

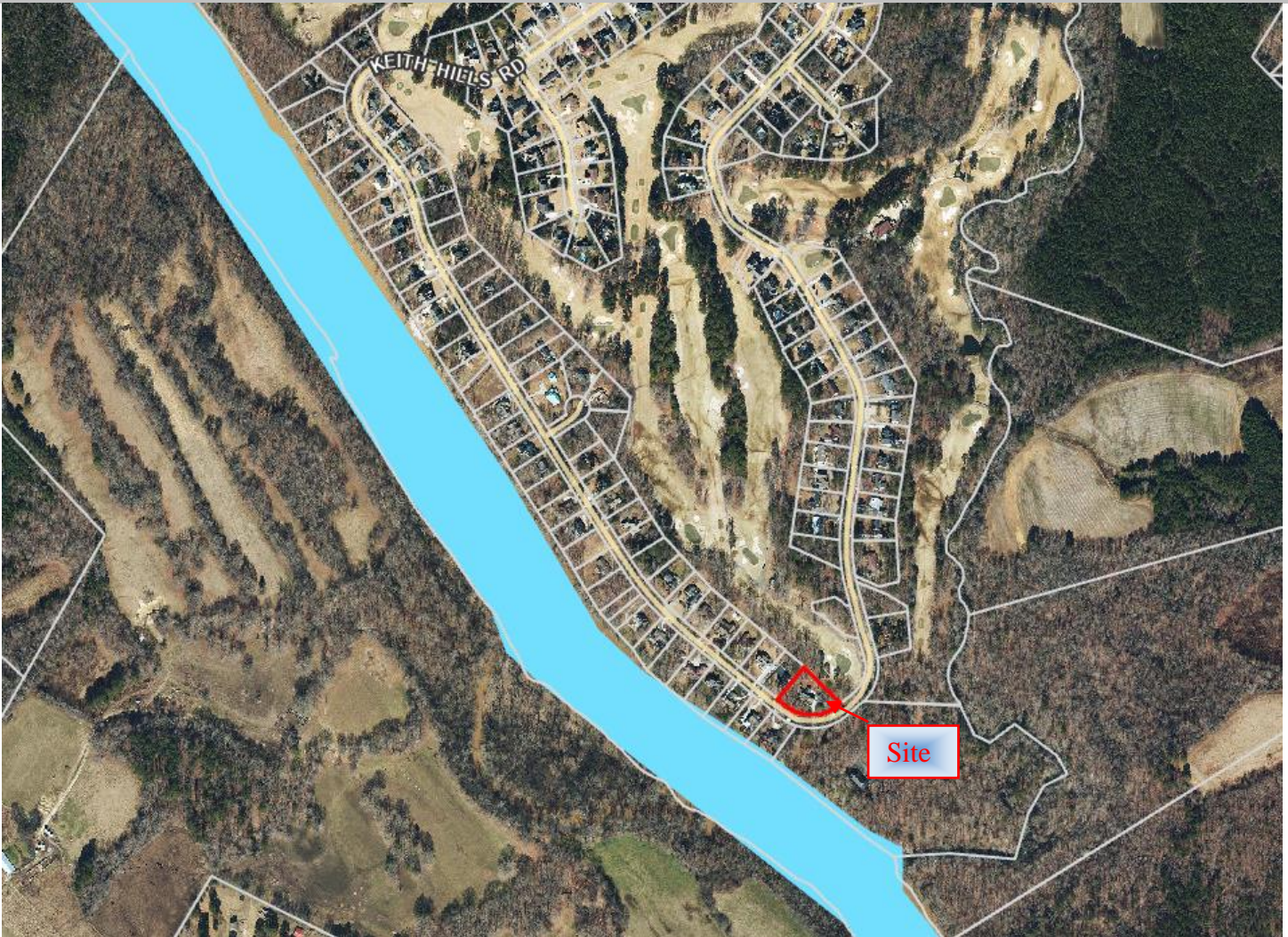
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
February 10, 2025

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

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

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

AERIAL:



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

## PHYSICAL CHARACTERISTICS

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

## BACKGROUND:

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

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE IV. ZONING & OVERLAY DISTRICTS

#### SECTION 14.0 DIMENSIONAL REQUIREMENTS

##### 14.2 Residential Zoning Minimum Dimensional Requirements

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

## ARTICLE VI. GENERAL DEVELOPMENT STANDARDS

### SECTION 3.0 ACCESSORY STRUCTURES

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

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

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

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

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

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

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

F. Portable Storage Units for Residential Purposes

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

SITE PHOTOS

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



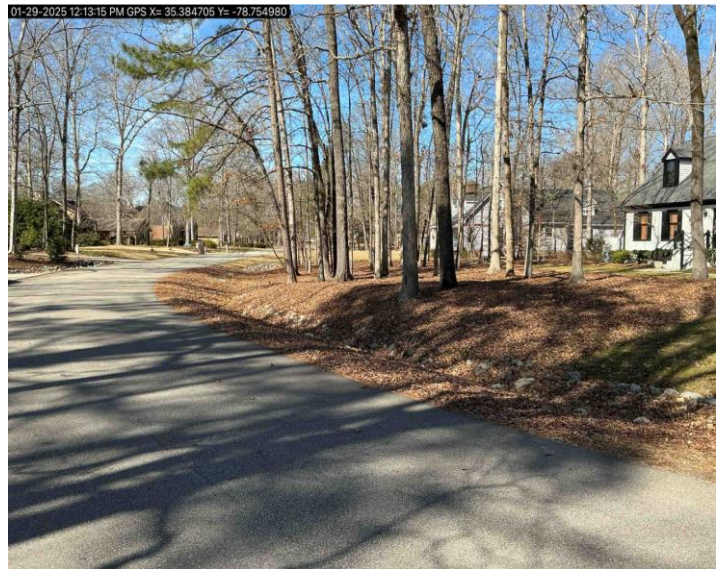
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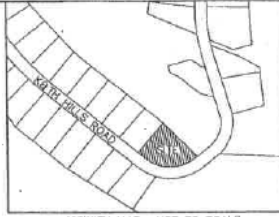
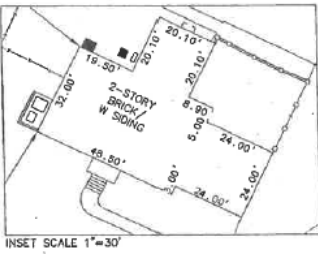
# SUBMITTED SITE PLAN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	203.00 (203')	290.16 (289.94')	786.08	S 88°56'57" W	81°53'45"

N/F  
DREW A. FAIRCHILD  
DB 943 PG 0319  
PIN 0579-25-7410.000

N/F  
JAMES A. POTTER &  
MICHELLE POTTER  
DB 3763 PG 0052  
PIN 0579-25-7392.000

N/F  
REGISTER WANDA M  
DB 1402 PG 0473  
PIN 0579-25-8294.000



SITE DATA:  
RANDALL TERANCE MCLEAN  
TAMSEN AMOH MCLEAN  
DB 4203 PG 1351  
PB 19 PG 49  
PIN 0579-35-0108

SCALE 1"=30'  
DRAWN BY SP  
CHECKED BY SP  
FIELD SURVEYING PLLC  
44 E. 50TH  
NORFOLK, VA 23502  
PHONE 757-647-2122  
NO. LICENSE #P-2019

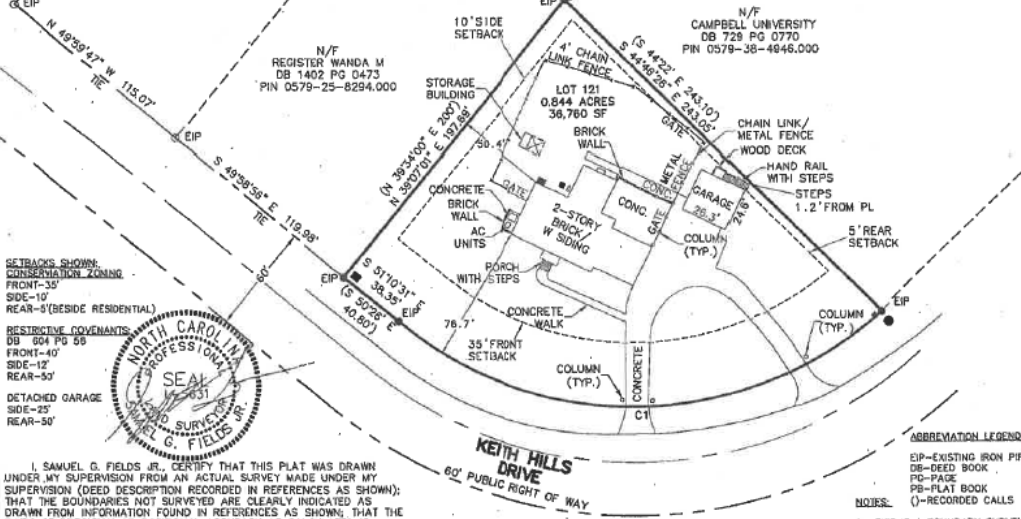


RANDALL MCLEAN  
REGISTERED PROFESSIONAL SURVEYOR  
LICENSE NO. 10234  
EXPIRES 12/31/2024

RANDALL MCLEAN PROPERTY  
NORTH CAROLINA

BOUNDARY SURVEY FOR FCR  
RANDALL MCLEAN PROPERTY  
NORTH CAROLINA

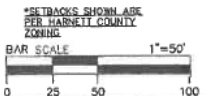
PROJECT# 28-009  
DATE 11/23/25  
FILE NAME 28-009\_SURVEY\_49  
DRAWN CLOSURE  
PAGE 1 OF 1



- SYMBOL LEGEND**
- - GAS METER
  - - ELECTRIC PEDESTAL
  - - WATER METER
  - - SANITARY SEWER MANHOLE
  - - TELEPHONE PEDESTAL
  - - REBAR FOUND (UNLESS NOTED)
  - - #5 REBAR SET (UNLESS NOTED)
- LINE LEGEND**
- - PROPERTY LINE
  - - - - - ADJOINING PROPERTY LINE
  - - - - - RIGHT-OF-WAY LINE
  - - - - - ROAD CENTERLINE
  - - - - - EDGE OF PAVEMENT
  - - - - - FENCE (TYPE AS NOTED)

- ABBREVIATION LEGEND**
- EIP-EXISTING IRON PIPE
  - DB-DEED BOOK
  - PB-PAGE
  - PB-PLAT BOOK
  - ( )-RECORDED CALLS

- NOTES**
1. THIS IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND.
  2. SUBJECT PROPERTY IS IN 0.2% ANNUAL CHANGE OF FLOOD PER FEMA FIRM MAP NUMBER 37200568001 LAST REVISED NOVEMBER 03, 2009.
  3. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS HORIZONTAL DATUM - NCGSPCS (NAD 83/2011) VERTICAL DATUM - NAVD 83.
  4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  5. AREAS BY COORDINATE METHOD.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



SETRBACKS SHOWN: CONSERVATION ZONING  
FRONT-35'  
SIDE-10'  
REAR-5'(BESIDE RESIDENTIAL)

RESTRICTIVE COVENANTS:  
DB 604 PG 55  
FRONT-40'  
SIDE-12'  
REAR-50'

DETACHED GARAGE  
SIDE-25'  
REAR-50'

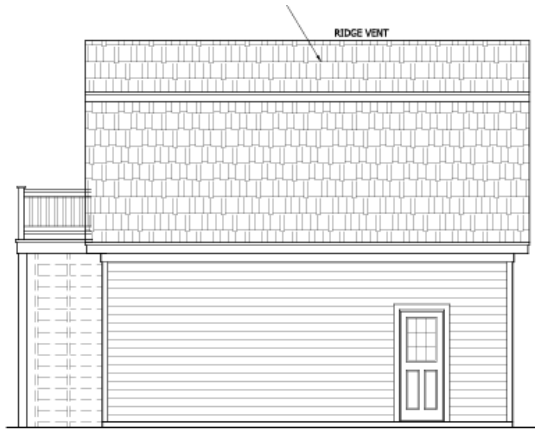


I, SAMUEL G. FIELDS JR., CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO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

*Samuel G. Fields Jr.* 1/23/25  
SAMUEL G. FIELDS JR. NCPLS L-5631 DATE

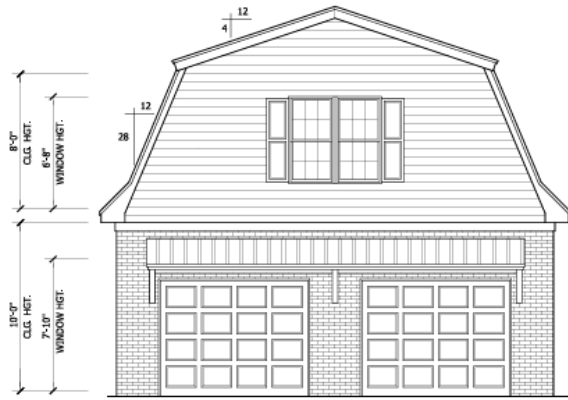






**LEFT SIDE ELEVATION**

SCALE 1/8"=1'-0"



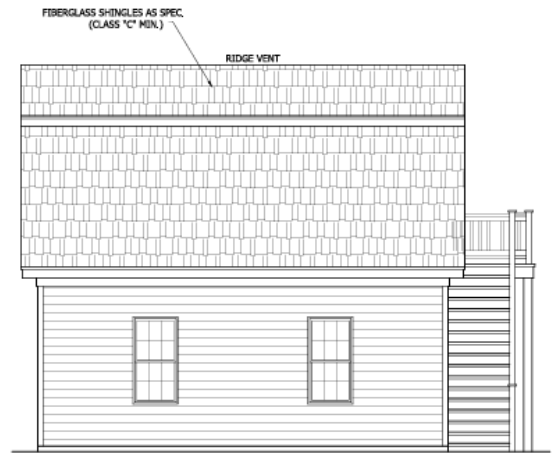
**FRONT ELEVATION**

SCALE 1/4"=1'-0"



PROVIDE STEPS  
AS PER GRADE

**REAR ELEVATION**



**RIGHT SIDE ELEVATION**