

## MEMORANDUM

**TO:** Harnett County Board of Adjustment Members  
**FROM:** Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *T Byrd*  
**DATE:** July 3, 2025  
**RE:** **Monday, July 14, 2025 Meeting**

On this meeting agenda, there are the following:

- A Gunsmithing Business in an RA-20M Zoning District.
- A Townhome Development in an RA-30 Zoning District. (Request to Table to the August 11, 2025 Meeting).
- A Landscaping Business in an RA-20R Zoning District.
- A Variance from the Rear Setback Requirement in the RA-40 Zoning District.

**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  
July 14, 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. BOA2506-0001. Viscount & Angelina Stewart / Viscount Stewart. A Gunsmithing Business in an RA-20M Zoning District; Pin # 0504-87-4433.000; .45 acres; Anderson Creek Township; SR # 2606 (Birch Ave in Cooper's Creek Subdivision).
2. BOA2506-0002. Northgate 1803, LLC. A Townhome Development in an RA-30 Zoning District; Pin # 9584-87-2861.000; 18 acres; Anderson Creek Township; NC Hwy 24/87. (Request to Table to the August 11, 2025 Meeting).
3. BOA2506-0003. Aureliano Medellin. A Landscaping Business in an RA-20R Zoning District; Pin # 0517-37-0604.000; 1.21 acres; Anderson Creek Township; Off NC 27 W (on Patsy Lemons Lane).

**Variance**

4. BOA2505-0001. Charles & Teresa McLeod. The applicant is requesting an 8-foot variance from the right rear corner setback requirement & a 2-foot variance from the left rear corner setback requirement of 25 feet; Article III, Section 14.2; RA-40 Zoning District; Pin # 0589-98-8761.000; .84 acres; Grove Township; Off SR # 2005 (Brick Mill Road on Country Meadow Lane).

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
July 14, 2025

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

**CASE NUMBER:** BOA2506-0001  
**APPLICANT:** Viscount Stewart  
**OWNER:** Viscount & Angelina Stewart  
**LOCATION:** 312 BIRCH AVE SPRING LAKE, NC 28390  
**ZONING:** RA-20M      Acreage: .45      PIN#: 0504-87-4433.000  
**LAND USE CLASSIFICATION:** Low Density Residential  
**OVERLAY DISTRICT:** Military Corridor Overlay District

**REQUEST:** Gunsmithing / Without Associated Test Fire Berm

**AERIAL:**



**Directions from Lillington:** Travel N Main St/US-401 S/US-421 N/NC-27/NC-210, Turn right onto S Main St/NC-210, Follow S Main St/NC-210, Turn right onto Overhills Rd, Turn left onto Overhills Rd, Follow Overhills Rd, At the roundabout take the second exit onto Overhills Rd, At the roundabout take the second exit onto Ray Rd, Turn right onto Coopers Creek Ave, At the roundabout take the second exit onto Coopers Creek Ave, Turn right onto Birch Ave, Arrive at 312 Birch Ave.

## PHYSICAL CHARACTERISTICS

- A. Site:** There is an existing single-family dwelling currently occupied by the applicant.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential home sites, agricultural and forestry uses.
- C. Utilities:** Water – Public Sewer – Public

## TRANSPORTATION:

- Annual daily traffic count for Birch Ave. was unavailable.
- Site distances are good to south and fair to the north due to the topography and curvature of the road.

## BACKGROUND:

- The applicant is in the process of seeking approval to establish a home-based gunsmithing business.
- The applicant **is not** requesting the presence of a test fire vault or a firing berm in conjunction with the requested uses on this application.
- Due to the property being located within a residential subdivision, a test firm berm is prohibited.
- This project will be required to go through a land use review process similar to that of a home occupation. If approved, Planning Department staff will perform an inspection to verify all regulations, specifications and conditions are adhered to prior to final permit approval.
- This requested use is subject to review, approval and inspections from agencies outside Harnett County's jurisdictional authority.

## 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	BUILDING
OTHER USES												
Gunsmithing	S*	S*	S*	S*		S*	S	S*	S*		1	

#### 11.4 Gunsmithing

Gunsmithing facilities operating in conjunction with and are located on an approved firing facility shall be deemed as a permitted accessory use and shall not be required to obtain a Special Use permit. All other gunsmithing activities and facilities shall be required to obtain a Special Use permit. All non-exempt gunsmithing facilities shall adhere to the following requirements:

- Gunsmithing facilities located within a residential structure shall not engage in the onsite display or sale of firearms.
- Facilities that will utilize a test fire vault or berm shall disclose this information on the Board of Adjustment application, site plan and be approved as part of the Special Use approval.
- Gunsmithing facilities shall only utilize a test fire berm for the purpose of verifying proper working order of an assembled or repaired firearm. Recreational or any other form of shooting is prohibited on a test fire berm.



D. Facilities located within a residential subdivision shall only discharge a firearm within an approved test fire vault. Outdoor test fire berms are prohibited when gunsmithing facilities are located within a residential subdivision.

E. Outdoor test fire berms shall only be fired upon from a distance not greater than twenty-five (25) feet. The direction of fire into the berm shall be away from all right(s)-of-way and inhabitable structures.

## ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

### 2.2 General Definitions

#### Gunsmithing

The act of performing repairs, modifications, design or assembly of a firearm.

### FUTURE LAND USE CLASSIFICATION MAP



## HARNETT HORIZONS 2040 COMPREHENSIVE PLAN

### VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environment and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper

### FUTURE LAND USE CATEGORY

**Low Density Residential:** Single family detached residential intended to remain predominately suburban in character and provide for low density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

### LAND USE GOALS & STRATEGIES

**Land Use Goal 1:** Manage growth in order to protect natural resources, agricultural areas and rural character.

**Strategy 1A:** Review development proposals for consistency with the Future Land Use Map and goals of the Comprehensive Plan.

**Strategy 1F:** Encourage growth where infrastructure and services exist

**Economic Development Goal 3:** Support, grow, and strengthen existing businesses and industries across Harnett County.

**Strategy 3B:** Support entrepreneurship and business development.

**B.8:** Support low-impact home based businesses and support “cottage industries” in mixed-use districts, residential areas, and agricultural areas, while reducing negative impacts on adjacent residential areas.

## SITE PHOTOS

Site/312 Birch Ave



Site



Site/Backyard



Across Street



Adjacent Properties

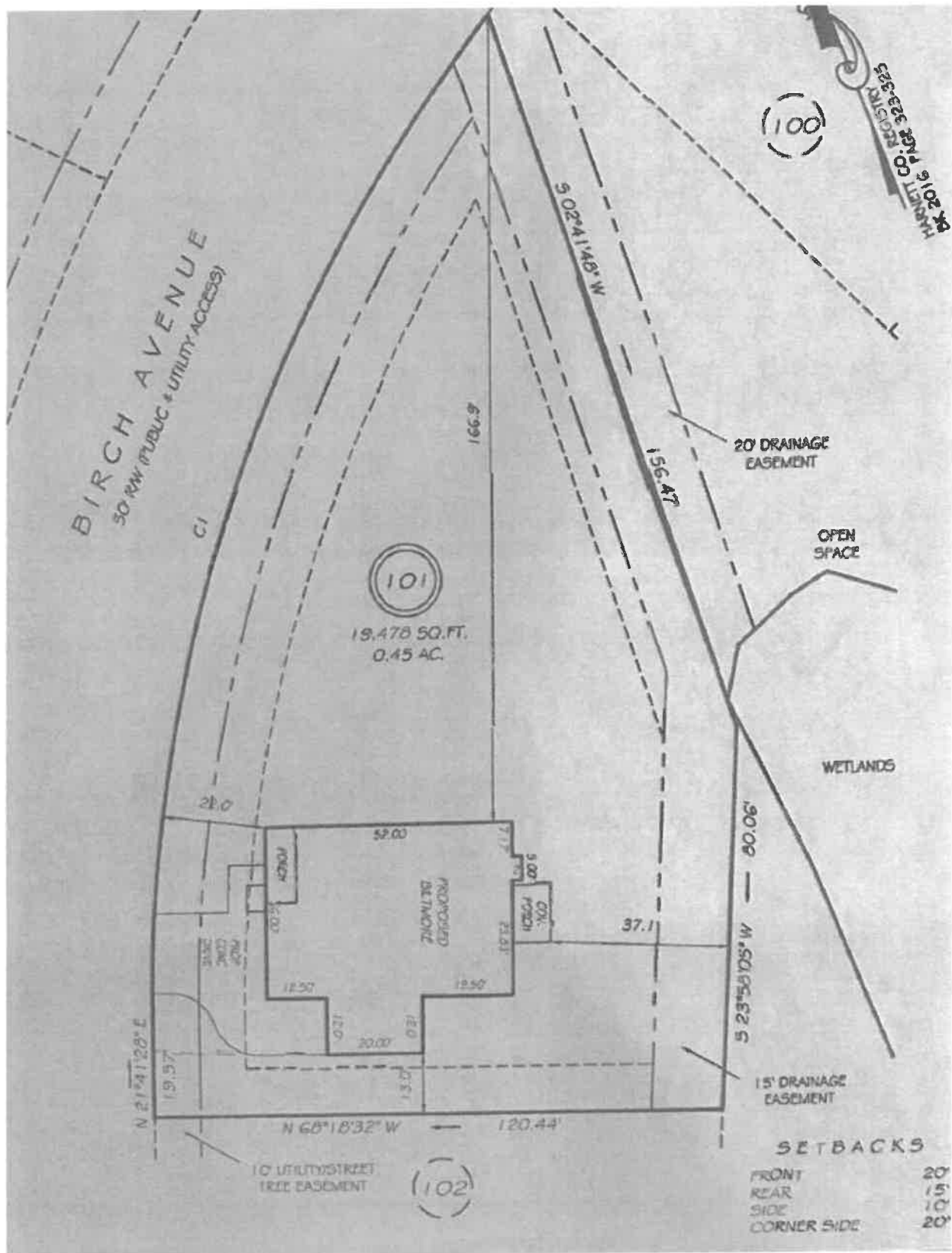


## Street View





# SUBMITTED SITE PLAN







# Non-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: \$200  
Receipt: \_\_\_\_\_  
Date Submitted: June 2, 2025  
Meeting Date: July 14, 2025  
Case #: BOA2506-001

## Applicant Information

### Owner of Record:

Name: Viscount Stewart + Angelina Stewart  
Address: 312 Birch Ave  
City/State/Zip: Spring Lake, NC 28390  
E-mail: ALC2004@gmail.com  
Phone: 851 545 1511

### Applicant:

Name: Viscount Stewart  
Address: 312 Birch Ave  
City/State/Zip: Spring Lake, NC 28390  
E-mail: Viscount.Stewart@gmail.com  
Phone: 851 406 5525

## Property Description

PIN(s): 050487-4433.070 Acreage: .45 acres  
Address/SR No.: 312 Birch Ave Spring Lake NC 28390  
Directions from Lillington: See Attached

SR# 2606  
(Birch Ave)  
Copper's Gr  
Sewer  
(20)

Deed Book: 3523 Page: 0992  
Zoning District: RA-20M  
Flood Plain & Panel: N/A (20)  
Water: ☒ Public (Harnett County)  
☐ Private (Well)

Plat Book: 2016 Page: 323  
Township: Anderson Creek  
Watershed Dist: N/A

Sewer: ☒ Public (Harnett County)  
☐ Private (Septic Tank)

## Requested Use:

Special Use for

Gunsmithing without Bullet or Vault. Manufacturer

## 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

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

Property Owner(s) Signature

Date

5/30/25

# 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? Please See attached
2. How will this use benefit the citizens of Harnett County? Please See attached

## 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? Please See attached

## Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. 34' x 12' concrete slab
5. Describe the drainage of this property. \_\_\_\_\_
6. How is your trash and garbage going to get to the landfill? We will continue to use Dons Trash & Recycling. There will be no changes

## Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Average traffic flow. no changes
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 10' between this driveway & our neighbor

## General

9. How many employees will this development employ? Just the 2 adult homeowners
10. What is the estimated investment of the development? Less than \$20k - up & running
11. What experience do you have in the proposed field? Please See attached

## Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. any possible conditions that would prohibit this activity from being price.
13. Additional comments the Board should consider in reviewing your application: Please See attached.



Dealer  
+ Manufacturing

**1. Why are you requesting this use?**

We are requesting permission to operate a small, home-based gunsmithing business so that we can legally and responsibly offer firearms maintenance and repair services from our residence. This setup allows us to run a low-impact business that complies with all state and federal laws, without disrupting the residential character of our neighborhood.

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

Our business provides a specialized and legal service to local residents who need safe, reliable firearms maintenance, repairs, and transfers. By offering this service locally, we give Harnett County citizens a convenient, professional option without the need to travel long distances. Our presence supports responsible gun ownership and promotes firearm safety — all while maintaining the peace and integrity of our neighborhood.

**3. How will the use you are requesting affect the surrounding properties, residents, and businesses in the area?**

The proposed home-based gunsmithing business will not negatively affect the surrounding properties, residents, or businesses in any way. There will be no changes to the exterior of our home, no signage, and no increase in noise, traffic, or activity that would distinguish our residence from any other in the neighborhood.

All work will be performed indoors, by appointment only, and there will be no live-fire testing or discharge of firearms on the property. Deliveries and customer interactions will be minimal and handled discreetly, similar to typical residential package deliveries.

This business will not introduce any hazards, nuisances, or disturbances. We are committed to maintaining the peace, safety, and character of our neighborhood, and we have taken careful steps to ensure that our business operations remain completely unobtrusive and compliant with all applicable regulations.

In short, our neighbors will not see, hear, or experience any disruption from our business, and the residential feel of the area will be fully preserved.

**11. What experience do you have in the proposed field?**

I served in the U.S. military for 21 years, during which I gained extensive experience in firearms handling, maintenance, and instruction. I earned the titles of Master Armorer and Master Instructor, and was responsible for maintaining and repairing a wide range of small arms, as well as training other service members in proper use, safety, and care.

This business is a natural extension of the work I've been doing for decades, and I take great pride in upholding the highest standards of professionalism and responsibility.

### **13. Additional Comments for the Board's Consideration:**

I appreciate your time in reviewing this application and respectfully ask the Board to consider the following:

This business will be operated with the utmost discretion, professionalism, and respect for both the law and our community. My background in the military has instilled in me a deep commitment to safety, discipline, and responsibility — values that will carry over into every aspect of this operation.

There will be no changes to the character of our home or neighborhood. No increased traffic, no signage, no noise, and no disruption to our neighbors' daily lives. This is a small-scale, home-based business that will operate quietly and securely, with all proper legal permissions in place.

I am proud to continue serving the community in a different capacity — by offering safe, legal, and responsible firearms services to citizens in Harnett County who value quality and accountability. I remain fully committed to adhering to all applicable local, state, and federal laws and working collaboratively with the county to ensure that everything stays in compliance.

Thank you for your time, service, and consideration.

## 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

5/30/25  
Date







## Harnett County GIS

**PID:** 01050403 0094 20

**PIN:** 0504-87-4433.000

**Account Number:** 1500023951

**Owner:** STEWART VISCOUNT A & STEWART ANGELINA CHERIE

**Mailing Address:** 312 BIRCH AVE SPRING LAKE, NC 28390

**Physical Address:** 312 BIRCH AVE SPRING LAKE, NC 28390 ac

**Description:** LOT#101 0.45AC COOPERS CREEK PH3B MAP#2016-323

**Surveyed/Deeded Acreage:** 1

**Calculated Acreage:** 0.45

**Deed Date:**

**Deed Book/Page:** 3523 - 0992

**Plat(Survey) Book/Page:** 2016 - 323

**Last Sale:** 2017 - 7

**Sale Price:** \$241500

**Qualified Code:** Q

**Vacant or Improved:** I

**Transfer of Split:** T

**Actual Year Built:** 2017

**Heated Area :** 2774.5 SqFt

**Building Count :** 1

**Building Value:** \$231055

**Parcel Outbuilding Value:** \$1810

**Parcel Land Value:** 61560

**Market Value:** \$294425

**Deferred Value:** \$0

**Total Assessed Value:** \$294425

**Zoning:** RA-20M - 0.45 acres (100.0%)

**Zoning Jurisdiction:** Harnett County

**Wetlands:** No

**FEMA Flood:** Minimal Flood Risk

**Within 1mi of Agriculture District:** No

**Elementary School:** Overhills Elementary

**Middle School:** Overhills Middle

**High School:** Overhills High

**Fire Department:** Anderson Creek

**EMS Department:** Medic 3, D3 EMS

**Law Enforcement:** Harnett County Sheriff

**Voter Precinct:** Anderson Creek

**County Commissioner :** William Morris

**School Board Member:** Don Godfrey



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

**APPLICANT: Viscount & Angelina Stewart**

**CASE NUMBER: BOA2506-0001**

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  
July 14, 2025

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

CASE NUMBER: BOA2506-0002  
APPLICANT: Northgate 1803, LLC  
OWNER: Northgate 1803, LLC  
LOCATION: NC 24-87  
ZONING: RA-30  
PIN#: 9584-87-2861  
ACREAGE: +/- 18.0  
LAND USE  
CLASSIFICATION: Commercial Mixed-Use  
WATERSHED: N/A

REQUEST: Special Use Permit - Townhome Development

MAP

**Directions from Lillington:** NC 27 W turn south on NC 24-87 towards Spout Springs  
*Also see application for directions*



## PHYSICAL CHARACTERISTICS

- A. **Site:** The parcels are currently vacant
- B. **Surrounding Land Uses:**  
North: Commercial Business  
East: Residential Development  
South: Residential Development  
West: Residential Development

## TRANSPORTATION

- Traffic counts for NC 24-87 W are 42,500 vehicles per day.
- A traffic impact analysis was not required and not provided.

## BACKGROUND

- The applicant requests a Special Use Permit for 130 townhomes within the development.
- 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 a Type A.
- 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-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
<b>RESIDENTIAL USES</b>													
<b>Townhome Development</b>				P*				S*	P* 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, 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 Horizons 2040 Comprehensive Plan**

### **FUTURE LAND USE MAP**

The Future Land Use Map is intended to guide growth and development as well as infrastructure investment and conservation efforts over the next 10-15 years

### **FUTURE LAND USE CHARACTER AREAS**

**Commercial Mixed Use:** These areas are located along major roads and include a mix of commercial land uses and some residential uses. This character area is home to medium to large-scale retail, services, restaurants, offices and other businesses. Residential uses may include single-family homes, townhomes, missing middle housing types and occasionally apartments.

### **GOALS & STRATEGIES**

- **Land Use** Strategy 1F: Encourage growth where infrastructure exists
- **Housing** Goal 2: Encourage the preservation and construction of affordable and workforce housing



## SITE PHOTOS

Posted Sign



Posted Sign



Adjacent Property



Adjacent Property



**Internal Drive Accessing  
the Site From Hwy 24-87**



**Commercial Busniesses  
Adjacent to the Site**



**Approximate Location of the  
Second Access Point**



## Teresa Byrd

---

**From:** Mark Locklear  
**Sent:** Wednesday, July 2, 2025 5:16 PM  
**To:** Meade Bradshaw; Randy L. Baker; Teresa Byrd  
**Subject:** Fwd: Harnett County Case # BOA2506-0002 (Townhome Development)

I would let board chairman know what's going on also prior to the meeting so he understands the reasoning for the delay etc.

ML

Begin forwarded message:

**From:** Meade Bradshaw <mbradshaw@harnett.org>  
**Date:** July 2, 2025 at 3:38:18 PM EDT  
**To:** Ralph Huff <DRHuff@hufffamilyoffice.com>, Executive Director RLUAC <director@rluac.com>  
**Cc:** sbrown@4dsitesolutions.com, zachary.oldham.civ@army.mil, Mark Locklear <mlocklear@harnett.org>  
**Subject:** Re: Harnett County Case # BOA2506-0002 (Townhome Development)

All:

This project has been tabled to the August 11 Board of Adjustment Meeting. Staff had already sent the mailings to notify property owners about the public hearing. We will have to keep the item on the agenda, but not conduct a hearing, tabling the item.

### Meade Bradshaw III, CZO

**Senior Planner**

**Harnett County Development Services**

<Outlook-Text Desc.png>

(910) 814-6410 (Office) | [mbradshaw@harnett.org](mailto:mbradshaw@harnett.org)

420 McKinney Parkway (physical) | PO Box 65 (mailing) | Lillington, NC 27546

[www.harnett.org/planning/](http://www.harnett.org/planning/)

Privacy & Confidentiality Notice

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**From:** Ralph Huff <DRHuff@hufffamilyoffice.com>  
**Sent:** Wednesday, July 2, 2025 9:11 AM  
**To:** Executive Director RLUAC <director@rluac.com>  
**Cc:** sbrown@4dsitesolutions.com <sbrown@4dsitesolutions.com>; zachary.oldham.civ@army.mil <zachary.oldham.civ@army.mil>; Mark Locklear <mlocklear@harnett.org>; Meade Bradshaw <mbradshaw@harnett.org>  
**Subject:** Re: Harnett County Case # BOA2506-0002 (Townhome Development)

I agree to a ONE MONTH DELAY

On Jul 1, 2025, at 12:50 PM, RLUAC Executive Director <director@rluac.com> wrote:

Good Afternoon,

I am writing on behalf of Fort Bragg to request that the hearing for the above referenced application be tabled to a later date to ensure that the Garrison has sufficient time to review issues related to the proposed secondary access road and coordinate any necessary changes with the design and development team. A delay in the hearing will allow the responsible Garrison directorates time to fully explore the proposed design of the second access and ensure that any potential environmental, security, and legal issues are identified and resolved prior to the hearing and decision by the Board of Adjustment.

I appreciate your consideration of the unique circumstances surrounding the project with Fort Bragg as both a neighbor and owner, on behalf of the United States, of the property that the easement for the secondary access road crosses. Pending the successful resolution of any matters raised by Fort Bragg through its review, RLUAC has not identified any related compatible use issues that would warrant an objection to the proposed development as presented in the plan and application. Please let me know if there is anything I can do to assist in further coordination between your team, Fort Bragg, and Harnett County.

Sincerely,

Vagn K. Hansen II, AICP, Executive Director  
Regional Land Use Advisory Commission  
6205 Raeford Road  
Fayetteville, NC 28304  
(910) 398-3743







## Non-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: \$1500.00  
Receipt:  
Date Submitted: JUNE 2, 2025  
Meeting Date: JULY 14, 2025  
Case #: BGA2506-0002

### Applicant Information

#### Owner of Record:

Name: Northgate 1803 LLC  
Address: 2919 Breezewood Ave, Ste 100  
City/State/Zip: Fayetteville, NC 28303  
E-mail: drhuff@hufffamilyoffice.com  
Phone: 910-486-4864

#### Applicant:

Name: Northgate 1803 LLC  
Address: 2919 Breezewood Ave, Ste 100  
City/State/Zip: Fayetteville, NC 28303  
E-mail: drhuff@hufffamilyoffice.com  
Phone: 910-486-4864

### Property Description

PIN(s): 9584-87-2861.000 Acreage: 18.0 acres  
Address/SR No.: NC 87 (located at intersection of McDougald Road and Broadway Road)  
Directions from Lillington: Take NC 27 W out of Lillington to NC 87. Turn on NC 87 South toward Spout Springs. Go 4.5 miles. Project site will be on right side behind shops.  
Deed Book: 4263 Page: 1836 Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Zoning District: RA-30 Township: Anderson Creek  
Flood Plain & Panel: \_\_\_\_\_ Watershed Dist: N/A  
Water: ☒ Public (Harnett County) Sewer: ☒ Public (Harnett County)  
☐ Private (Well) ☐ Private (Septic Tank)

### Requested Use:

Special Use for townhome development

### Required Information:

1. 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)
2. 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: \_\_\_\_\_
3. Is a Driveway Permit required? ☐ No ☒ Yes  
If yes, is one on file? ☒ No ☐ Yes (Please attach a copy to your application)
4. 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):

<b>TITLE BLOCK INFORMATION</b>	
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 type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
<b>GENERAL REQUIREMENTS</b>	
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"/>
<b>SITE PLAN</b>	
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 checked="" type="checkbox"/>
Existing & Proposed Utility Areas	<input checked="" type="checkbox"/>
Parking Space Typical	<input checked="" type="checkbox"/>
Parking Lot Material	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>
<b>BUFFERING REQUIREMENTS</b>	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input 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.

Property Owner(s) Signature

Date

NON-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

## 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? Proposed use of the property is townhomes. The UDO requires a SUP for townhomes in a RA-30 zoning.
2. How will this use benefit the citizens of Harnett County? It will provide additional housing in the area.

### 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 property to the north is developed commercial. The property to the south is government owned property. There is residential development on the southwestern corner. The townhome development is complementary to the existing development. No negative impacts are expected.

### Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. The development will utilize the existing access drive to the commercial property. There are multiple access points along the commercial shopping center. The new streets will be 29' BC-BC.
5. Describe the drainage of this property. The site generally drains from north to south. Storm water retention will be provided in accordance with the NCDEQ Ph II storm water rules.
6. How is your trash and garbage going to get to the landfill? There will be individual roll outs for each unit. Trash pick up will be contracted or carried to local trash collection by individuals.

### Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. The project is located on NC 87 behind the existing commercial shopping center. NC 87 is a super highway. There are multiple access points to the shopping center. No road improvements are anticipated.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? N/A. We will be using existing driveways. No new driveways are proposed.

### General

9. How many employees will this development employ? N/A
10. What is the estimated investment of the development? \_\_\_\_\_
11. What experience do you have in the proposed field? Owner has development multiple townhome and residential projects across Harnett, Moore, Cumberland and Hoke Counties

### Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. The site plan proposed is complete. Additional overflow parking has been proposed. We are open to discussing additional conditions during the board meeting.
13. Additional comments the Board should consider in reviewing your application: The project will be an asset to the area and provide for additional homes.

## 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

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\*\* I have received and read the above statement:

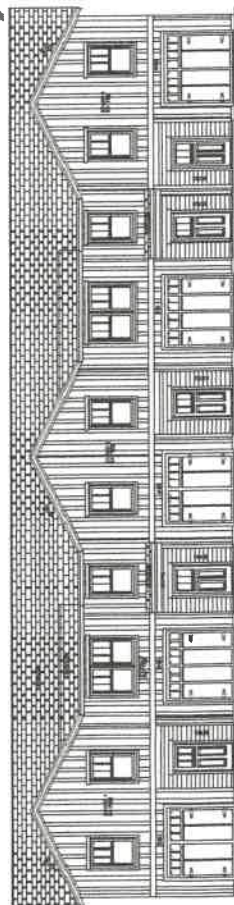
  
Signature

  
Date

6/6/2028



A horizontal scale bar labeled 'GRA' at the right end. It has three major tick marks labeled '0', '50', and '100' from left to right. The bar is divided into segments by vertical lines, with alternating black and white segments.



EXAMPLE ELEVATION VIEW



CURVE	LENGTH	RADIUS	BEARING	CHORD
C8	36.27	25.00	57°4'11.44"W	36.36
C3	36.27	25.00	52°5'18.10"E	36.36
C4	36.27	25.00	17°4'11.44"E	36.36
C5	36.27	25.00	11°57'18.16"W	36.36

CURVE	LENGTH	RADIUS	BEARING	CHORD
C8	36.27	25.00	57°4'11.44"W	36.36
C3	36.27	25.00	52°5'18.10"E	36.36
C4	36.27	25.00	17°4'11.44"E	36.36
C5	36.27	25.00	11°57'18.16"W	36.36

2876 L. VANDERHULST ET AL.

— MATCH LINE — SEE THIS SHEET

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

**APPLICANT: Northgate 1803, LLC**

**CASE NUMBER: BOA2506-0002**

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. \_\_\_\_\_



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

**CASE NUMBER:** BOA2506-0003  
**APPLICANT:** Aureliano Medellin  
**OWNER:** Aureliano Medellin  
**LOCATION:** 125 Patsy Lemons Lane Lillington, NC 27546  
**ZONING:** RA-20R Acreage: 1.20 PIN#: 0517-37-0604.000  
**LAND USE CLASSIFICATION:** Low Density Residential

**REQUEST:**            **Personal Service Establishment    (Landscaping)**

**AERIAL:**



**Directions from Lillington:** Travel NC 27 West – Turn left onto Patsy Lemons Lane – Site is located at the end of Patsy Lemons Lane.

## LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

## ZONING DISTRICT MAP





## PHYSICAL CHARACTERISTICS

- A. Site:** Contains a primary residential structure occupied by the property owner and an accessory structure. .
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** **Water** – Public **Sewer** – Private

## TRANSPORTATION:

- Annual daily traffic count for Patsy Lemons Lane is unavailable however; the section of NC 27 W that intersects Patsy Lemons Lane has an average daily traffic count of 7100 vehicle trips per day.
- Site distances are good along Patsy Lemons Lane as well as NC 27 W.



## BACKGROUND:

- The applicant is seeking a Special Use Permit in an attempt to resolve a current violation and properly operate a home based landscaping business from this site.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and thorough review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits and site plan approvals. All required developmental improvements and any specified conditions placed on this development would undergo an inspection process prior to final approval and the issuance of a certificate of occupancy.

## 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
<b>PERSONAL SERVICES</b>												
<b>Personal Service Establishment</b>	P	P	P			S	S	S	S	1 per 300 sq. ft.		B

## ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

### 2.2 General Definitions

#### Personal Service Establishment

A facility primarily engaged in providing services involving the care of a person or personal goods or apparel, including but not limited to a laundry mat, beautician, plumber, carpenter, electrician, or other trade establishment.

## HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

### VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

### FUTURE LAND USE – CHARACTER AREAS / RESIDENTIAL AREAS

**Low Density Residential:** Single family detached residential intended to remain predominately suburban in character and provide for low-density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

### LAND USE GOALS & STRATEGIES

**Land Use Goal:** Manage growth in order to protect natural resources, agricultural areas and rural character.

**Strategy -1A:** Review development proposals for consistency with the Future Land Use Map and goals of the Comprehensive Plan.

**Strategy – 1F:** Encourage growth where infrastructure and services exist

**Land Use Goal:** Encourage commercial recruitment (including retail and restaurants) to address leakage trends.

**Strategy – 4D:** Encourage rural businesses while limiting impacts on existing uses.

**D1:** Allow for a variety of small-scale businesses in rural area.

## SITE PHOTOS

Site



Adjoining Property

Site



Adjoining Property



Street View



Accessory Structure





## SUBMITTED SITE PLAN

Harnett County GIS

**Harnett County GIS**

NOT FOR LEGAL USE





## Non-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: \$250  
Receipt: \_\_\_\_\_  
Date Submitted: 6-10-25  
Meeting Date: \_\_\_\_\_  
Case #: BOA 2506-003

### Applicant Information

#### Owner of Record:

Name: Aureliano Landaverde Medellin  
Address: 125 Patsy Lemons Lane  
City/State/Zip: Lillington NC 27546  
E-mail: juniorlandaverde3@gmail.com  
Phone: 919-353-6020

#### Applicant:

Name: Aureliano Landaverde Medellin  
Address: 125 Patsy Lemons Lane  
City/State/Zip: Lillington NC 27546  
E-mail: juniorlandaverde3@gmail.com  
Phone: 919-353-6020

### Property Description

PIN(s): 0517-37-0604.006 Acreage: 1.21 acres  
Address/SR No.: 125 Patsy Lemons Lane  
Directions from Lillington: Take 27 HWY towards WtHHS

Deed Book: 4195 Page: 2374

Plat Book: 2023 Page: 252

Zoning District: RA20R

Township: Anderson Creek

Flood Plain & Panel: \_\_\_\_\_

Watershed Dist: N/A

Water: ☒ Public (Harnett County)  
☐ Private (Well)

Sewer: ☐ Public (Harnett County)  
☒ Private (Septic Tank)

### Requested Use:

Special Use for Personal Service establishment Landscaping

### Required Information:

1. 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)
2. 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: \_\_\_\_\_
3. Is a Driveway Permit required? ☒ No ☐ Yes  
If yes, is one on file? ☐ No ☐ Yes (Please attach a copy to your application)
4. 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 type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input type="checkbox"/>
Deed Reference of Tract(s)	<input type="checkbox"/>
Zoning Classification of Tract(s)	<input type="checkbox"/>
Location (Including Township, County, & State)	<input type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input type="checkbox"/>
Gross Acreage of Development	<input type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input 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 type="checkbox"/>
Parking Space Typical	<input type="checkbox"/>
Parking Lot Material	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input 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 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.

  
Property Owner(s) Signature

6-10-25  
Date

## 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

C-10-25  
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

1. Why are you requesting this use? We are a small part time business. We have two small machines. (1) mini excavator (1) skid steer. We need to use our property to store (2) machines when not in use.
2. How will this use benefit the citizens of Harnett County? We provide residential services for tree removal that large companies do not provide at a lower cost.

### 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? Parking two machines on the property will not affect surrounding properties because they will only be parked.

### Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Will use the existing driveway. Driveway is approximately 20' wide and is gravel.
5. Describe the drainage of this property. Property naturally drains with no flooding issues.
6. How is your trash and garbage going to get to the landfill? Only house hold trash. Machines do not produce trash.

### Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. no traffic. Only (4) houses have full time residents.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? next driveway is approximately 60'

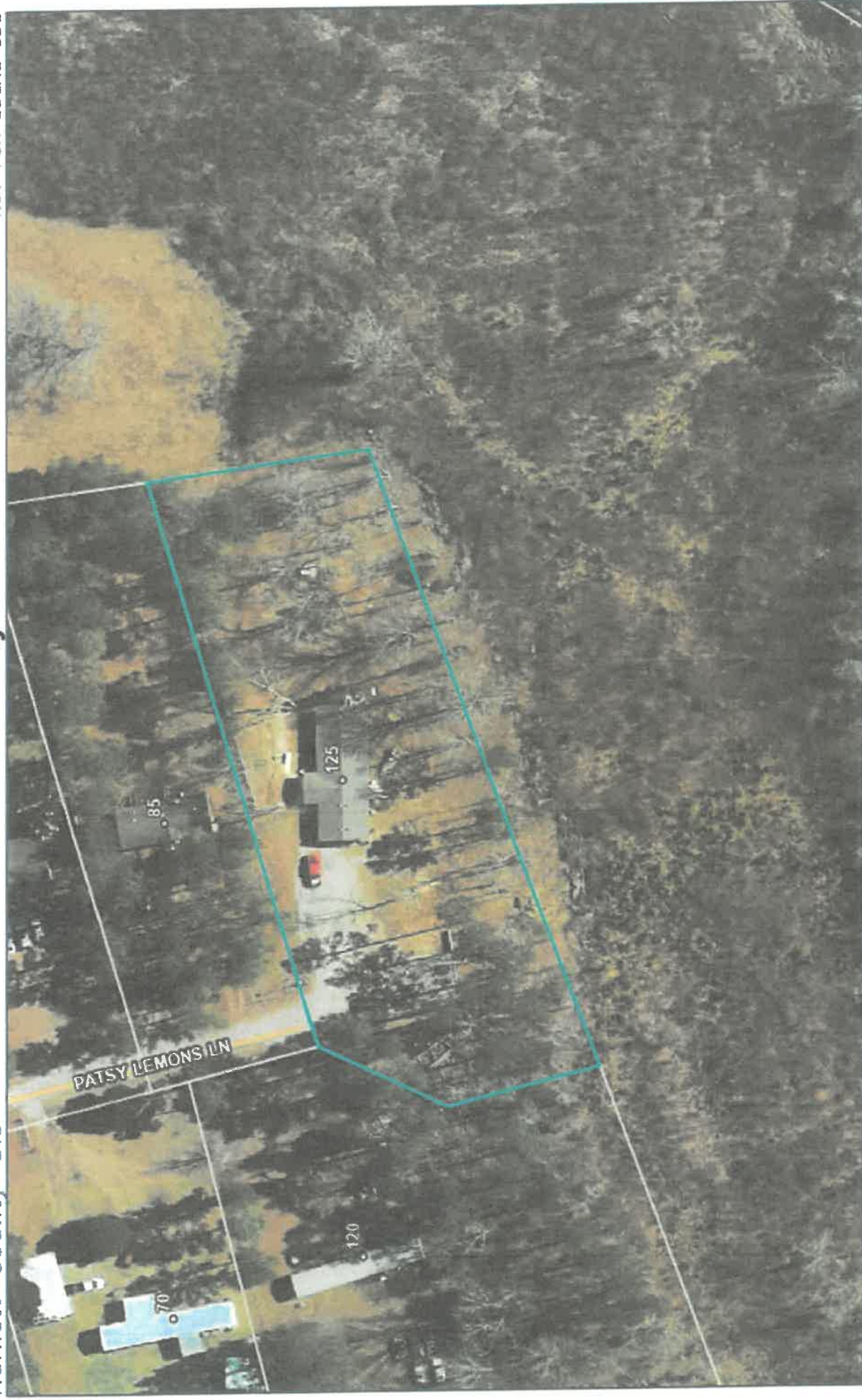
### General

9. How many employees will this development employ? We do not have employees. Husband and wife
10. What is the estimated investment of the development? 0
11. What experience do you have in the proposed field? 0

### Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. We will add a wooden privacy in front of property w/ a gate. no machine movement will be done on Sundays.
13. Additional comments the Board should consider in reviewing your application: We are a small part time business. The business was created in order to save money to buy our future forever home and help provide a better life for our family. As a part time business we only perform 3-6 jobs on average per month.

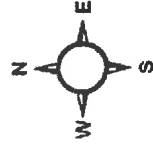




-  County Boundary
-  Address Numbers
-  Road Centerlines
-  Parcels

[Harnett.org/GIS](http://Harnett.org/GIS)

June 10, 2025



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

**APPLICANT: Aureliano Medellin**

**CASE NUMBER: BOA2506-0003**

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  
July 14, 2025

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

CASE NUMBER: BOA2505-0001  
APPLICANT: Charles V. McLeod  
OWNER: Charles V. McLeod & Teresa T. McLeod  
LOCATION: 135 Country Meadow Lane  
ZONING: RA-40  
ACREAGE: .84 PIN# 0589-98-8761.000  
LAND USE CLASSIFICATION: Low Density Residential / Jetport Overlay

REQUEST: Seeking a rear property line variance of 8 feet.

AERIAL:



**Directions from Lillington:** Travel US 421 South – Turn left onto NC 27 E – Turn right onto Brick Mill Road – Turn left onto Country Meadow Lane - Property is located on the left at 135 Country Meadow Lane.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a single-family structure utilized as the primary residence of the property owners.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites and agricultural uses.
- C. **Utilities:** Water – Public Sewer – Private Septic

## BACKGROUND:


- The applicant is requesting an 8-foot variance to the rear setback on the right rear corner of an existing accessory structure and a 2-foot variance of the left rear corner. The owner is requesting to properly permit an addition on the front of the existing structure in order to meet the needs of additional storage for vehicles and property maintenance equipment.
- The current location of the structure limits the ability for any expansion due to the overall square footage. Any addition of the current structure would increase the required rear setback from 5 feet to 25 feet.
- The Northern side property line is 97.82 feet less than the Southern side property line due to a curvature in the front property line, which was mandated by the placement of Country Meadow Lane.
- The property contains vegetation and underground utilities that limit the owner's options for placement of additional accessory structures.

## 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)-of-way.
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





06-30-2025 01:10:24 PM GPS X= 35.394902 Y= -78.698386



06-30-2025 01:14:31 PM GPS X= 35.394790 Y= -78.698925





06-30-2025 01:09:08 PM GPS X= 35.395025 Y= -78.698192



06-30-2025 01:09:47 PM GPS X= 35.395008 Y= -78.6982...



06-30-2025 01:17:00 PM GPS X= 35.394324 Y= -78.698749





06-30-2025 01:14:38 PM GPS X= 35.394784 Y= -78.698924



06-30-2025 01:20:58 PM GPS X= 35.394816 Y= -78.698576





06-30-2025 01:16:42 PM GPS X= 35.394332 Y= -78.698748







# APPLICATION FOR VARIANCE

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

Total Fee: \$400.00

Receipt: R32817

Permit: 80A2505-0001

Date: 7/14/25

## Applicant Information

### Owner of Record:

Name: Charles McLeod & Teresa McLeod  
Address: 135 Country Meadow Lane  
City/State/Zip: Coats, NC 27521  
E-mail: charles.mcleod300@gmail.com  
Phone: 919-499-3255

### Applicant:

Name: Charles McLeod  
Address: 135 Country Meadow Lane  
City/State/Zip: Coats, NC 27521  
E-mail: charles.mcleod300@gmail.com  
Phone: 919-499-3255

## Property Description

PIN(s): 0589-98-8761.000

Acreage: 0.84 acres

Address/SR No.: 135 Country Meadow Lane

Directions from Lillington: Hwy 421 South - Turn left onto NC 27 - Turn right onto Brickmill Road - Turn left onto Country Meadow Lane.

Deed Book: 1118 Page: 262  
Existing Zoning: RA-40

Plat Book: PC#E Page: 132D  
Township: Grove

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

Article III Section 14.2 Residential Zoning Minimum Dimensional Requirements (Setbacks)  
Minimum Rear Setback of 25 feet in an RA40 Zoning District (3' Right Rear Corner / 2' Left Corner)

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

To enlarge accessory structure to meet the storage needs related to vehicles and property maintenance equipment.

## 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:

Charles McLeod  
Property Owner Signature

5-21-25  
Date

Charles McLeod  
Authorized Agent Signature

5-21-25  
Date







## Harnett County GIS

**PID:** 070589 0100 07

**PIN:** 0589-98-8761.000

**Account Number:** 707677000

**Owner:** MCLEOD CHARLES V & MCLEOD TERESA T

**Mailing Address:** 135 COUNTRY MEADOW LN COATS, NC 27521-0000

**Physical Address:** 135 COUNTRY MEADOW LN COATS, NC 27521 ac

**Description:** LT#4 MEADOW LANE S/D PC#E/132-D

**Surveyed/Deeded Acreage:** 0.84

**Calculated Acreage:** 0.87

**Deed Date:** 813301200000

**Deed Book/Page:** 1118 - 0262

**Plat(Survey) Book/Page:** -

**Last Sale:** 1995 - 10

**Sale Price:** \$12500

**Qualified Code:**

**Vacant or Improved:** V

**Transfer of Split:**

**Actual Year Built:** 1996

**Heated Area :** 2155 SqFt

**Building Count :** 1

**Building Value:** \$200021

**Parcel Outbuilding Value:** \$6170

**Parcel Land Value:** 41900

**Market Value:** \$248091

**Deferred Value:** \$0

**Total Assessed Value:** \$248091

**Zoning:** RA-40 - 0.87 acres (100.0%)

**Zoning Jurisdiction:** Harnett County

**Wetlands:** No

**FEMA Flood:** Minimal Flood Risk

**Within 1mi of Agriculture District:** Yes

**Elementary School:** Coats Elementary

**Middle School:** Coats-Erwin Middle

**High School:** Triton High

**Fire Department:** Bules Creek

**EMS Department:** Medic 6, D6 EMS

**Law Enforcement:** Harnett County Sheriff

**Voter Precinct:** Coats/Grove

**County Commissioner :** W Brooks Matthews

**School Board Member:** Bradley Abate





**HARNETT COUNTY BOARD OF ADJUSTMENT  
VARIANCE WORKSHEET**

**APPLICANT:** Charles McLeod / Teresa McLeod

**CASE NUMBER:** BOA2505-0001

1. An unnecessary hardship **would / would not** result from the strict application of this Ordinance for the following reasons:

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2. The hardship **does / does not** result from conditions that are peculiar to the property in question because of its location, size, shape, topography, or other specific features that are not applicable to other lands or structures in the same district for the following reasons:

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3. The hardship **does / does not** result from the actions taken by the applicant or the property owner for the following reasons:

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4. The requested variance **is / is not** consistent with the spirit, purpose, and intent of the Ordinance such that public safety will be secured and substantial justice will be achieved for the following reasons:

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**CONDITIONS TO CONSIDER:**

1. 

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2. 

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3. 

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4. 

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5. 

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