

PO Box 65 420 McKinney Parkway Lillington, NC 27546

> Ph: 910-893-7525 Fax: 910-814-6459

MEMORANDUM

TO:

Harnett County Board of Adjustment Members

FROM:

Teresa Byrd, Senior Dept. Support Specialist/Board Clerk Amd

DATE:

August 29, 2025

RE:

Monday, September 8, 2025 Meeting

On this meeting agenda, there are the following:

- A Banquet Hall in an RA-20M, RA-30 & RA-40 Zoning District.
- A Manufactured Home Sales Office in an RA-20R Zoning District.
- An Arcade Center in a Commercial Zoning District.
- A Variance of 7 foot from the 25-foot requirement for the rear left corner property line.

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 September 8, 2025 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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

Special Use

1. BOA2507-0001. Joshua Gray Baker & Tristan Baker Moorer TIC / Pratyush Kumar. A Banquet Hall in an RA-20M, RA-30 & RA-40 Zoning District; Pin #'s 0626-70-2150.000, 0625-79-5881.000, 0625-79-5535.000, 0625-79-8693.000; 11.33 acres (consisting of 4 parcels); Buckhorn Township; NC Hwy 42.

13. Approval of Minutes

- 2. BOA2507-0003. Anderson Creek MHP Spring Lake NC LLC. A Manufactured Home Sales Office in an RA-20R Zoning District; Pin # 0515-60-0690.000; .48 acres; Anderson Creek Township; SR # 1156 (Archie St).
- 3. BOA2507-0004. Louis & Ginger Horton. An Arcade Center in a Commercial Zoning District; Pin # 0505-72-5588.000; 1.0 acres; Anderson Creek Township; SR # 1121 (Ray Road).

Variance

4. BOA2508-0001. Shirley Worthy C/O Charles Worthy / Tony Tyler. The applicant is requesting an 7-foot variance from the left rear corner setback requirement of 25 feet; Article IV, Section 14.2; RA-20R Zoning District; Pin # 0505-49-6707.000; .25 acres; Anderson Creek Township; Off SR # 1117 (Nursery Road on Pecan Drive).

HARNETT COUNTY BOARD OF ADJUSTMENTS September 8, 2025

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

CASE NUMBER: BOA2507-0001 APPLICANT: Pratyush Kumar

OWNER: Joshua Gray Baker & Tristan Baker Moorer TIC LOCATION: Stone Mason Drive Holly Springs, NC 27540

ZONING: RA-20M / RA40 Combined Acreage: +/- 11.01 acres

LAND USE CLASSIFICATION: Rural / Agricultural

NC WATERSHED: High Quality Watershed

REQUEST: Social Hall Activities / Weddings - Corporate & Social Gatherings

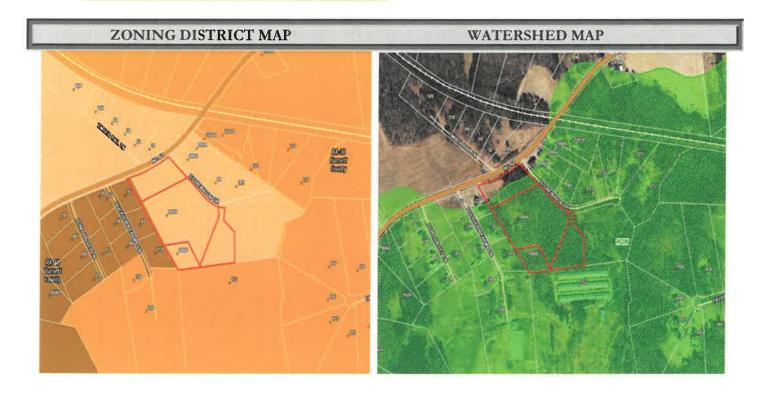
Food & Beverage Served with Accommodations for Brides & Grooms

AERIAL: PIN #'s 0626-70-2150.000 / 0625-79-5881.000 / 0625-79-5535.000 / 0625-79-8693.000



Directions from Lillington: Travel US 401 North toward Fuquay Varina – Turn left onto Christian Light Road – Turn left onto Cokesbury Road – Turn left onto Ball Road – Turn right onto NC 42 - Properties are located on the right just after passing Buckhorn Farms Lane.

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



PHYSICAL CHARACTERISTICS

- A. Sites: Currently contain two residential structures along with natural vegetation and forestry products.
- B. Surrounding Land Uses: Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities: Water Public (Available Via NC 42) Sewer Private

TRANSPORTATION:

- Annual daily traffic count for Stonemason Drive is unavailable; however, the section of NC 42 that intersects Stonemason Drive is 4000 vehicle trips per day.
- Site distances are poor along this section of NC 42 due to elevation changes and curvature of the roadway.





BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Social Hall facility.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- As part of the technical review process, the applicant may be required to improve the property or obtain additional permits to meet the developmental requirements listed within the Harnett County Unified Development Ordinance. Improvements can include, but are not limited to, an improved parking area, installation of buffering surrounding the site, an approved NCDOT driveway permit, engineered plans for utility layouts, a fire flow test, and installation of a fire hydrant. Other departments involved in the development review process include Harnett Regional Water, Environmental Health, Fire Marshal, E911/Addressing, and Building and Inspections.
- It is strongly encouraged that the applicant recombine the properties into one parcel.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final
 approval and the issuance of a certificate of occupancy.
- Due to the property being located within the High-Quality Watershed, state agencies will be included in the review and permitting process of the development.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	II	COMM	0&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
SOCIAL INSTITUTIONS		a i							X P		ELV.	
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			s	S	s	s	1 per 200 sq. ft.	2	A-3

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

VISION

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

FUTURE LAND USE CATEGORIES/ AGRICULTURAL AND RESIDENTIAL AREAS

Rural / Agricultural: Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low-density single family residential up to one dwelling per acre.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

LU-4: Encourage commercial recruitment (including retail and restaurants) to address leakage trends.

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

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

SITE PHOTOS















Adjacent Property

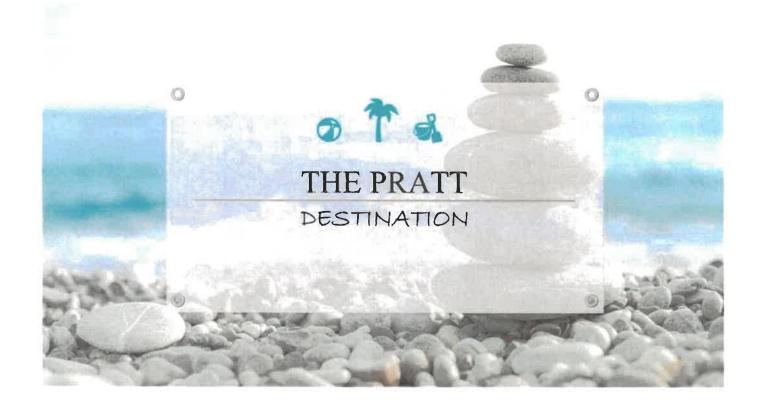


Street View





SUBMITTED SITE PLAN















Non-Residential Special Use Permit

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

Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$ 700 Receipt: Date Submitted: 7-14-35 Meeting Date: Case #: 3013507-001
Applicant Information Owner of Record: Name: Joshua Gray Baker & Tristan Baker Moorer TIC Address: 9864 & 9866 NC 42 City/State/Zip: Holly Springs NC 27540 E-mail: javy9656@yahoo.com Phone: 919.803.9192 Applicant: Name: Name: Address: 4729 Wooded Ridge Rd City/State/Zip: Raleigh NC 27606 E-mail: theprattvillas@gmail.com Phone: 919-536-8960
Prope0626-70-2150.000, 0625-79-5881.000, PIN(s): 0625-79-5535.000 & 0625-79-8693.000
Requested Use: Banquet Hall for marriages, corporates, social gathering etc. with food & beverages serving and phase II with some accommodations for brides & grooms etc.
Required Information: 1. Is an Erosion and Sedimentation Control Plan required? X No

NAME OF REAL PROPERTY.	Chahamant
written	Statement

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

** Applicant is required to answer the following questions energy countries and the second energy countries are second energy countries.
Public Convenience & Welfare
1. Why are you requesting this use? We are planning to build an event center to host the private events like marriages etc as well as Corporate events. This will provide a place for the residents of Harnet county and nearby cities/counties to utilize this great venue for their private events and not to travel far.
2. How will this use benefit the citizens of Harnett County? The Harnett County citizens will be able to host their private events - Marriages/Milestone Birthdays etc. This will also bring in the Corporates to do their Corporate Events/Trainings. This may ultimately bring in more business for the citizens of the county.
On-site & Surrounding Land Uses
3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why and how it will or will not affect the surrounding areas? This is a larger piece of land and have enough buffer area for plantings. One side of it is the Road, other side is a horse stable. One side has few homes, we will have good plantation area for privacy and sound.
Utilities, Access Roads, Drainage, etc
4. Describe the driveway (width and surface) that you will be using to enter and exit the property A driveway of 15 ft or more will be built with Ashphalt/gravel and follow all the guidelines including the Fire truck guidelines and other codes as needed. Please refer to the high level diagram submitted with the proposal
5. Describe the drainage of this property. The Drainage will be as per code.
 How is your trash and garbage going to get to the landfill? There is already a private Trash and lanfill service available who will be contracted for the purpose.
Traffic
7. Describe the traffic conditions and sight distances at the State Road that serves the property. This property sits on NC 42 so an easy access to the main road. There is low traffic currently on that road
8. What is the approximate distance between your driveway and the next nearest driveway or
intersection? Over 20 ft approximately is the distance to other driveways
General 5 - 10 Part Time/Full Time Employees
9. How many employees will this development employ? 5 - 10 Part Time/Full Time Employees 3 Million - 5 Millions including all phases
10. What is the estimated investment of the development:
Conditions
12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
13. Additional comments the Board should consider in reviewing your application:
13. Additional Comments the bodic should deficie with the property of the podicing should defice a should deficie with the podicing should defice a should define a should defice a should defice a should define a should def



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:					
Receipt:					
Date Submitted:					
Meeting Date:					
	ase #:				
Applicant Information Owner of Record: Name: Joshua Gray Baker & Tristan Baker Moorer TIC Address: 9864 & 9866 NC 42 City/State/Zip: Holly Springs NC 27540 E-mall: Phone:	Applicant: Name: Address: 4729 Wooded Ridge Rd City/State/Zip: Raleigh NC 27606 E-mail: theprattvillas@gmail.com Phone: 919-536-8960				
Property Description PIN(s): 050626 0048 04 Address/SR No.: 9864 & 9866 NC 42 Holly Springs NC Directions from Lillington:	Acreage: 11				
Deed Book: 04261 Page: 0903 Zoning District: RA-20M/RA-40M Flood Plain & Panel: Water: Public (Harnett County) X Private (Well)	Plat Book: 2017 Page: 173 Township: Buckhom Watershed Dist: Public (Harnett County) Private (Septic Tank				
Requested Use: Special Use for					
Required Information: 1. Is an Erosion and Sedimentation Control Plan requi If yes, is one on file? No Yes (Please att	acti a copy to your applications				
2. It is recommended that all non-residential development concerning driveways and other traffic issues for each pate of Meeting:NCDOT Con	ach project. Has this been done? No Yes				
3. Is a Driveway Permit required? ☐ No ☐ Yes If yes, is one on file? ☐ No ☐ Yes (Please att					
4. Have you contacted applicable local, state, and fed possible code compliance issues? No Yes	eral agencies regarding building, fire, and other				

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:	Pratyush Kumar	Jul 10 2025
** I have received and read the above statement.	Signature	Date

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

knowledge; and by accepting this application and to the provisions County. Any VIOLATION of the terror and this structure is not to	TIFY that the information contained he Permit (if approved) shall in every resofthe Statutes and Ordinances regulations above stated immediately REVOK to be occupied until a CERTIFICATE OF the date the Permit is granted by the	espect conform to the ating development in I (ES this Permit. I furt FOCCUPANCY is issue	Harnett her d. This Permit
Adiustment.	Tristan Baker Moorer	07/11/25	07/11/25
Joshua Gray Baker Property Owner(s) Signature		Date	

Written Statement

Written Statement	** Please print answers
** Applicant is required to answer the following qu	uestions under oath at the Board of Adjustment Meeting - Please print answers **

Public Convenience	8 Ł	Welfare
---------------------------	------------	---------

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On-site & Surrounding Land Uses

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Utilities, Access Roads, Drainage, etc...

- 4. Describe the driveway (width and surface) that you will be using to enter and exit the property. A driveway of 15 ft or more will be built with Ashphalt/gravel and follow all the guidelines including the Fire truck guidelines and other codes as needed. Please refer to the high level diagram submitted with the proposal
- Describe the drainage of this property. The Drainage will be as per code.
- How is your trash and garbage going to get to the landfill? There is already a private Trash and lanfill service available who will be contracted for the purpose.

Traffic

- Describe the traffic conditions and sight distances at the State Road that serves the property. This property sits on NC 42 so an easy access to the main road. There is low traffic currently on that road
- 8. What is the approximate distance between your driveway and the next nearest driveway or intersection? Over 20 ft approximately is the distance to other driveways

- 9. How many employees will this development employ? 5 10 Part Time/Full Time Employees
- 10. What is the estimated investment of the development? 3 Million 5 Millions including all phases
- 11. What experience do you have in the proposed field? We organize large events, ex. 2nd largest event in Cary We own The Pratt Villas and host the Guests & Corporate Employees for their housing needs

Conditions

13. Additional comments the Board should consider in reviewing your application:	
12. State any conditions that you would be willing to consider as part of the approved Special Us	
The suproved Special U	se Permit.

NON-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

Action by the Board of Adjustment

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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.

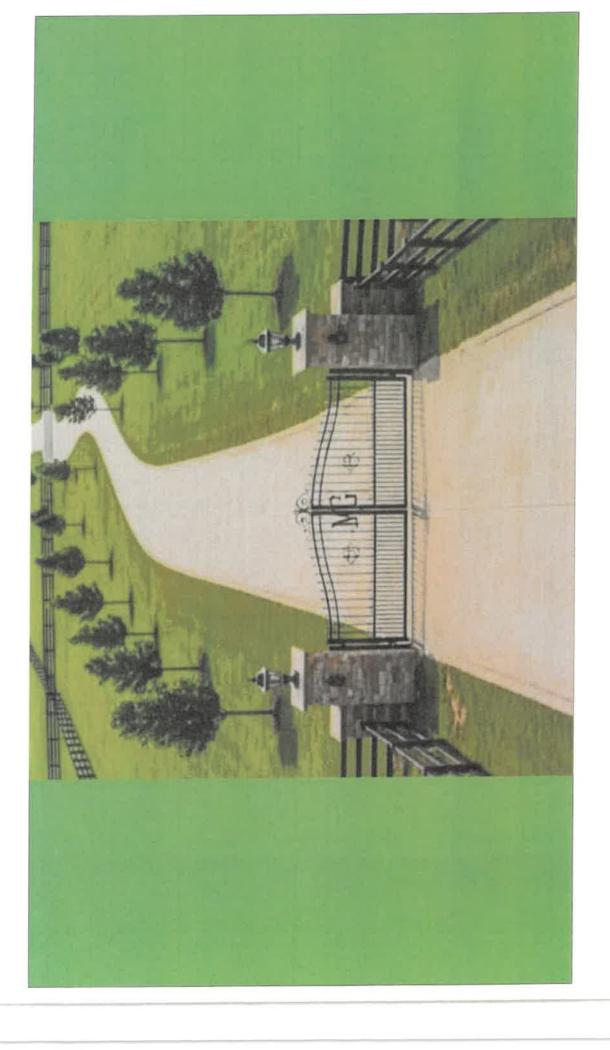
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	Pratyush Kumar	Jul 10 2025	
** I have received and read the above statement:	Signature	Date	











Harnett

HARNETT COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT WORKSHEET

APPLICANT: Pratyush Kumar CASE NUMBER: BOA2507-0001

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:
C	ONDITIONS TO CONSIDER: 1.
	2.
	3
	4
	5

HARNETT COUNTY BOARD OF ADJUSTMENTS

September 8, 2025

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

CASE NUMBER:

BOA2507-0003

APPLICANT:

Anderson Creek MHP Spring Lake NC LLC Anderson Creek MHP Spring Lake NC LLC

OWNER: LOCATION:

317 Archie Street Spring Lake, NC 28390

ZONING:

RA-20R

Acreage: 3.74 PIN

PIN#: 0515-60-0690.000

LAND USE CLASSIFICATION: Medium Density Residential OVERLAY DISTRICT: Military Corridor Overlay District

REQUEST:

Offices (Business or Professional)

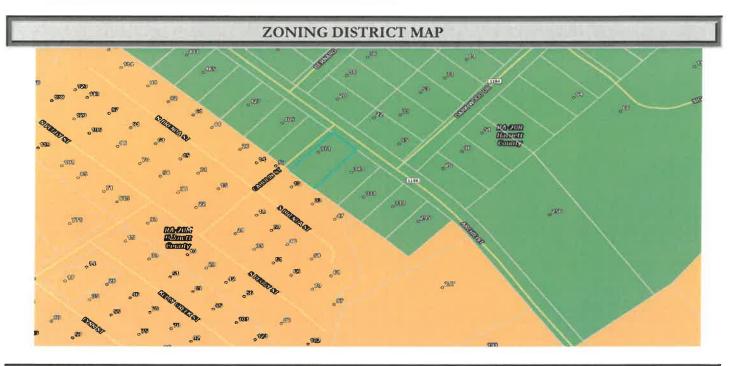
(Manufactured Home Sales Office)

AERIAL:



Directions from Lillington: Travel NC 210 South – Turn right onto Bill Shaw Road – Turn left onto Overhills Road – Turn right onto Archie Street – Site is located on the left at the intersection of Archie Street and Carolin Street.

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



PHYSICAL CHARACTERISTICS

A. Site: Currently occupied by a singlewide manufactured home that has been converted into an office for the management of Anderson Creek MHP.

B. Surrounding Land Uses: Residential home sites and a manufactured home park.

C. Utilities: Water - Public Sewer - Private

TRANSPORTATION:

• Annual daily traffic count for Archie Street is currently unavailable.

Site distances are good.





BACKGROUND:

- The applicant is requesting a Special Use Permit to locate a manufactured home sales lot within an existing manufactured home currently being utilized for the management of Anderson Creek MHP.
- It is the intent of the applicant to secure a manufactured home dealer's license from the state of North Carolina in order to offer manufactured homes for sale and placement within the mhp.
- The parcel is separate from the manufactured home park property and does not offer occupancy for residential purposes.
- The home has undergone an engineer review and been inspected by Harnett County Building Inspections Department as well as the Fire Marshal's Office for the purpose of utilizing the structure in a non-residential manner.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the Military Corridor Overlay District, the Regional Land Use Advisory Council (RULAC) has been made aware of the proposed special use request.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	5	СОММ	0&1	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
OFFICES, GENERAL												201
Offices (Business or Professional)	Р	P	P	P		s	s	S	S	1 per 200 sq. ft.	3	В

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

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

- H-1: Accommodate a mixture of housing types in appropriate areas.
- H-2: Encourage the preservation and construction of affordable and workforce housing.
- E-2: Continue and expand business attraction and recruitment efforts. Strategy 2F: Support neighborhood improvements and reinvestment.

SITE PHOTOS

Site



Adjoining Property



Site



Across Street



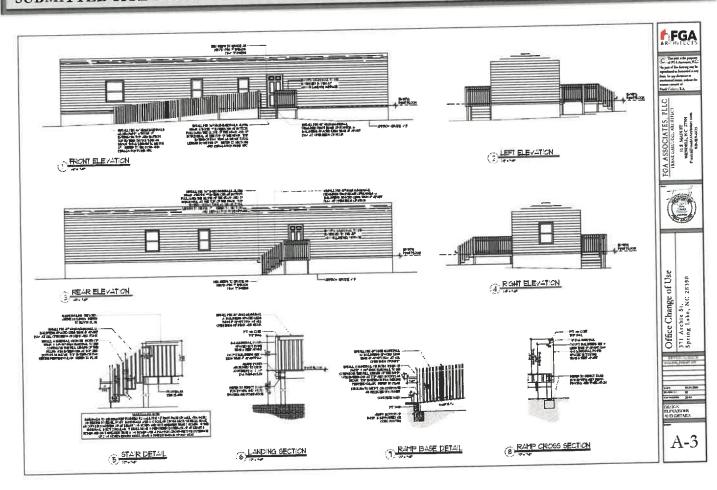
Street View



Street View



SUBMITTED SITE PLAN





Non-Residential Special Use Permit Planning Department

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

Phone: (910) 893-7525 Fax: (910) 893-2793

	Total Fee: Receipt: Date Submitted: Meeting Date: Case #:						
	Applicant Information Owner of Record: Name: ANDERSON CREEK MHP SPRING LAKE NC LLC Address: P.O. Box 803436 City/State/Zip: Dallas, TX 75380-3436 E-mail: licensing@rootsmg.com Phone: (727) 831-5931 Applicant: Name: ANDERSON CREEK MHP SPRING LAKE NC LLC Address: 371 Archie Street City/State/Zip: Spring Lake, NC 28390 E-mail: licensing@rootsmg.com Phone: (910) 835-4021						
	Property Description PIN(s): 0515 - 60 - 0690.000 Acreage: 0.48 acres Address/SR No.: 371 Archie Street (Address ID: 3679) Directions from Lillington: See Attached Directions						
	Deed Book: 4103 Page: 0468 Plat Book: 15 Page: 11 Zoning District: RA20R Flood Plain & Panel: Zone X; 0504 Water: ✓ Public (Harnett County)						
Requested Use: Special Use for To sell homes to individuals within the community as a homeowner while renting the land/lot from the community owner.							
	 Required Information: 1. Is an Erosion and Sedimentation Control Plan required? ☑ 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 See Attached Report from Harnett County Emergency Services dated 02/20/2025						

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): SEE ATTACHED

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

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 ermit

County. Any VIOLATION of the terms above stated immunderstand this structure is not to be occupied until a expires 24 months (2 years) after the date the Permit	CERTIFICATE OF OCCUPANCT IS ISsued. This is
Adjustment. Donald Thomas Stapley, !!!	18/07/25
Donald Thomas Stapley, III (Add 18, 2dds 59/36 MDT) Property Owner(s) Signature	Date
NON	I-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

Written Statement

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

Public Convenience & Welfare

- 1. Why are you requesting this use? Per the NCDMV License & Theft Bureau, we must obtain a Dealer License to sell homes that have been set and installed on existing lots within Anderson Creek MHP. Harnett County considers this a commercial use and we are requesting a non-residential special use permit to sell homes to individuals who wish to reside within the community as a homeowner while renting the land from the park owner. To do so, we must be permitted to use the existing office as a sales office.
- 2. How will this use benefit the citizens of Harnett County? This will benefit the local citizens of Harnett County by providing best-in-class affordable housing to members of the community who wish to be homeowners, who may not otherwise be able to afford to purchase a home.

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? Obtaining this special use will attract potential residents who will take pride in the property itself, not only improving the property's appearance, but establishing a stronger sense of community and family. It will bring more local business to merchants. The surrounding properties are residential and none of the boardering properties are MH parks.

Utilities, Access Roads, Drainage, etc...

- 5. Describe the drainage of this property. Community sheet drains to natatorial drainage channels.
- 6. How is your trash and garbage going to get to the landfill? Green for Life Waste Management Company is the service provider

Traffic

- 8. What is the approximate distance between your driveway and the next nearest driveway or intersection? $\frac{0.05 \text{ miles}}{}$

General

- 9. How many employees will this development employ? 4
- 10. What is the estimated investment of the development? \$100,000
- 11. What experience do you have in the proposed field? The owner has been in the MH business since 2006 and holds numerous dealer licenses at various locations in 21 states, including NC.

Conditions

- 12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
- 13. Additional comments the Board should consider in reviewing your application: With the recent increase in housing prices and interest rates, manufactured housing is an affordable option to homeownership for many essential workers whose base salaries prevent them from owning a stick-built home or in doing so would cause them to become 'cost burdened'. We would like to provide a solutuion in offering Harnett County's citizens an affordable avenue to homeownership. The special use permit would allow us to sell homes situated within the park using the existing office for sales.

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
- 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:

Donald Thomas Stapley, 111

Donald Thomas Stapley, 111 (Jul 18, 2025 09:34 Ma)

Date

Anderson Creek Non-Residential-SUP-07.17.20

2025-07-18 25 Final Audit Report

2025-07-17 Created:

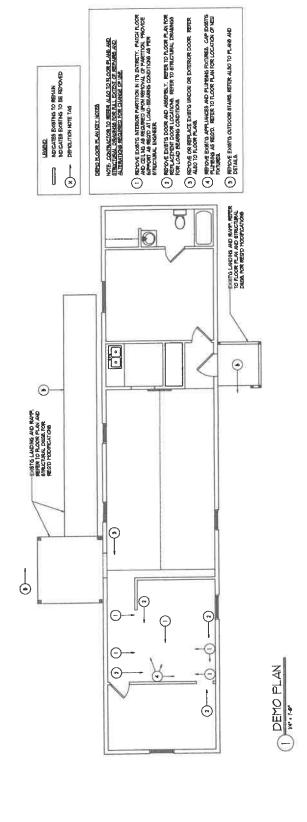
Tina Graska (tgraska@rootsmg.com) By:

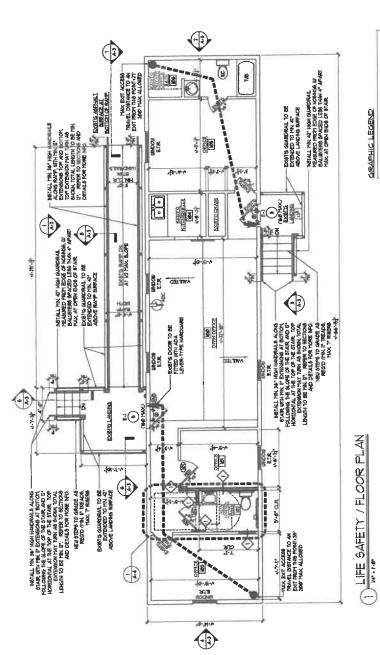
Signed

CBJCHBCAABAAN3evi0LTNu3Hx31XEQnM1_Jezx46VkQZ Status: Transaction ID:

"Anderson Creek Non-Residential-SUP-07.17.2025" History

- Document created by Tina Graska (tgraska@rootsmg.com) 2025-07-17 - 10:41:03 PM GMT
- Document emailed to Donald Thomas Stapley, III (tom.stapley@rootsmg.com) for signature 2025-07-17 - 10:41:07 PM GMT
- Email viewed by Donald Thomas Stapley, III (tom.stapley@rootsmg.com) 2025-07-18 - 3:34:06 PM GMT
- Document e-signed by Donald Thomas Stapley, III (tom.stapley@rootsmg.com) Signature Date: 2025-07-18 - 3:34:42 PM GMT - Time Source: server
- Agreement completed. 2025-07-18 - 3:34:42 PM GMT





GRAPHIC LEGEND

INDICATED EXISTS WALLS TO PERAIN U.D.N. MINISTER NEW FULL HT. STUD WALLS DOOR DESIGNATION 1AG 8 8

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LIFE SAFETY LEGEND

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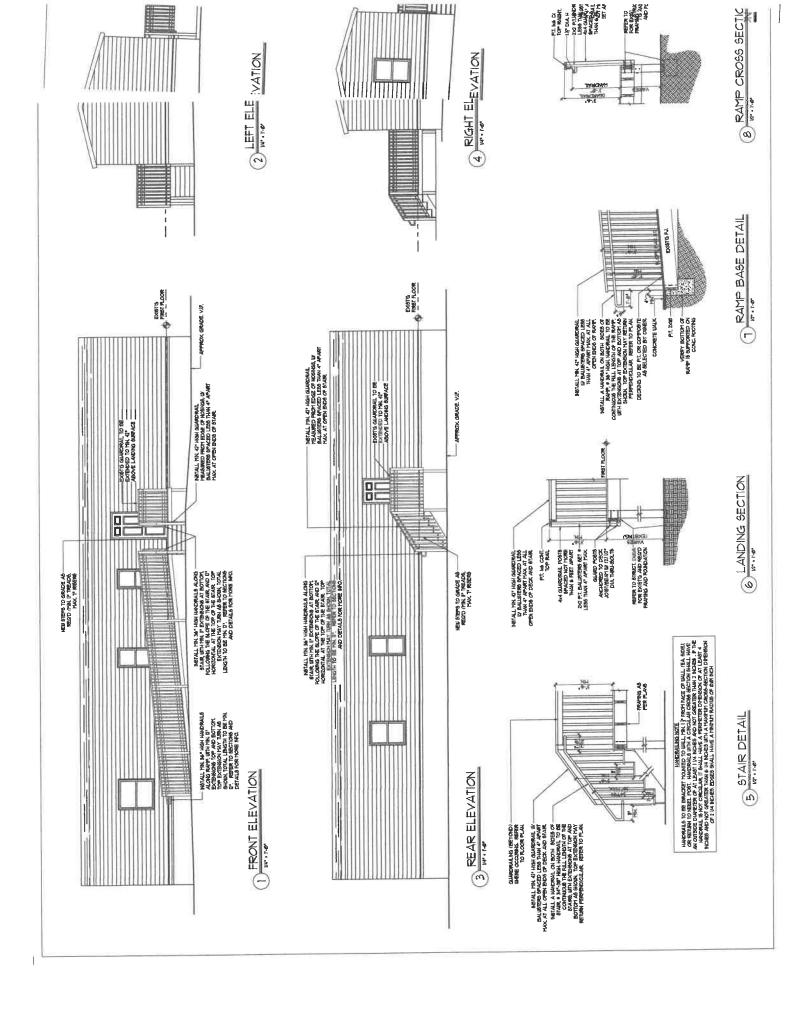
CELLING... BEADBOARD STANED/ PRIMED AND PAINTED

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DOOR AND PRAME TYPES ø

THE TOTAL OCCUPANT LOAD IS IO.



HARNETT COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT WORKSHEET

APPLICANT: Anderson Creek MHP
Spring Lake NC LLC
CASE NUMBER: BOA2507-0003

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:
C	ONDITIONS TO CONSIDER: 1
	4

HARNETT COUNTY BOARD OF ADJUSTMENTS

September 8

, 2025

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

CASE NUMBER: BOA2507-0004 APPLICANT: Louis Horton

OWNER: Louis Horton & Ginger Horton

LOCATION: 4318 Ray Road Spring Lake, NC 28390

ZONING: Commercial Acreage: 0.90 PIN#: 0505-72-5588.000

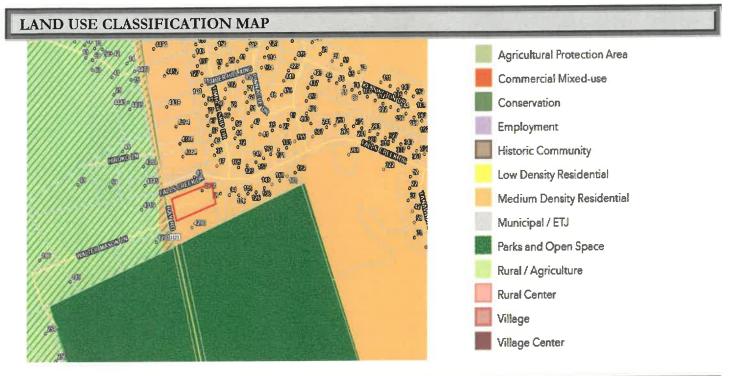
LAND USE CLASSIFICATION: Medium Density Residential OVERLAY DISTRICT: Military Corridor Overlay District

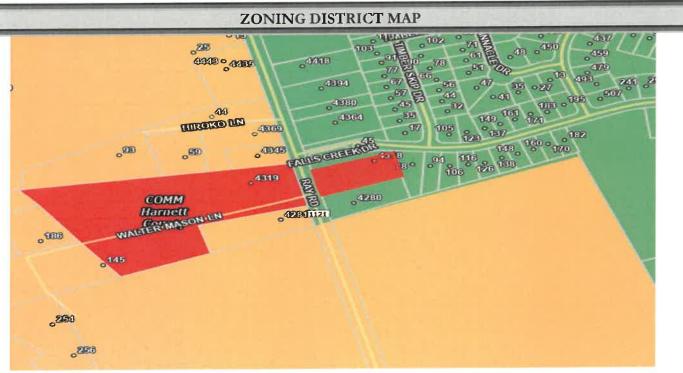
REQUEST: Recreation & Amusement Services (Arcade Center)

AERIAL:



Directions from Lillington: Travel NC 27 West – Turn left onto Nursery Road – Turn left onto Ray Road – Property is located on the left beside Falls Creek Drive.





PHYSICAL CHARACTERISTICS

- A. Site: Currently contains a nonresidential structure previously utilized as an office for Don's Trash Service..
- B. Utilities: Water Public Sewer Private
- C. Surrounding Land Uses: Residential home sites, non-residential facilities, agricultural, forestry and undeveloped parcels.

TRANSPORTATION:

- Annual daily traffic count for this section of Ray Road is 8900 vehicle trips per day.
- Site distances are good.





BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Recreation & Amusement Facility.
- The proposed activities will take place in an existing structure currently located on the property.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the Military Corridor Overlay District, the Regional Land Use Advisory Council (RULAC) has been made aware of the proposed special use request.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	5	COMM	0&1	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RECREATIONAL FACILITIES								1444		100		
Recreation & Amusement Services		s	s							1 per 4 persons (at max capacity)	3	A

VISION

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

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

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

LU-3: Promote quality commercial and retail development at well-located sites in order to help reverse retail leakage trends.

SITE PHOTOS

Site



Adjoining Property



Street View

Adjoining Property



Across Street

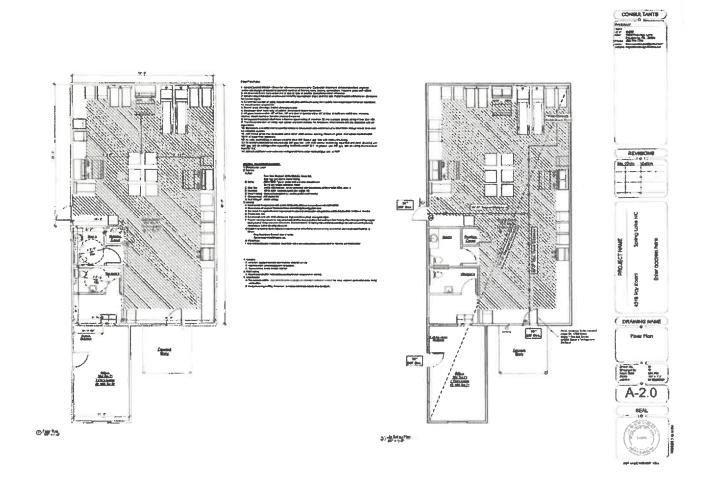


Street View





SUBMITTED SITE PLAN





Non-Residential Special Use Permit Planning Department

420 McKinney Parkway

P.O. Box 65, Lillington, NC 27546

Fax: (910) 893-2793 Phone: (910) 893-7525

Total Fee: \$250
Receipt: Date Submitted: 7 - 24-25
Meeting Date: Case #: BOA 3 501 - 0004
Applicant Information Owner of Record: Name: Louis HoRton Ginger Horton Address: 4318 Ray Rd City/State/Zip: Spring Lahe N.C. 18370 E-mail: Unger Chorton 1 Gnail - Com Phone: 910 - 580 - 3711 Phone: Phone:
Property Description PIN(s): 05 -05 72 5588 Address/SR No.: 4318 Ray Rd Directions from Lillington: How Y 210 to Ray Rd then to First Cir Con Then to second Cir Cand then to 4318 Ray Rd Plat Book: Page: Zoning District: Communication Plat Book: Page: Township: ander Creek Watershed Dist: N A Watershed Dist: N A Public (Harnett County) Marriagte (Sentic Tank)
Private (Well)
Special Use for arcode center
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. Sketch plans shall not be considered as a site-specific vesting plan nor grant any vested rights as referenced in NCGS 160D-108.1. 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)	
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	
Surveyor/Engineer Contact Information (Name, Address, & Phone)	
Parcel ID Number/Tax ID of Tract(s)	
Deed Reference of Tract(s)	
Zoning Classification of Tract(s)	- H
Location (Including Township, County, & State)	
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	
Watershed District Noted & Extent of Coverage Depicted	
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	
North Point, Graphic Scale, & Vicinity Map	
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Cross Acrosso of Development	
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including	
Notation of Public or Private	
Name, Location, Width, & Acreage of Additional Easement(s) &	П
Right(s)-of-way Within or Adjacent to Site	
Building Envelope & Required Setbacks	
Existing & Proposed Utilities	
Signage Location, Easement, Type, & Size	
Existing Structure(s) Located on Site	
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	
Erosion Control Plan Submitted	
Hours & Days of Operation	
Impervious Surface (% Coverage of Lot)	
Hazardous Materials to be Stored on Site	
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Existing & Proposed Trash Containment Areas	
Existing & Proposed Utility Areas	F
Parking Space Typical	
Parking Lot Material	H
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	
Spillage & Pollution Prevention & Response Methods	-
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	

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.

Written Statement

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

Public Convenience & Welfare	n an arcode to nowde a
1. Why are you requesting this use: Fam. \ Fam. \ Fr.	n an arcode to provde a
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2. How will this use benefit the citizens of Harnett	County? +0 8+ter a recreation
option for Joith & aga	County? to offer a recreation
On-site & Surrounding Land Uses	
3. How will the use you are requesting affect the sarea? Describe in detail why and how it will pr will	urrounding properties, residents and businesses in the I not affect the surrounding areas?
positive impact by how	ling of safe wall vigings
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Utilities, Access Roads, Drainage, etc	and a sit the proporty
paved	you will be using to enter and exit the property.
5. Describe the drainage of this property.	
6. How is your trash and garbage going to get to t	he landfill? Q Company
 7. Describe the traffic conditions and signt distance 8. What is the approximate distance between your intersection? 	es at the State Road that serves the property. 600d
General	
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9. How many employees will this development em	
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9. How many employees will this development em 10. What is the estimated investment of the develo 11. What experience do you have in the proposed f	pment?
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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:

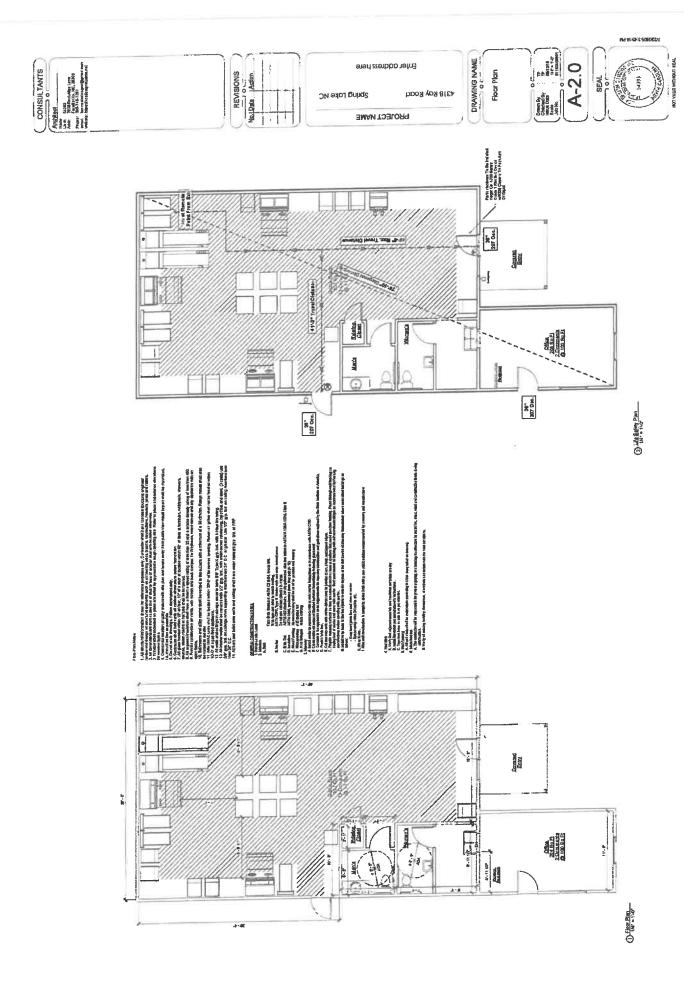
- 3.1 The requested use is in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use will not materially endanger the public health and safety.
- 3.3 The requested use will not substantially injure the value of adjoining property, or, alternatively,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

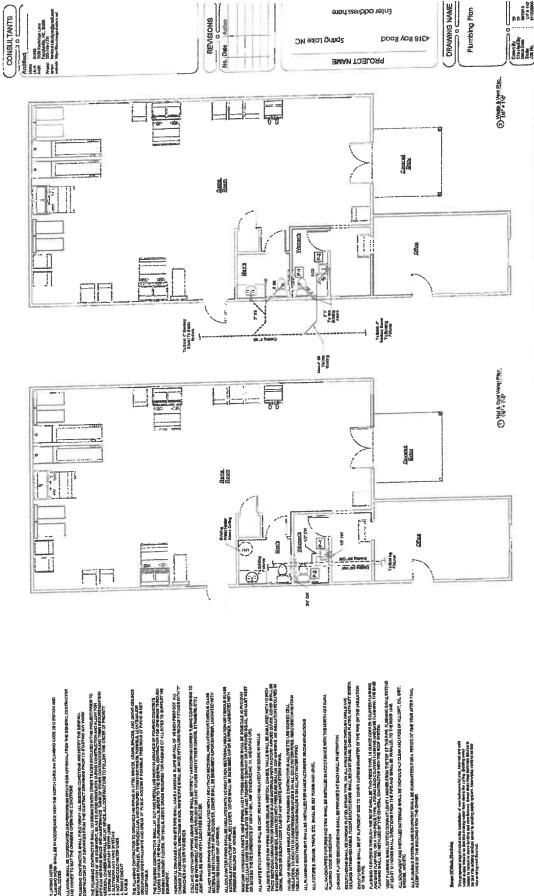
The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

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 7-23.2025 to grant a Special Use permit. D. Hot Asc OB ** I have received and read the above statement: Date Signature





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HARNETT COUNTY BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT WORKSHEET

CASE NUMBER: BOA2507-0004 APPLICANT: Louis & Ginger Horton 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.

HARNETT COUNTY BOARD OF ADJUSTMENTS

September 8, 2025

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

CASE NUMBER: BOA2508-0001 APPLICANT: Tony Tyler

OWNER: Shirley Worthy c/o Charles W. Worthy

LOCATION: 110 Pecan Drive

ZONING: RA-20R

ACREAGE: 0.25 PIN# 0505-49-6707.000

LAND USE CLASSIFICATION: Village

REQUEST: Seeking a rear property line variance of 7 feet.

AERIAL:



Directions from Lillington: Travel NC 27 W – Turn left onto Nursery Road – Turn right onto Walnut Drive – Turn right onto Pecan Drive and the site is located on the left hand side of the road.

PHYSICAL CHARACTERISTICS

- A. Site: Currently contains a singlewide manufactured home and a pre-existing accessory structure.
- B. Surrounding Land Uses: Consist of single-family residential home sites and agricultural/forestry uses.
- C. Utilities: Water Public Sewer Private Septic

BACKGROUND:

- The applicant is requesting an 7-foot variance to the rear setback on the left rear corner of a nonconforming lot of record.
- The current location of the structure is positioned on the property in the same location as a former manufactured home that located on the parcel.
- The former structure was classified as a legal nonconforming use due to it being located on the property prior to zoning. The parcel is also considered legal nonconforming due to dimensional requirements. The subdivision in which the parcel is located was platted in July of 1974. Zoning was adopted for this area of Harnett County in June of 2000.
- Due to the absence of the former home for a period exceeding 180 days, the option for replacement as a grandfathered use is not available.
- The property an existing private septic system that limits the owner's options for placement of the manufactured home.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE IV. ZONING & OVERLAY DISTRICTS SECTION 14.0 DIMENSIONAL REQUIREMETNS

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







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APPLICATION FOR VARIANCE

Planning Department 420 McKinnev Pkwy P.O. Box 65, Lillington, NC 27546

Phone: (910) 893-7525 Fax: (910) 893-2793

none: (910) 893-7525 Fax: (910

Total Fee:

\$400.00

Receipt:

Permit: BOA2508-0001

Date: August 21. 2025

Applicant Information	
Owner of Record:	Applicant:
Varne: Shirley Worthy c/o Charles W. Worthy	Name: Tony Tyler
Address: 6808 Robinia Rosd	Address: 110 Pecan Drive
City/State/Zip: Temple Hills MD 20748-2730	City/State/Zip: Spring Lake, NC 28390
-mail: cwworthy@gmail.com	E-mail: TonyTyler425@gmail.com
Phone: <u>301 580-2636</u>	Phone: 910 584-3414
Property Description PIN(s): 0505_49_6707.000	Acreage: 0.25 acres
Address/SR No.: 110 Pecan Drive	
Directions from Lillington: See attachment	
097	Plat Book: 20 Page: 9
Deed Book: 900 Page: 927 Existing Zoning: RA-20R	Township: Anderson Creek
Existing Zoning: RA-20R	
Article IV, Zoning & Overlay Districts Section 14.0 Dim Minimum Dimensional Requirements / RA-20R Rear Se	ensional Requirements Sub-Section 14,2 Residential Zoning
Article IV. Zoning & Overlay Districts Section 14.0 Dim Minimum Dimensional Requirements / RA-20R Rear Se Reason / Justification for Varian Localing a manufactured nome on a non conforming particle was previously located on the parcel but was re-	ensional Requirements Sub-Section 14.2 Residential Zoning etback 25 feet. ICC: (attach additional sheets if necessary) arcel of land subdivided and recorded in 1974 prior to zoning. removed over 6 months acc. The parcel contains an existing
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Article IV. Zoning & Overlay Districts Section 14.0 Dim Minimum Dimensional Requirements / RA-20R Rear Se Reason / Justification for Varian Localing a manufactured nome on a non conforming particle was previously located on the parcel but was re-	tensional Requirements Sub-Section 14.2 Residential Zoning etback 25 feet. ICC: (attach additional sheets if necessary) arcel of land subdivided and recorded in 1974 prior to zoning. The parcel contains an existing the home on the parcel. Home is requested to be located in the same location as previous the color deed.
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Ancie IV. Zoning & Overlay Districts Section 14.0 Dim Minimum Dimensional Requirements / RA-20R Rear Se Reason Justification for Varian Locating a manufactured nome on a non conforming po A nome was previously located on the parcel but was reseptic system that limits the available space to place the Pequesting a 7 fool variance to the rear property line. Attachments Written description of property from recor- Recorded map of property at scale of not	elback 25 feet. ICC: (attach additional sheets if necessary) arcel of land subdivided and recorded in 1974 prior to zoning. removed over 6 months acc. The parcel contains an existing te home on the parcel. Home is requested to be located in the same location as previous to the hest of his or her knowledge and belief, all and accurate.
Article IV, Zoning & Overlay Districts Section 14.0 Dim Minimum Dimensional Requirements / RA-20R Rear Se Reason / Justification for Varian Localing a manufactured nome on a non conforming po A home was previously located on the parcel but was reseptic system that limits the available space to place the Requesting a 7 foot variance to the rear property line. Attachments Written description of property from record Recorded map of property at scale of not	etback 25 feet. ICC: (attach additional sheets if necessary) arcel of land subdivided and recorded in 1974 prior to zoning. removed over 6 months aco. The parcel contains an existing is home on the parcel. Home is requested to be located in the same location as previous the reded deed less than one (1) inch = 200 feet.

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.

Affidavit

Formal Statement Under Oath

Affidavit

- I, Charles W Worthy, of 6808 Robinia Rd, Temple Hills, MD 20748 , do hereby make this affidavit and state as follows:
 - 1. I am above the age of eighteen and competent to provide this affidavit.
 - 2. All statements contained herein are true to the best of my knowledge, information, and belief.
 - 3. I am the heir/ owner of 110 Pecan Dr, Spring Lake, N.C 28390 (legal Description Lot#28ROLLING SPRINGS V 91X120 MP20/9)
 - Shirley A Worthy date of death is May 1, 2004 in Cumberland County, North Carolina
 - Kenneth Worthy date of death is 12/26/2020 in Cumberland County, North Carolina

I understand that this affidavit is made for use as evidence and declare under penalty of perjury that the foregoing is true and correct.

Signed this ...

10. 12

Printed Name:

tary Public (if required):

DENISE L JONES
Notary Public-Meryland
Prince George's County
My Commission Expires
July 08, 2028

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HARNETT COUNTY BOARD OF ADJUSTMENT VARIANCE WORKSHEET

APPLICANT: Tony Tyler CASE NUMBER: BOA2508-0001

	An unnecessary hardship would/would not result from the strict application of this Ordinance for the following reasons:
r	The hardship does/does not result from conditions that are peculiar to the property in question because of its location, size, shape, topography, or other pecific features that are not applicable to other lands or structures in the samilistrict for the following reasons:
j F	The hardship does/does not result from the actions taken by the applicant or property owner for the following reasons:
t	The requested variance is/is not consistent with the spirit, purpose, and intent he Ordinance such that public safety will be secured and substantial justice voe achieved for the following reasons:
3	
	TIONS TO CONSIDER:
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