

## MEMORANDUM

**TO:** Harnett County Board of Adjustment Members  
**FROM:** Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*  
**DATE:** May 3, 2024  
**RE:** **May 13, 2024 Meeting**

On this meeting agenda, there are the following:

- A SWMH in an RA-30 Zoning District.
- (2) Two DWMH in an RA-30 Zoning District.
- (2) Two Gunsmithing Businesses one in an RA-30 & one in RA-20R Zoning District.
- A Variance in an RA-20M 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  
May 13, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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

**Special Use**

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

**Variance**

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

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 13, 2024

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

CASE NUMBER: BOA2404-0004  
APPLICANT: Louise Pope (AKA Mable Louise Pope)  
OWNER: Louise Pope (AKA Mable Louise Pope)  
LOCATION: 4625 FAIRGROUND RD DUNN, NC 28334  
ZONING: RA-30  
ACREAGE: 2.02  
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 1518-67-5592.000



**Directions from Lillington:** Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn left onto NC-27 / NC 27 E – Keep right to stay on NC-27 / NC 27 E – Bear right onto Fairground Rd – Arrive at 4625 Fairground Rd.

## PHYSICAL CHARACTERISTICS

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

## TRANSPORTATION:

- The annual daily traffic count for Fairground Rd is 1200.
- Site distances are poor.

## BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

## 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>RESIDENTIAL USES</b>												
<b>Manufactured Homes (on individual parcel)</b>							<b>S*</b>	<b>P*</b>	<b>P*</b>	2 per dwelling unit	1	R-3

#### 3.1.2 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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. 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.
- C. The structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home. Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.
  - 1. In cases where the proposed home is located in Flood Zone AE, the home shall be located on a masonry foundation only, with approved flood vents or breakaway skirting. See “Flood Damage Prevention” Section of this Ordinance for more information.
- D. 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.
- E. The tongue or towing device shall be removed or landscaped.

## 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 /4625 Fairground Rd.



Across Street



## Adjacent Properties



## Street View



## Sign Posted



**SITE PLAN**

NOT FOR LEGAL USE



GIS/E-911 Addressing  
April 8, 2024

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels





# 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: 4-12-24  
Meeting Date: 5-13-24  
Case #: B012404-0004

## Applicant Information

### Owner of Record:

Name: Louise Pope (AKA) Louise Pope  
Address: 4625 Fairground Rd  
City/State/Zip: Dunn NC 28334  
E-mail: louise.pope.411@gmail.com  
Phone: 910-322-4795

### Applicant:

Name: Louise Pope (AKA) Louise Pope  
Address: 4625 Fairground Rd  
City/State/Zip: Dunn NC 28334  
E-mail: louise.pope.411@gmail.com  
Phone: 910-322-4795

## Property Description

PIN(s): 1518-67-5592-002 (2B)  
Address/SR No.: 4625 Fairground Rd Dunn  
Directions from Lillington: \_\_\_\_\_

Acreage: 2.02 Hectares

Plot # 1705 (2B)  
Township Rel

Deed Book: 1920 Page: 345  
Zoning District: RA-30  
Flood Plain & Panel: N/A (2B)  
Water:  Public (Harnett County)  
 Private (Well)

Plat Book: Jay Page: Map 2B  
Township: Averasboro  
Watershed Dist: N/A (2B)

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

## Requested Use:

Special Use for Living SWM (2B)

## 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? the house on property burnt down and I need to replace my home
2. Why is this use essential or desirable to you? So I will have a home to live in.
3. Why is this use essential or desirable to the citizens of Harnett County? \_\_\_\_\_

## On-site & Surrounding Land Uses

4. What is on the property now? Nothing my home burnt
5. What uses are on the surrounding properties in the general vicinity? double wides, single wides and built 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. \_\_\_\_\_

## 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. \_\_\_\_\_
9. Describe the drainage of this property. No problems w/drainage
10. How is your trash and garbage going to get to the landfill? Carolina trash pick up

## Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. \_\_\_\_\_
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? \_\_\_\_\_

## Conditions

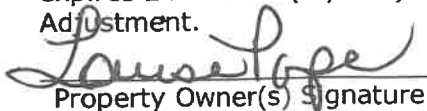
13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. \_\_\_\_\_
14. Additional Comments the Board should consider in reviewing your application: 1995 a single wide was placed on property, till 2004 then a double wide was placed in its place until 2-15-24 when an electrical fire took my home.

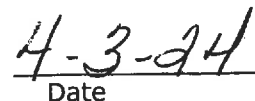
**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

<b>TITLE BLOCK INFORMATION</b>	
Name of Project & Date (Including all Revision Dates)	<input 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"/>
<b>GENERAL REQUIREMENTS</b>	
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"/>
<b>SITE PLAN</b>	
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"/>
<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

## 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:

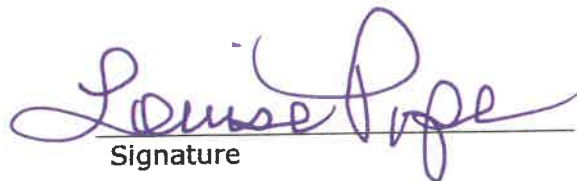
- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, 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.**

**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

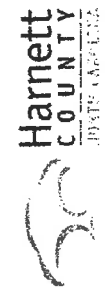
4-3-24  
Date

NOT FOR LEGAL USE



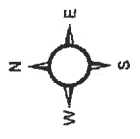
Harnett County, GA

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels



Harnett COUNTY  
IMPROVING LIFE

GIS/E-911 Addressing  
April 8, 2024



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

**APPLICANT: James Weaver & Louise Pope**

**CASE NUMBER: BOA2404-0004**

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  
May 13, 2024

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

CASE NUMBER: BOA2403-0002  
APPLICANT: Jamie Lee Sprague  
OWNER: Jamie Lee Sprague  
LOCATION: 144 ROYAL ST FUQUAY VARINA, NC 27526  
ZONING: RA-30  
ACREAGE: .44  
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0623-07-0535.000



**Directions from Lillington:** Turn left onto Alexander Dr – Turn left onto McKinney Pkwy – Turn left onto US 401 N - Turn left onto Christian Light Rd - Turn left onto River Rd - Turn left onto Jasmine Rd - Turn right onto Keel Boat Ln - Turn left onto Royal St - Arrive at 144 Royal St.

**PHYSICAL CHARACTERISTICS**

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

## TRANSPORTATION:

- The annual daily traffic count for Royal St. was unavailable.
- Site distances are good.

## BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE V. USE REGULATIONS .

#### 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 /144 Royal St.**



**Sign Posted**



**Across Street**



**Adjacent Properties**





Street View



SITE PLAN



March 12, 2024  
April 9, 2024 Board of Adjustment date



### 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: \$17500  
Receipt: \_\_\_\_\_  
Date Submitted: 3-12-24  
Meeting Date: May 13, 2024  
Case #: BOA 2409-0002

#### Applicant Information

##### Owner of Record:

Name: Jamie Sprague  
Address: 4890 Collesbury Rd  
City/State/Zip: Fuquay-Varina NC, 27526  
E-mail: Jamie.Sprague95@gmail.com  
Phone: 919-586-4692

##### Applicant:

Name: Jamie Sprague  
Address: 4890 Collesbury Rd  
City/State/Zip: Fuquay-Varina NC, 27526  
E-mail: Jamie.Sprague95@gmail.com  
Phone: 919-586-4692

#### Property Description

PIN(s): 062307-0535-000 Acreage: .44 acres *St 1461 Jasmine R*  
Address/SR No.: 144 Royal St Fuquay-Varina NC, 27526 *me 1*  
Directions from Lillington: 401 S to Left on Christian Liggett Rd, L on Collesbury, L on River Rd *Post*  
*R on Jasmine Rd, R on Keel Boat Ln, L on Royal*  
Deed Book: 4225 Page: 2837 Plat Book: Jay Page: May 13  
Zoning District: Harnett RA-30 (J) Township: Buckhorn (J)  
Flood Plain & Panel: N/A (J) Watershed Dist: WSTV (J)  
Water:  Public (Harnett County) Sewer:  Public (Harnett County)  
 Private (Well)  Private (Septic Tank)

#### Requested Use:

Special Use for Double Wide Mobile Home

#### Required Information:

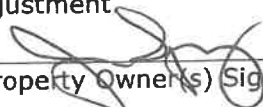
- 1. Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
- 2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each 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 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"/>
<b>GENERAL REQUIREMENTS</b>	
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"/>
<b>SITE PLAN</b>	
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"/>
<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


3/11/24  
 Property Owner(s) Signature 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? For me to upgrade the land that I was raised on.
2. Why is this use essential or desirable to you? Because this is where I lived for most of my childhood.
3. Why is this use essential or desirable to the citizens of Harnett County? Because my children and I love the area and people in it. We also can not make it look any worse

### On-site & Surrounding Land Uses

4. What is on the property now? Mobile home with addition, septic, well
5. What uses are on the surrounding properties in the general vicinity? Mobile 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. The state of condition currently is a dangerous falling apart mobile home, it is a bad eyesore, and I think it can only help surrounding properties.

### 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. 16ft gravel driveway
9. Describe the drainage of this property. It has a very steep slope water sheds well to a creek near by.
10. How is your trash and garbage going to get to the landfill? Trash pickup

### Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. traffic is minimal, although more homes are popping up all around.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? about 90 ft

### Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
14. Additional Comments the Board should consider in reviewing your application: I want my kids to have a home that will one day be theirs, I have only rented until now, this will be our forever home + community

I really need home to go back same as current residence, if not it might not be reasonable with amount of grading work and money it will cost,

## 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

3/11/24  
Date



**Harnett**  
COUNTY  
NORTH CAROLINA

GIS/E-911 Addressing

March 6, 2024



County Boundary

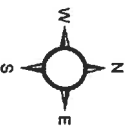


Address Numbers



Road Centerlines

Parcels



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

APPLICANT: **Jamie Lee Sprague**

CASE NUMBER: **BOA2403-0002**

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. \_\_\_\_\_



HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 13, 2024

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

**CASE NUMBER:** BOA2404-0001  
**APPLICANT:** Joseph Patrick Pike  
**OWNER:** Joseph Patrick Pike  
**LOCATION:** 7932 NC 27 W LILLINGTON, NC 27546  
**ZONING:** RA-30  
**ACREAGE:** .81  
**LAND USE CLASSIFICATION:** Agricultural

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

**AERIAL:** PIN#: 0518-91-6560.00



**Directions from Lillington:** Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn right onto NC-27/ W Old Rd – Keep left to stay on NC-27 / NC 27 W – Arrive at 7932 NC 27 W

**PHYSICAL CHARACTERISTICS**

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

## TRANSPORTATION:

- The annual daily traffic count for NC 27 W is 5100.
- Site distances are fair.

## BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE V. USE REGULATIONS

#### 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 / 7932 NC 27 W



Sign Posted



Across Street



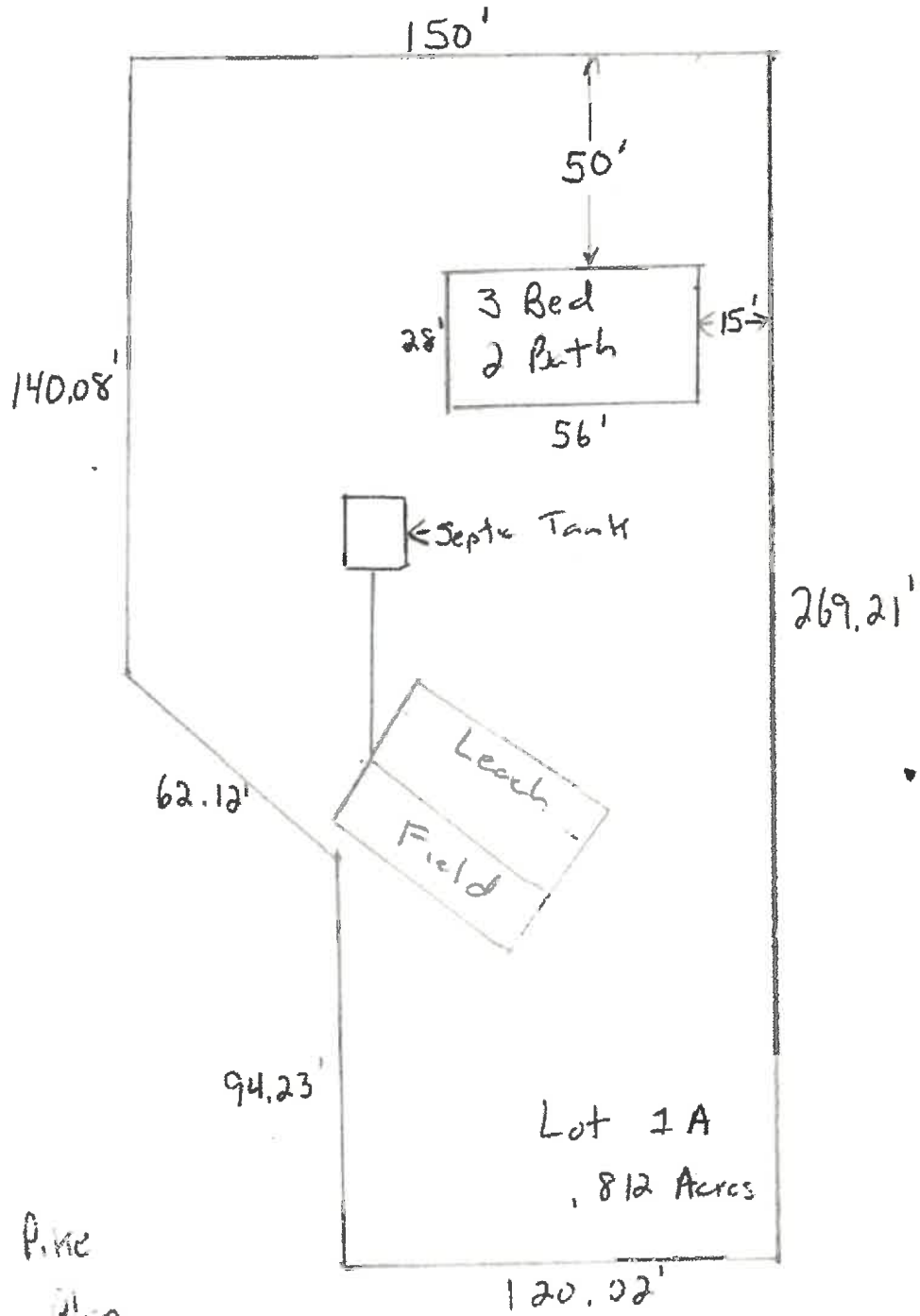
Adjacent Properties



Street View



SITE PLAN



Joseph Pine  
Septic Plan

NC Hwy 27 West



# 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: \$17500  
Receipt:  
Date Submitted: April 2, 2024  
Meeting Date: May 13, 2024  
Case #: BOA 2404-001

## Applicant Information

**Owner of Record:**  
Name: Joseph Pike  
Address: 35 Cypress Point  
City/State/Zip: Sanford, NC 27332  
E-mail:  
Phone: 330-327-4623

**Applicant:**  
Name: Joseph Pike  
Address:  
City/State/Zip: Same (JB)  
E-mail:  
Phone:

## Property Description

PIN(s): 0518-91-6560.000 Acreage: .812 acres  
Address/SR No.: 7932 NC 27 West  
Directions from Lillington:

Deed Book: 3477 Page: 89 Plat Book: Leaf Page: Map JB  
Zoning District: RA 30 Township: Upper Little River  
Flood Plain & Panel: N/A JB Watershed Dist: N/A JB  
Water:  Public (Harnett County)  Private (Well) Sewer:  Public (Harnett County)  Private (Septic Tank)

**Requested Use:** Double Wide Manufactured Home  
Special Use for

## 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):

<b>TITLE BLOCK INFORMATION</b>	
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"/>
<b>GENERAL REQUIREMENTS</b>	
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"/>
<b>SITE PLAN</b>	
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"/>
<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

# 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? Place a manufactured home on .812 acres
2. Why is this use essential or desirable to you? Provide residential dwelling for occupying
3. Why is this use essential or desirable to the citizens of Harnett County? yes

## On-site & Surrounding Land Uses

4. What is on the property now? Vacant
5. What uses are on the surrounding properties in the general vicinity? Vacant
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. None

## 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. Standard residential driveway off Hwy 27. Direct Access
9. Describe the drainage of this property. Natural drainage to existing creek.
10. How is your trash and garbage going to get to the landfill? Commercial Service

## Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Light traffic due to residential use.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 500 feet or more

## Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. N/A
14. Additional Comments the Board should consider in reviewing your application: This was actually an enlargement of the existing property. Was 150 acre now .812 acre.



## 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.**

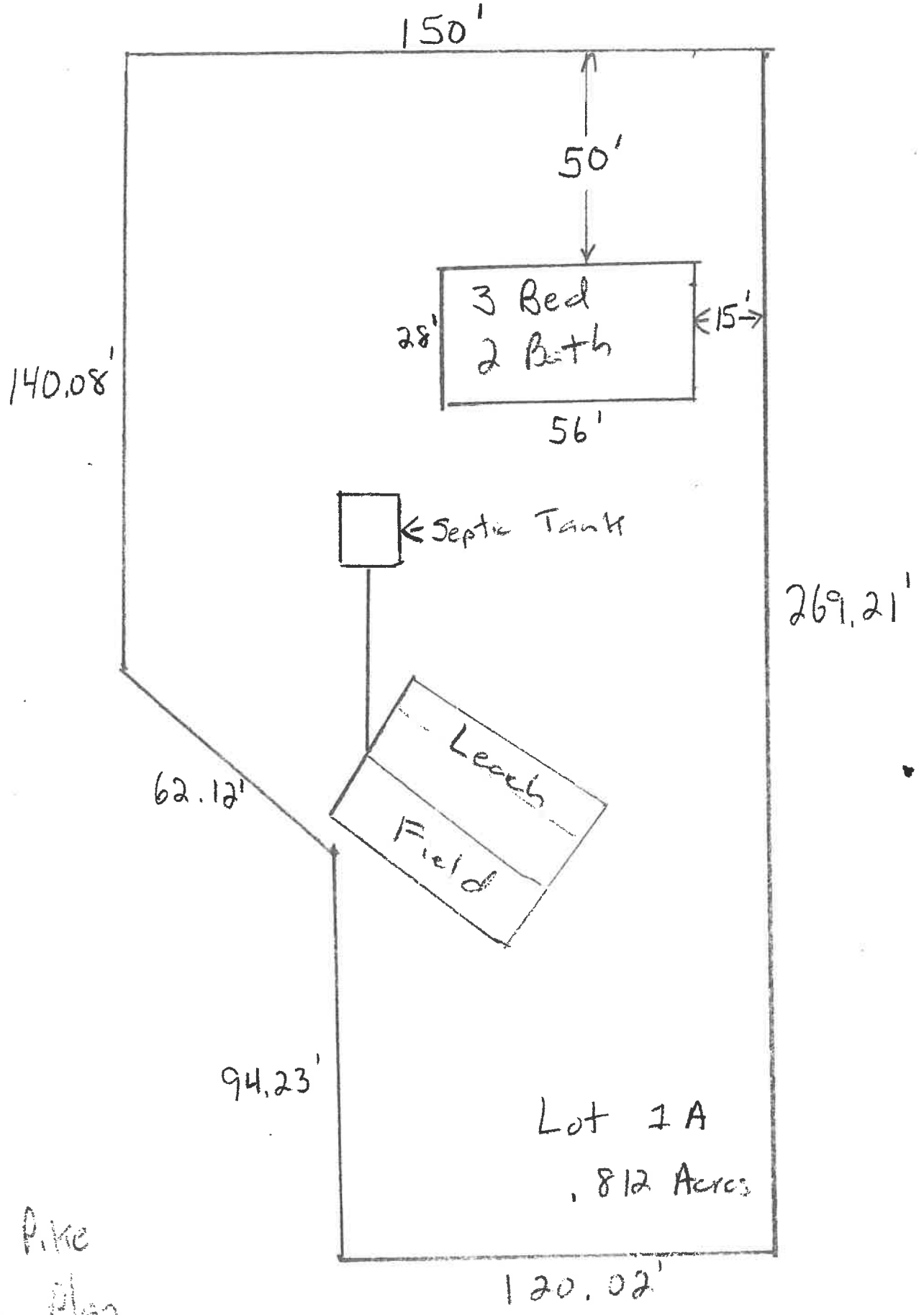
**A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a 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

4/2/2024  
Date



Joseph Pike  
Septic Plan

NC Hwy 27 West



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

**APPLICANT: Joseph Patrick Pike**

**CASE NUMBER: BOA2404-0001**

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  
May 13, 2024

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

**CASE NUMBER:** BOA2403-0003  
**APPLICANT:** Ryan Kendrick Huber  
**OWNER:** Ryan Kendrick Huber and Kristan Garrett Huber  
**LOCATION:** 1023 Sheriff Johnson Road Lillington, NC 27546  
**ZONING:** RA-30      Acreage: 1.57      PIN#: 0680-29-9539.000  
**LAND USE CLASSIFICATION:** Medium Density Residential

**REQUEST:** Gunsmithing With Associated Test Fire Berm

**AERIAL:**



**Directions from Lillington:** Travel US 421 South out of Lillington – Turn left onto Leslie Campbell Ave. – Turn left onto Old Stage Road North – Turn left onto Sheriff Johnson Road - Property is located on the left at 1023 Sheriff Johnson Road.

**PHYSICAL CHARACTERISTICS**

- A. Site:** There is an existing single family dwelling on this property. Approximately 60% of the property is undisturbed and contains natural vegetation and forestry products.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential home sites, agricultural and forestry uses. A commercial land use is located approximately 500 feet to the North. (Jimmy Walker Automotive)
- C. Utilities:** **Water** – Public    **Sewer** – Public

## TRANSPORTATION:

- Annual daily traffic count for this section of Sheriff Johnson Road is 1100.
- Site distances are good along Sheriff Johnson Road.

## BACKGROUND:

- The applicant is in the process of seeking a Federal Firearms License and would like to conduct gunsmithing activities at the residence.
- The applicant has indicated that the requested use would also contain a test fire berm to be utilized in conjunction with the gunsmithing services. The berm is proposed to be located in the wooded area approximately 100 yards from the rear of the residence.
- 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 LEVEL	BUILDING CODE CLASS
<b>OTHER USES</b>												
<b>Gunsmithing</b>	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.
- 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.
- 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.

## 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 dwelling 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.

## SITE PHOTOS

Site / 1023 Sheriff Johnson Road



Across Street / 144 Edgemont Terrace



Street View



Street View



Adjoining Property



Adjoining Property



Rear Yard



Berm Location









# 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: \$ 2,500.00  
Receipt: \_\_\_\_\_  
Date Submitted: 3-27-24  
Meeting Date: May 13, 2024  
Case #: BOA 2403-0003

## Applicant Information

### Owner of Record:

Name: Ryan Huber & Kristan Huber  
Address: 1023 Sheriff Johnson Road  
City/State/Zip: Lillington, NC 27546  
E-mail: ryan.huber22@gmail.com  
Phone: 910-984-4015

### Applicant:

Name: Ryan Huber  
Address: 1023 Sheriff Johnson Road  
City/State/Zip: Lillington, NC 27546  
E-mail: ryan.huber22@gmail.com  
Phone: 910-984-4015

## Property Description

PIN(s): 0680-29-9539.000 Acreage: 1.57 acres  
Address/SR No.: 1023 Sheriff Johnson Road Lillington, NC 27546 | SR1516  
Directions from Lillington: Take Old Coats Rd off N. main St. Drive straight 4 miles and is on the right  
Deed Book: 4217 Page: 1045 Plat Book: 2020 Page: 165  
Zoning District: RA-30 Township: Neill's Creek  
Flood Plain & Panel: Minimal Flood Risk N/A Watershed Dist: WS-IV  
Water:  Public (Harnett County) Sewer:  Public (Harnett County)  
 Private (Well)  Private (Septic Tank)

## Requested Use:

Special Use for gunsmithing with test fire berm

## 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

3/26/24  
 \_\_\_\_\_  
 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? I would like to apply for my Federal Firearms License. and zoning is the first step.
2. How will this use benefit the citizens of Harnett County? They will be able to get firearms transferred locally and will be able to have firearms repaired

## 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? It will not affect the surrounding areas because traffic to the business will be low. The business will be a majority of online sales.

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

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Concrete. 12 feet wide
5. Describe the drainage of this property. All water runs to ditch in the front
6. How is your trash and garbage going to get to the landfill? We currently pay for weekly trash pickup and will continue to do so.

## Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Light traffic with long sight distance
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 38 feet

## General

9. How many employees will this development employ? 0
10. What is the estimated investment of the development? Estimate of \$500
11. What experience do you have in the proposed field? I have been a firearms enthusiast my whole life and this will help me take it to the next level.

## Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. N/A
13. Additional comments the Board should consider in reviewing your application: This will be a home based business. A majority of the sales will be online. It will have no effect on my neighbors or surrounding properties. I have wanted to get my FFL for my whole adult life. I am passionate about firearms and this is the first step to go into business doing something I love.

## 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

3/26/24  
Date

Christian Huber

3/26/24

5.247912°E  
S 24.7912°E  
DRAINAGE DITCH

NOTE: THIS PROPERTY LIES IN A MINIMAL FLOOD RISK (ZONE X) AS SHOWN ON FEMA FLOOD MAP NUMBER 3720189001. EFFECTIVE DATE 10/3/2006.

DEED REFERENCE DEED BOOK 3782, PAGE 904

DEED REFERENCE DEED BOOK 3782, PAGE 904

MINOR SUBDIVISION APPROVAL

1. This survey was prepared in accordance with the provisions of the North Carolina Subdivision Act, Chapter 47E, and the North Carolina Department of Transportation, and the North Carolina Department of Transportation. This plan is subject to any and all conditions stated below and to all applicable laws, rules, regulations, and orders of the State Board of Public Safety or Board of Transportation.

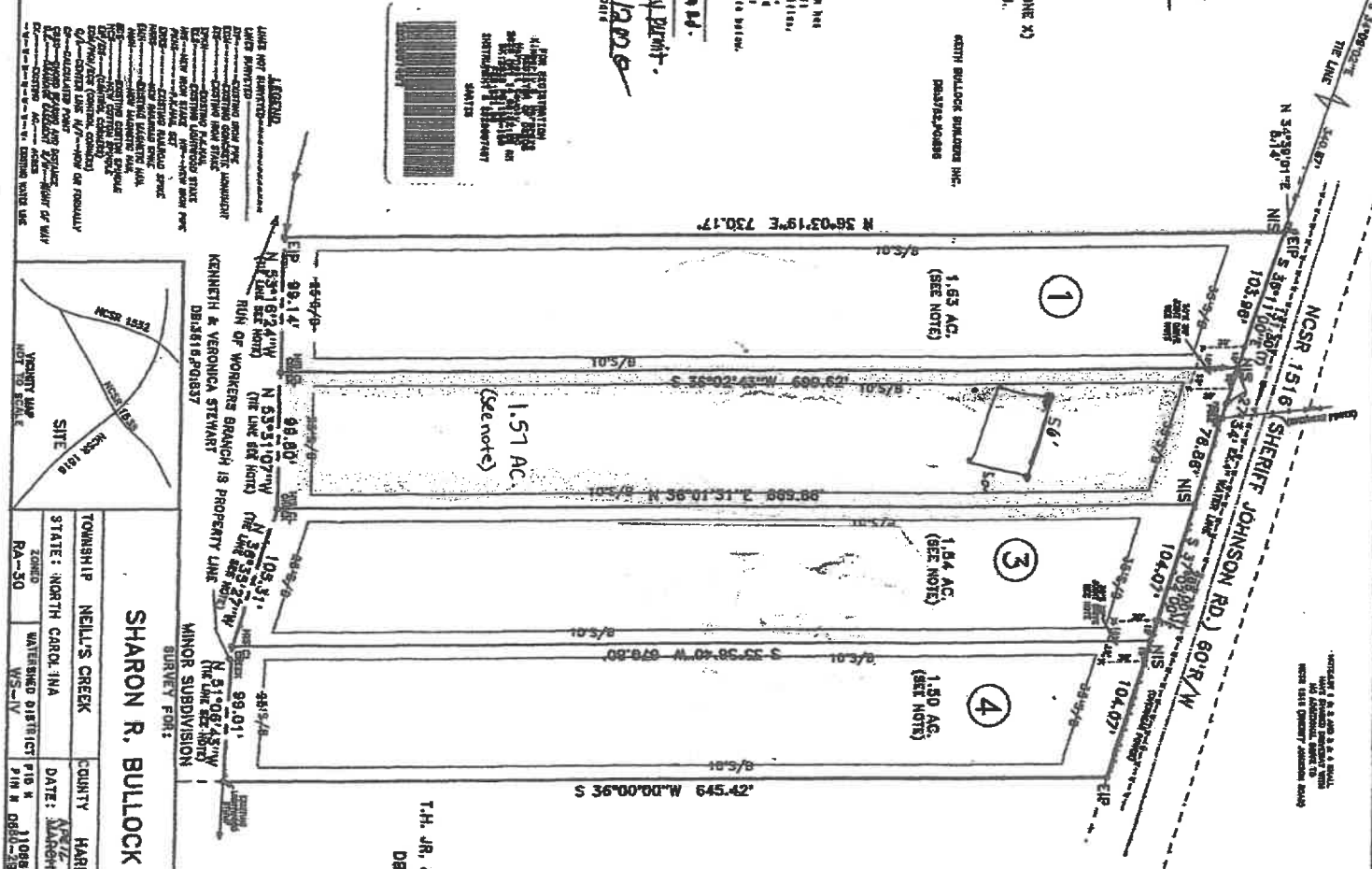
Public Utilities: W. W. W. Public Utilities of Johnston, N.C.

HEAD: Change of Use and Minor Subdivision

Surveyor: Sharon R. Bullock

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT  
PLAT NO. 1518  
DATE: 11/15/2020

NOTICE: THIS PROPERTY LIES IN A MINIMAL FLOOD RISK (ZONE X) AS SHOWN ON FEMA FLOOD MAP NUMBER 3720189001. EFFECTIVE DATE 10/3/2006.



<p>DEED REFERENCE DEED BOOK 3782, PAGE 904</p> <p>MAP REFERENCE PLAT BOOK 1, PAGE 310</p> <p>THE LINE IS CALCULATED FROM CORNER IN BRANCH TO CORNER IN BRANCH ACTUAL. LINE IS CENTRAL LINE OF BRANCH ALSO AREA IS CALCULATED TO THE LINE.</p>		<p>6.24 ACRES TOTAL IN MINOR S/D</p>	
<p>T.H. JR. &amp; JUDITH FOLWELL</p> <p>DR1510.P103</p>		<p>OWENSHARON R. BULLOCK</p> <p>72 OVERLOOK COURT</p> <p>ANGIER, NC 27501</p>	
<p>SHARON R. BULLOCK</p> <p>MINOR SUBDIVISION</p> <p>SURVEY FOR:</p>		<p>BENNETT SURVEYS</p> <p>F-1304</p> <p>1682 CLARK RD., LILLINGTON, N.C. 27046</p> <p>(910) 893-9592</p>	
<p>TOWNSHIP: NEILL'S CREEK</p> <p>COUNTY: HARNETT</p> <p>STATE: NORTH CAROLINA</p> <p>DATE: MARCH 21, 2020</p> <p>SCALE: 1/4" = 100'</p> <p>DRAWN BY: WRB</p> <p>CHECKED &amp; CLOSURE BY: AMB</p>	<p>DATE: MARCH 21, 2020</p> <p>SCALE: 1/4" = 100'</p> <p>DRAWN BY: WRB</p> <p>CHECKED &amp; CLOSURE BY: AMB</p>	<p>DATE: MARCH 21, 2020</p> <p>SCALE: 1/4" = 100'</p> <p>DRAWN BY: WRB</p> <p>CHECKED &amp; CLOSURE BY: AMB</p>	<p>DATE: MARCH 21, 2020</p> <p>SCALE: 1/4" = 100'</p> <p>DRAWN BY: WRB</p> <p>CHECKED &amp; CLOSURE BY: AMB</p>

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

**APPLICANT: Ryan & Kristan Huber**

**CASE NUMBER: BOA2403-0003**

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

May 13, 2024

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

**CASE NUMBER:** BOA2404-0003  
**APPLICANT:** Mark D. Garland  
**OWNER:** Mark D. Garland & Regenea L. Garland  
**LOCATION:** 210 Sonora Drive Lillington, NC 27546 (Woodshire Subdivision)  
**ZONING:** RA-20R Acreage: .42 PIN#: 0506-84-3262.000  
**LAND USE CLASSIFICATION:** Medium Density Residential / Military Corridor Overlay District

**REQUEST:** Gunsmithing

**AERIAL:**



**Directions from Lillington:** Travel NC 210 South out of Lillington – Turn right onto Anderson Creek School Road – Turn right onto Lemuel Black Road – Turn right onto Woodshire Drive – Turn right onto Sonora Drive - Property is located on the right. (210 Sonora Drive) – Woodshire Subdivision

**PHYSICAL CHARACTERISTICS**

- A. **Site:** There is an existing single family dwelling on this property.  
Property is located within a residential subdivision – (Woodshire Subdivision)
- B. **Surrounding Land Uses:** Surrounding land uses consist of residential homes.
- C. **Utilities:** Water – Public Sewer – Private Septic



**TRANSPORTATION:**

- Annual daily traffic count for Sonora Drive and Lemuel Black Road are unavailable.
- Site distances are good along Sonora Drive.

**BACKGROUND:**

- Applicant would like to conduct gunsmithing activities at the residence.
- 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.
- 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.

**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>OTHER USES</b>												
<b>Gunsmithing</b>	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.
- 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.
- 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.

## **ARTICLE IV. ZONING & OVERLAY DISTRICTS**

### **13.4 Required Review**

To ensure compliance with GS 160D-601 (b), notification to the military installation, by way of the Regional Land Use Advisory Council (RULAC) coordination agreement, shall be made on any adoptions or modifications to this Ordinance that may change or affect the permitted uses of land located within five (5) miles of a military installation. In addition, notification shall be made to the military installation on any development projects, including but not limited to subdivisions, site plans, telecommunications towers, windmills, and Special Use Permits, located within the same distance. The military installation, via RULAC, shall be afforded the opportunity to provide comment or analysis on such adoptions, modifications, or developments regarding compatibility. Any comments provided prior to the public hearing or other applicable final review shall be considered by the Board of Commissioners or approving body in rendering a final determination.

## **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/ ENVIRONMENTAL AND MILITARY AREAS**

**Military Corridor Buffer:** Critical and Important to Conserve Lands as identified by the Fort Liberty JLUSE within 1 mile of the base and parcels > 50 acres within ½ mile of Fort Liberty. Except those lands with existing or pending development (i.e. Lexington Plantation, Anderson Creek Club, Walmart), proposed Compact Mixed Use Areas, and lands east of Ray Road. Proposed development in these areas is meant to be reviewed by the Federal Government to ensure compatibility with Fort Liberty operations.

### **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 dwelling 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-6.1: Coordinate with Federal Government and Regional Land Use Advisory Committee to ensure that development in or near the Military Corridor Buffer areas included on the Future Land Use Map is compatible with Fort Liberty military operations.

**SITE PHOTOS**

**Site**



**Across Street**



**Street View**



**Street View**



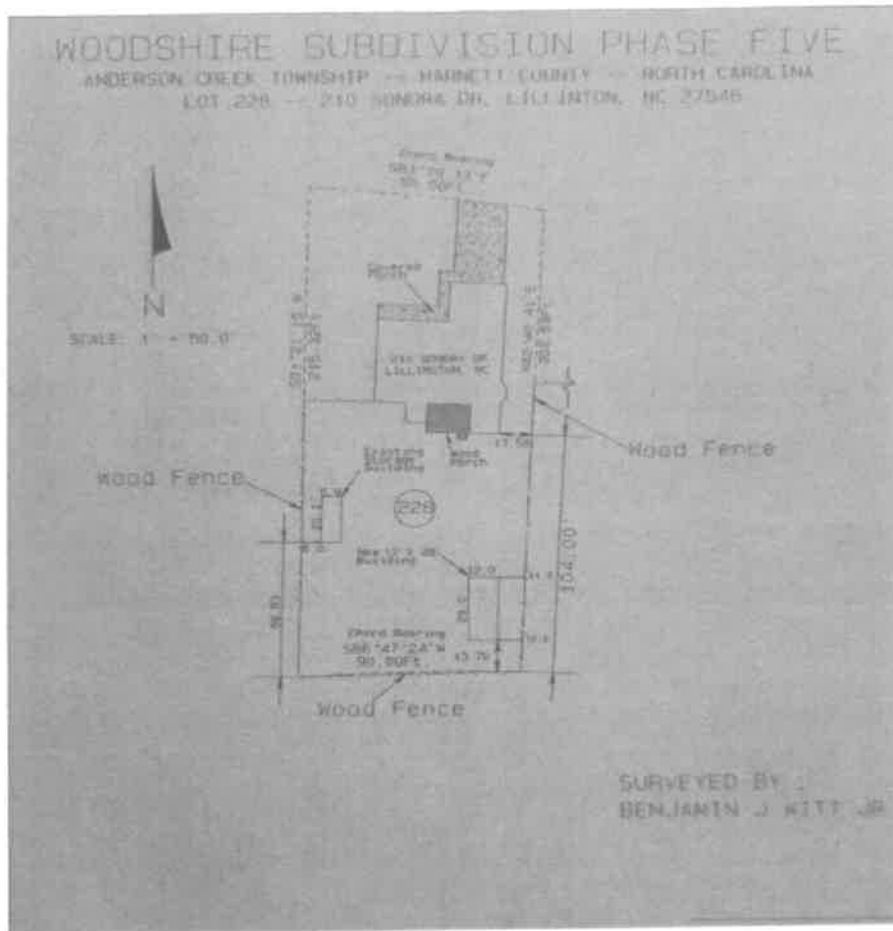
**Adjoining Property**



**Adjoining Property**



SUBMITTED SITE PLAN





# 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: \$250.00  
Receipt: \_\_\_\_\_  
Date Submitted: 04-10-24  
Meeting Date: 5-13-24  
Case #: BOA 2404-003

## Applicant Information

### Owner of Record:

Name: Mark D. Garland & Regeneea Garland <sup>(JB)</sup>  
Address: 210 Sonora Dr  
City/State/Zip: Lillington, NC 27546  
E-mail: mdgarland11@gmail.com  
Phone: 719-244-2492

### Applicant:

Name: Mark D. Garland  
Address: 210 Sonora Dr  
City/State/Zip: Lillington, NC 27546  
E-mail: mdgarland11@gmail.com  
Phone: 719-244-2492

## Property Description

PIN(s): 0506-84-3262.000 Acreage: 1 Acre 00 acres  
Address/SR No.: 210 Sonora Drive Lillington  
Directions from Lillington: Please see the attached direction sheet

*Sl 2537 Sonora Dr*

Deed Book: 2007 Page: 948

Plat Book: 2007 Page: 948

Zoning District: RA2UR

Township: Anderson Creek Township

Flood Plain & Panel: N/A <sup>(JB)</sup>

Watershed Dist: N/A <sup>(JB)</sup>

Water:  Public (Harnett County)  
 Private (Well)

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

## Requested Use:

Special Use for A Gunsmithing shop to manufacture, maintain and customize firearms

## Required Information:

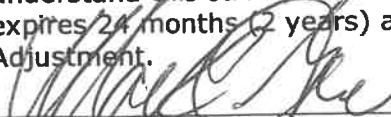
- Is an Erosion and Sedimentation Control Plan required?  No  Yes  
If yes, is one on file?  No  Yes (Please attach a copy to your application)
- It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. 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

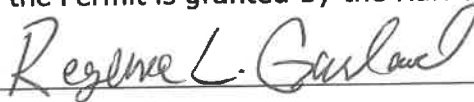
**SKETCH PLAN REQUIRED:** Provide a sketch plan along with application. It is strongly encouraged that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

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

  
 Regene L. Garland

2024/04/10  
 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? I have recently retired from the US Army and would like to establish a business that builds and Maintain firearms for the residents of North Carolian
2. How will this use benefit the citizens of Harnett County? To give the residents of North Carolina another, local Gunsmith Where they can take the guns for repair and maintenance. Since the Mad Customs Arms relocated their operations out of state, my shop would fill the void created when they left.

## 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? I dont see where my shop would really affect the neighbouhood. There might be the occassional noise from a machine, but the noise is no greater than hand tools or table saws. I would be respect time of day and ensure that my noise is limted to my hours of operatons to 9am-5pm.

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

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Typical residential 2 car drive way.
5. Describe the drainage of this property. My Property sits on a ridge with excellent drainage. None the hurricanes have ever flooded my property.
6. How is your trash and garbage going to get to the landfill? Trash is picked up every Monday and Thursday by Don's Trash. Any additional trash removal will be done by me taking trash to the local Harnett Landfill which is 1 mile away.

## 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? my drive way exits into an intersection of Woodshire and Kimbrough Drs. The nearest drive is 100 feet way (estimate)

## General

9. How many employees will this development employ? just myself for now.
10. What is the estimated investment of the development? \$25,000-\$35,000
11. What experience do you have in the proposed field? I have 37 years of firearms experiance and 10 years gunsmithing experiance. I am also a graduate of Sonoran Desert Institue's School of Firearms technology.

## Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. In all honesty I woiuld be willing to meet almost any conditions. I did not expect to have to request this permitt for a shop on my property. That being said, this is what I want to do in my reitirement so I am learning and willing to comply with local, state and federal requirements for my Federal Firearms License.
13. Additional comments the Board should consider in reviewing your application: My goal is to build this business to the point I can move out of a backyard shop and into a retail space in the future and become a valued member of Harnett County.

# Action by the Board of Adjustment


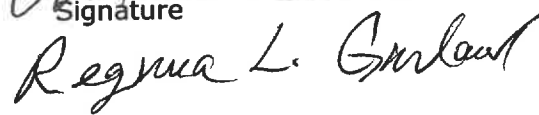
The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With 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:

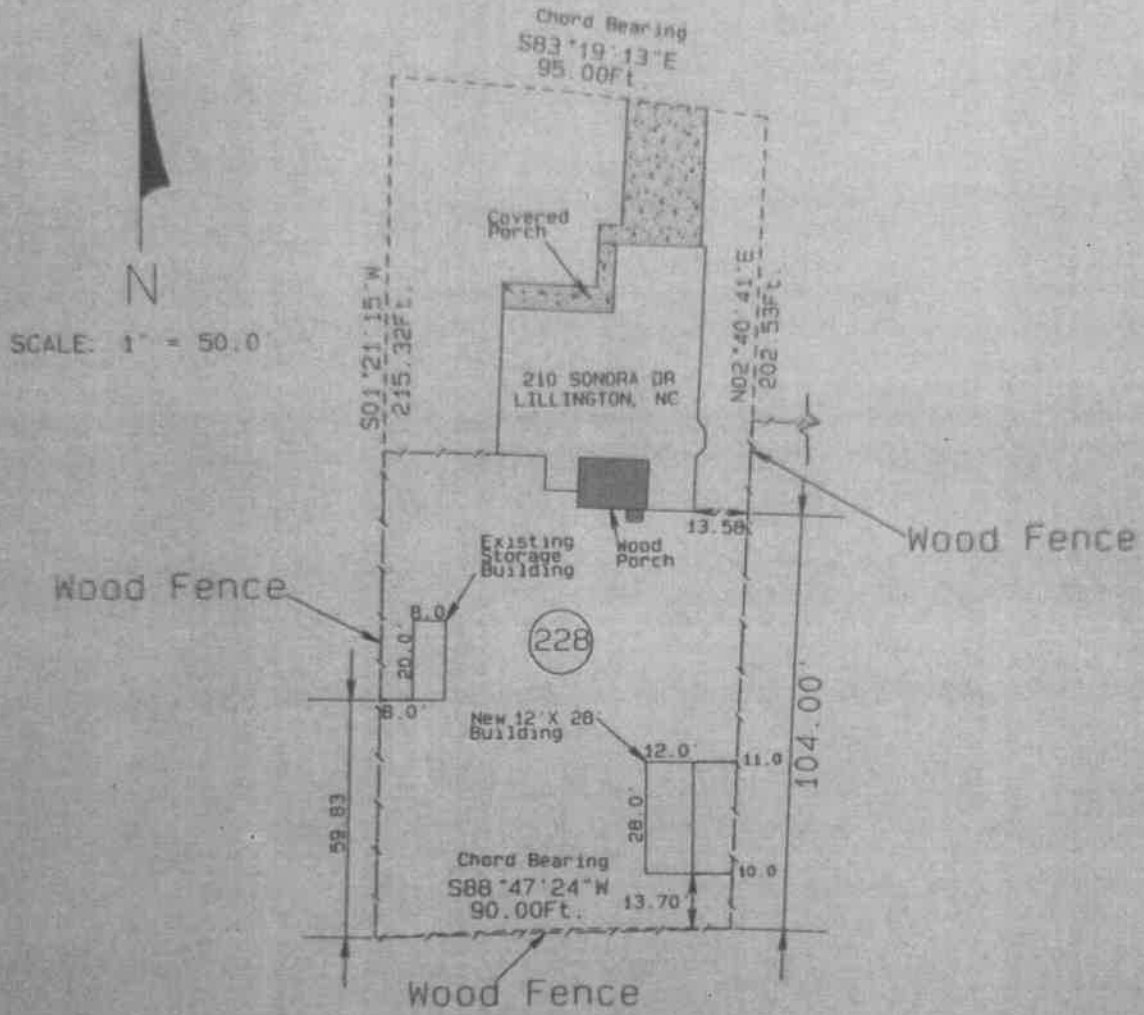
  
Signature \_\_\_\_\_ Date 2024/04/10  




# WOODSHIRE SUBDIVISION PHASE FIVE

ANDERSON CREEK TOWNSHIP -- HARNETT COUNTY -- NORTH CAROLINA

LOT 228 -- 210 SONORA DR, LILLINGTON, NC 27546



SURVEYED BY :  
BENJAMIN J WITT JR

WOODSHIRE SUBDIVISION PHS  
ANDERSON CREEK TOWNSHIP  
HARRITT CO - NORTH CAROLINA

LOT 228  
210 SONDER DR  
LITTLETON NC 27546

06 OCT 2023

PC M - B WITT

6-300

ZIO SONORA DR WILMINGTON NC 27546

REMARKS

- PER MR MARK GARLANDS PROPERTY OWNER HE HAS PLACED A 12X28 BUILDING IN THE SE CORNER OF HIS PROPERTY

- SET UP TOTAL STATION TO MEASURE BOUNDARY PER PLAT GIVEN

- FOUND ALL IRON RODS PREVIOUSLY SET BY OTHERS

- COMPLETED SURVEY OF EXISTING CONDITIONS AND STRUCTURES WITH TOTAL STATION

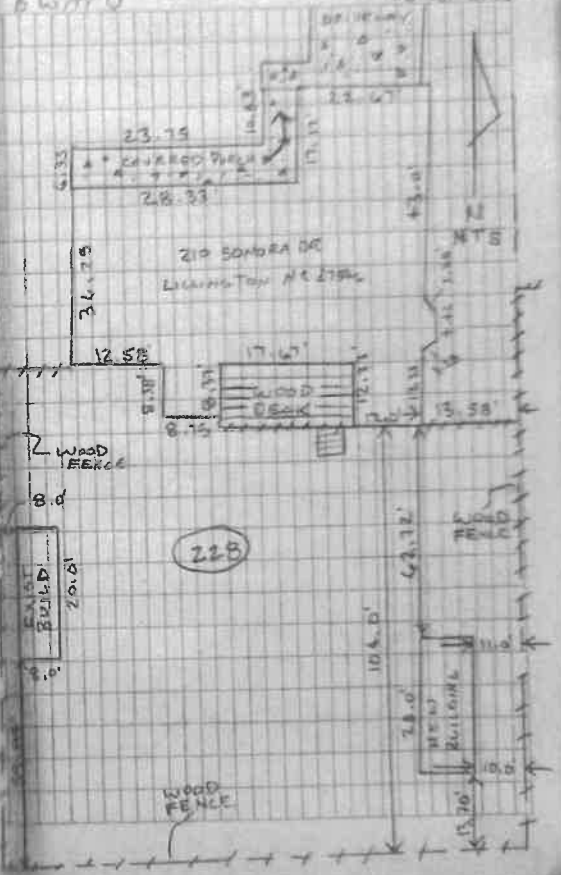
- COMPLETED HAND MEASUREMENTS OF HOME STRUCTURE - MEASUREMENTS ON NEXT PAGE 7-300

- BOUNDARY SURVEY PG 8-300/9-300

7-300

B. WITT D

06 OCT 2003



B-340

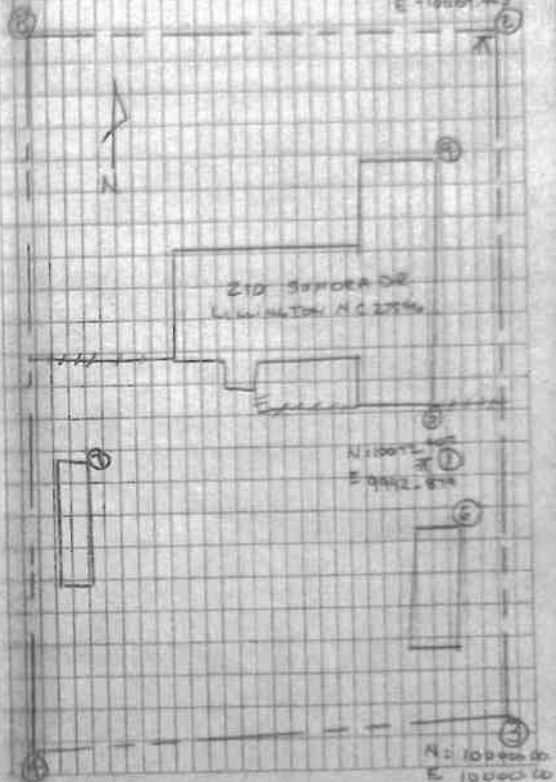
ZID SONORA DR. WILMINGTON NC 27346

STA	MOZ	X	DIST	RMKS
				TRAVERSE PNT
①				
②	00-00-00		130.96	NE IRF POB
③	167-06-32		72.76	SE IRF COR
④	220-50-23		111.30	SW IRF COR
⑤	349-55-55		32.15	SE COR HOUSE
⑥	170-20-37		30.16	NE COR NEW BUILDING
⑦	267-15-25		65.25	NE COR EXIST BUILDING
⑧	00-00-00			
⑨	89-24-17		94.96	NW IRF COR
⑩	17-54-20		35.48	NE COR HOUSE

9-300

X TRIMBLE TOTAL STATION B-WITT 060013

N = 10000.398  
E = 10000.463



N = 10000.398  
E = 10000.463

## 1. INTRODUCTION AND DEFINITIONS

### Det 10

- A. Definitions of PSYOP, official and unofficial
- B. Expansion of scope in the twentieth century
- C. New concepts: disinformation, active measures
- D. Propaganda

### Det 20

- E. How the mechanisms of PSYOP work, with examples
- F. New applications--low-intensity conflict, unconventional warfare
- G. Domestic applications-rallying public support

## 2. PSYOP APPLICATIONS IN HISTORY

### Det 30

- A. Judith and Holofernes
- B. Ghengis Khan
- C. American Revolution propaganda

### Det 40

- D. World War I and the beginning of PSYOP expansion
- E. Nazi propaganda
- F. The postwar situation

## 3. SOVIET PSYOP

### Det 50

- A. Philosophical base
- B. General methodology of the Soviet PSYOP approach
- C. The Soviets PSYOP machinery
  - 1. International Department
  - 2. Propaganda Department
  - 3. KGB

### Det 60

- D. Active measures and how they work-examples
- E. Soviet propaganda failures
- F. The program under Gorbachev
  - 1. New approaches
  - 2. Old approaches continued

## 4. UNITED STATES PSYOP

### Det 70

- A. The contemporary environment
- B. Historical background, beginning with World War II
- C. The U.S. PSYOP record
- D. Needs for improvement in current policy

## 5. CONCLUSIONS

## 6. ENDNOTES

**Directions from Lillington, NC to 210 Sonora Dr, Lillington, NC 27546**

**Lillington**

**Head east toward S 1st St**

**384 ft**

**Turn right onto S 1st St**

**220 ft**

**Turn right onto E Front St**

**443 ft**

**Turn left onto S Main St**

**0.4 mi**

**Turn right onto W Old Rd**

**0.6 mi**

**Turn left onto NC-27 W**

**4.1 mi**

**Turn left onto Autry Rd**

**2.7 mi**

**Turn left onto Norrington Rd**

**1.5 mi**

**Turn left onto Darroch Rd**

**0.5 mi**

**Turn right onto NC-210 S**

**2.1 mi**

**Turn right onto Anderson Creek School Rd**

**0.4 mi**

**Slight right onto Lemuel Black Rd**

**3.8 mi**

**Turn right onto Woodshire Dr**

**295 ft**

**Turn right onto Sonora Dr**

**Destination will be on the right**

**0.2 mi**

**210 Sonora Dr, Lillington, NC 27546**

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

**APPLICANT: Mark & Regenea Garland**

**CASE NUMBER: BOA2404-0003**

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  
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



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...

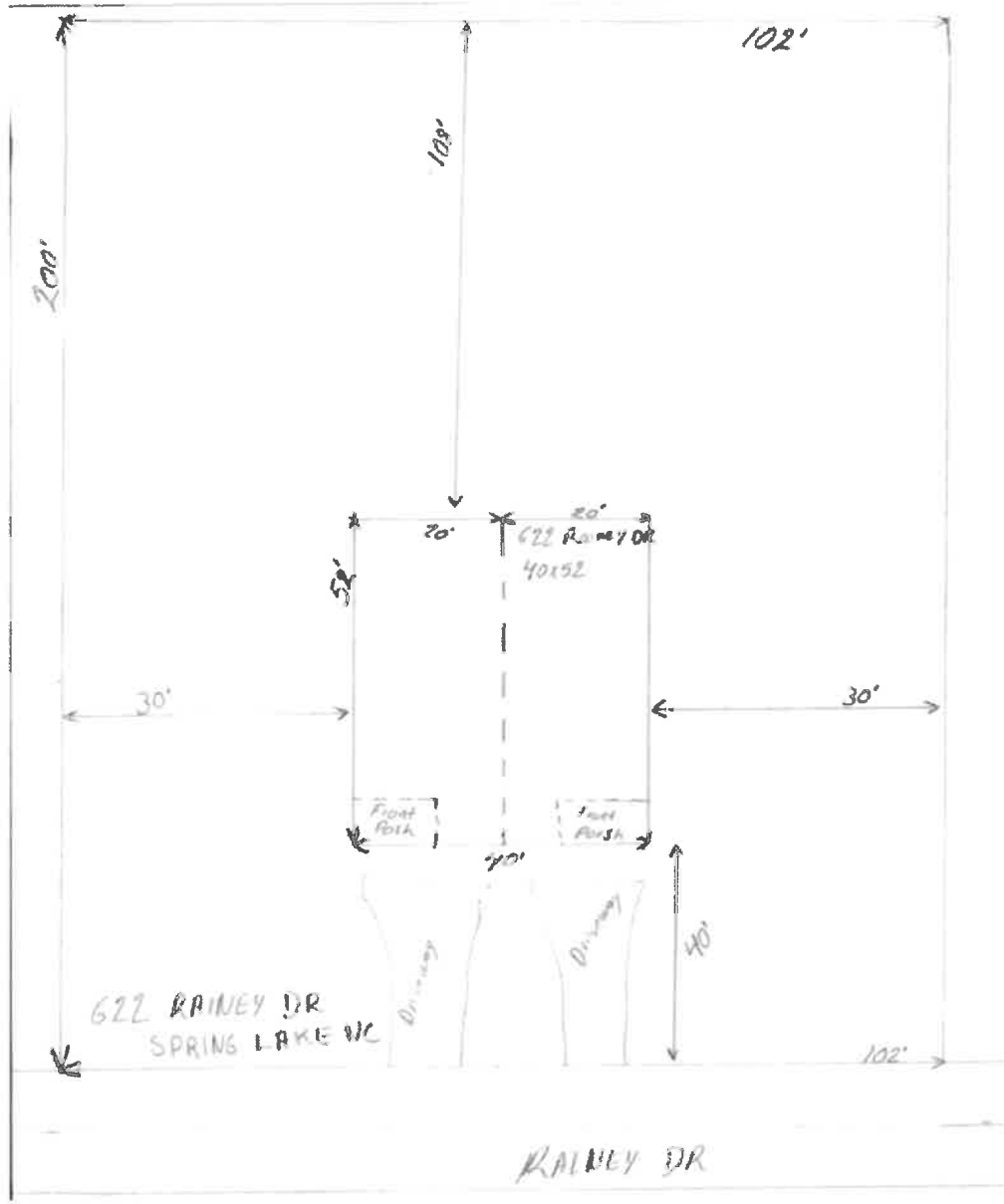


Similar Structure Located  
Within Site Distance

Similar Structure Located  
335 Feet From Requested Site



SUBMITTED SITE PLAN





# 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: \_\_\_\_\_  
Receipt: BoA-2404-0002  
Permit: \_\_\_\_\_  
Date: mtg = 5/13/24

## Applicant Information

### Owner of Record:

Name: Jaime Investments, Inc  
Address: 2514 Watson Ave  
City/State/Zip: Sanford, NC 27332  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

### Applicant:

Name: Jaime Investments + Harnett Co Development Services  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

## Property Description

PIN(s): 0514 50 1649  
Address/SR No.: 622 + 626 Rainey Dr  
Directions from Lillington: \_\_\_\_\_  
Acreage: 0.45 acres

Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_ Plat Book: MB 7 Page: 119  
Existing Zoning: RA-20M Township: Anderson Creek

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

Art II, Sect 2.1B (pg 150)

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

- Decided Acreage shows 1.0 ac and calculated acreage is 0.45.
- Calculated is the actual land size but was mis-read when permit was issued.

## 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:

*Jaime Investments INC* 4-8-24  
Property Owner Signature Date

Authorized Agent Signature

Date

*David Perez Duff*

---

---

**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.

**HARNETT COUNTY BOARD OF ADJUSTMENT  
VARIANCE WORKSHEET**

**APPLICANT: Jaime Investments, Inc. & HC Development Services**      **CASE NUMBER: BOA2404-0002**

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. \_\_\_\_\_