

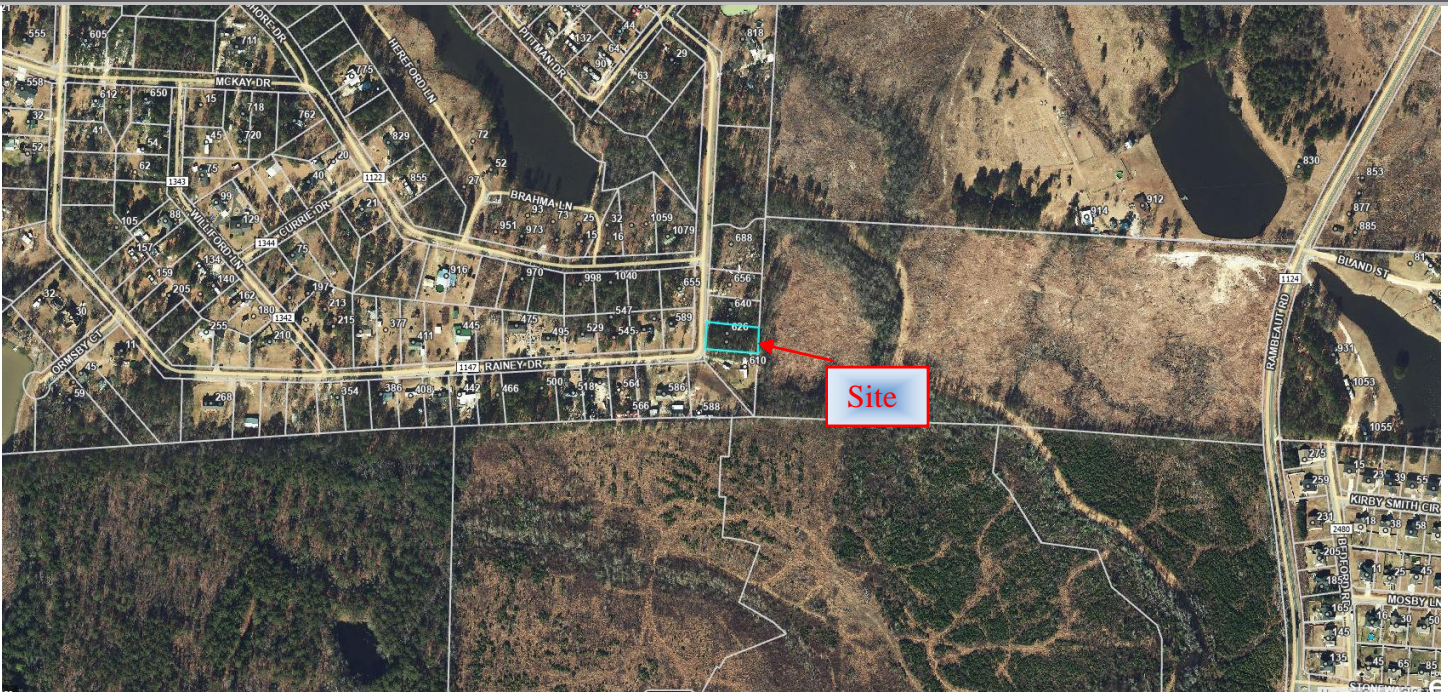
HARNETT COUNTY
BOARD OF ADJUSTMENTS
May 13, 2024

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

CASE NUMBER: BOA2404-0002
APPLICANT: Jamie Investments, Inc. / Harnett County Development Services
OWNER: Jamie Investments, Inc.
LOCATION: 622 & 626 Rainey Drive Spring Lake, NC 28390
ZONING: RA-20M
ACREAGE: .45 **PIN#** 0514-50-1649.000
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Seeking a 10,000 square foot variance from a 30,000 square foot lot dimensional requirement.

AERIAL:



Directions from Lillington: Travel NC 210 South toward Spring Lake – Turn right onto Ray Road. – Turn right onto McKay Drive – Turn right onto Rainey Drive - Property is located on the right side of the road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently the site is in the process of development to contain a duplex dwelling unit.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** **Water** – Public **Sewer** – Public

BACKGROUND:

- The subject property is located in a RA-20M zoning district.
- This zoning district requires a minimum of 15,000 square feet of lot dimension for each primary and secondary residence, when public utilities are available.
- The property contains 20,000 square feet of lot dimension as calculated in the property survey.
- The property owner applied for a permit to construct a duplex structure on 8/25/2023.
- Central Permitting issued the permit to construct to the property owner on 12/12/2023.
- Central Permitting mistakenly issued the permit in error due to the deeded acreage reflected as 1 acre.
- The property owner began construction of the duplex in accordance with approved plans.
- After receiving inspections, it was realized that the lot dimension was not the size that it was believed to be.
- The single structure is being constructed as illustrated on the approved site plan.
- The footprint of the structure meets all required setbacks per the zoning district.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE VI. GENERAL DEVELOPMENT STANDARDS

SECTION 2.1 PRINCIPAL BUILDINGS PER LOT

Every building hereafter erected, moved or structurally altered shall be located on a lot. And in no case shall there be more than one (1) principal building and its customary accessory buildings on a lot except in the following cases:

A. Multifamily residential developments, including condominiums, townhomes, planned unit developments, and shopping centers as approved and permitted in accordance with this Ordinance.

B. One (1) secondary residence when placed in such a way that both the secondary and primary residences meet all of the dimensional lot requirements of the applicable zoning district.

C. As expressly allowed as part of an approved Special Use permit for uses provided in the “Table of Use Types & Regulations”, issued by the Harnett County Board of Adjustment, more than one (1) principal building may be located on a lot.

SITE PHOTOS

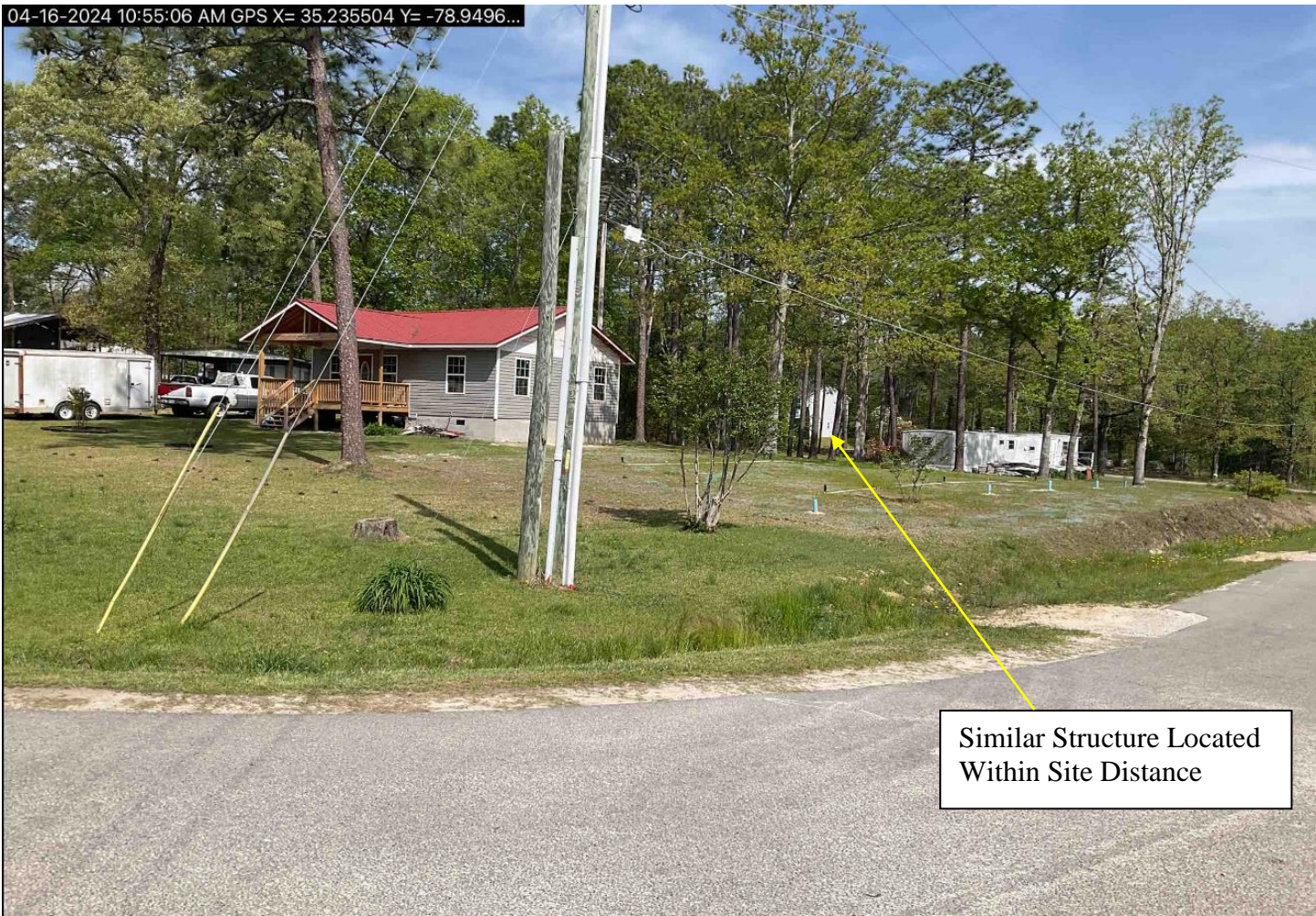


EVIDENTIARY HEARING

04-16-2024 10:53:36 AM GPS X= 35.235779 Y= -78.949679



04-16-2024 10:55:06 AM GPS X= 35.235504 Y= -78.9496...



Similar Structure Located Within Site Distance

Similar Structure Located
335 Feet From Requested Site



SUBMITTED SITE PLAN

