).
3. HORIZONTAL AND VERTICAL CURVES (H/V) ARE SHOWN PER AASHTO (AASHTO 1983).
4. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES ARE BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY IS SUBJECT TO ANY FACTS AND ENCUMBRANCES WHICH MAY BE DISCLOSED BY A FULL AND ASSURATE TITLE SEARCH.

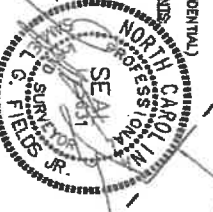
ABBREVIATION LEGEND

EP - EXISTING IRON PIPE
PP - PLAT BOOK
O - RECORDED CALLS


PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY LINE
ROAD CENTERLINE
EDGE OF PAYMENT
FENCE (TYPE AS NOTED)

SYMBOL LEGEND

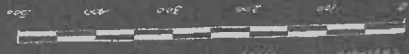
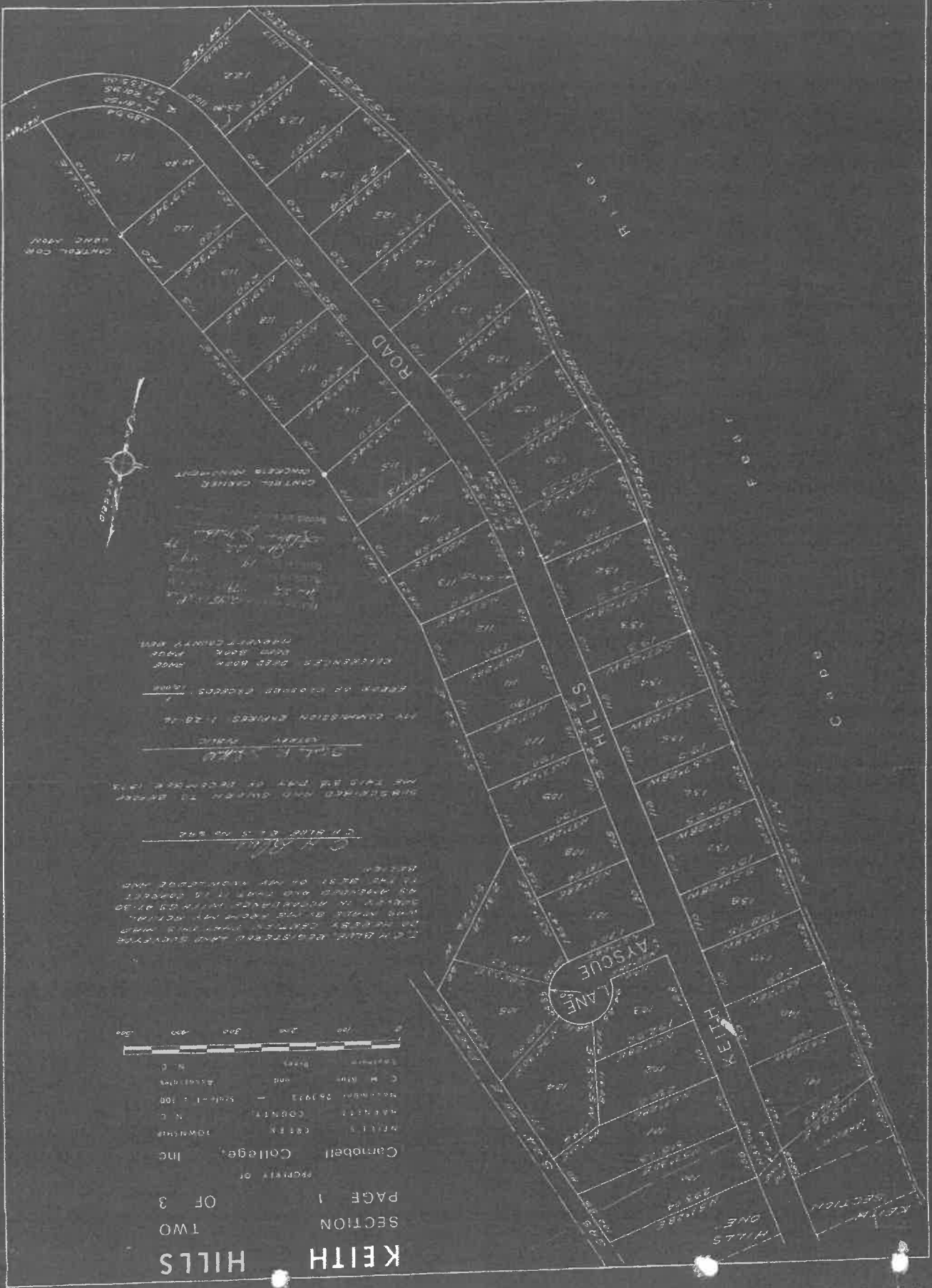
- GAS METER
- ELECTRIC PEDESTAL
- WATER METER
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- REBAR FOUND (UNLESS NOTED)
- #3 REBAR SET (UNLESS NOTED)



I, SAMUEL G. FIELDS JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS +10.000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF JANUARY, A.D., 2025.

BOUNDARY SURVEY FOR RANDALL MCLEAN PROPERTY KEEL'S CREEK TWP, HARNETT COUNTY, NORTH CAROLINA	SURVEY FOR: RANDALL MCLEAN		LOCATED AT: BLDG 100 1577 WILSON BLVD MC 2545
	REGISTERED AS: SURVEYING PLC M.C. FIELDS JR. DB 4203 PG 1351 PIN 19 PG 48 PIN 0578-38-0108		REGISTERED AS: SURVEYING PLC M.C. FIELDS JR. DB 4203 PG 1351 PIN 19 PG 48 PIN 0578-38-0108
PROJECT: FIELD NAME: FIRM: DATE: SHEET 1 OF 1	FIELDS FIELD 11/23/25	TITLE:	SHEET:

674



PROPERTY OF
 Caribell College, Inc.
 NILES, ILLINOIS
 COUNTY, ILLINOIS
 MAP NO. 1000 - SCALE 1" = 100'
 C. M. RICE and ASSOCIATES
 CHICAGO, ILLINOIS
 N. C. 1933

KEITH HILLS
 SECTION TWO
 PAGE 1 OF 3

THE COMMISSION EXPIRES 12-31-12
 AREA OF RECORD 1.0000
 REFERENCE DEED BOOK 1902
 DEED BOOK 1902
 COUNTY CLERK'S OFFICE
 CHICAGO, ILLINOIS

WE HEREBY CERTIFY THAT THE ABOVE
 DESCRIBED AND GIVEN TO BE
 TRUE AND CORRECT
 1933

CHAS. H. HARRIS
 COUNTY CLERK



14









**HARNETT COUNTY BOARD OF ADJUSTMENT
VARIANCE WORKSHEET**

APPLICANT: Randall & Tamsen McLean CASE NUMBER: BOA2501-0004

1. There **are/are not** extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district for the following reasons: _____

2. Granting the variance requested **will/will not** confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located for the following reasons: _____

3. A literal interpretation of the provisions of this Ordinance **would/would not** deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located for the following reasons: _____

4. The requested variance **will/will not** be in harmony with the purpose and intent of this Ordinance and **will/will not** be injurious to the neighborhood or to the general welfare for the following reasons: _____

5. The special circumstances **are/are not** the result of the actions of the applicant for the following reasons: _____

6. The variance requested **is/is not** the minimum variance that will make possible the legal use of the land, building or structure for the following reasons: _____

CONDITIONS TO CONSIDER:

1. _____
2. _____
3. _____
4. _____
5. _____