

MEMORANDUM

TO: Harnett County Board of Adjustment Members

FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*

DATE: March 27, 2004

RE: **April 8, 2024 Meeting**

On this meeting agenda, there are the following:

- A New Manufactured Home Park in an RA-20M Zoning District.
(Tabled from the March 11, 2024 Meeting)
- A Singlewide Manufactured Home in an RA-30 Zoning District.
- A Doublewide Manufactured Home in an RA-30 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
April 8, 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 – Old Business

Tabled from the March 11, 2024 Meeting

1. BOA2401-0012. Kevin Rambeaut, Jeffrey Crooks for JSC Enterprises and Associates, LLC, James Thomas Sughrue, Marsha Poole Sughrue / Kathleen Hagerty. A New Manufactured Home Park in an RA-20M Zoning District; Pin #'s 0514-65-6158, 0514-83-1153, 0514-73-8136, 0514-73-3403, 0514-73-0263, 0514-63-6329, 0514-83-0529, 0514-73-4628, 0514-74-1377, 0514-74-1804, 0514-64-5570, 0514-64-3408; 75.09 (acres combined); Anderson Creek Township; SR # 1124 (Rambeaut Road).

Special Use – New Business

1. BOA2402-0002. Alisa Cash / Jennifer Rouse. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0611-84-0051.000; 7.44 acres; Upper Little River Township; SR # 1265 (Cool Springs Road).
2. BOA2403-0001. Dylan & Jessica Stephenson. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 1505-80-9234.000; .52 acres; Averagesboro Township; SR # 1784 (Ma Kitchen Road).

HARNETT COUNTY
BOARD OF ADJUSTMENTS

March 11, 2024

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

CASE NUMBER: BOA2401-0012
APPLICANT: Kathleen Hagerty
OWNERS: Marsha Holland / Kevin Daniel Rambeaut / JSC Enterprises & Associates LLC.
LOCATION: Rambeaut Road (SR 1124)
ZONING: RA-20M / Military Corridor Overlay District
ACREAGE: 75.09 Combined
LAND USE CLASSIFICATION: Medium Density Residential
PIN # 0514-83-1153.000 – 0514-73-8136.000 – 0514-73-3403.000 – 0514-73-0263.000 – 0514-63-6329.000
0514-83-0529.000 – 0514-73-4628.000 – 0514-74-1377.000 – 0514-74-1804.000 – 0514-64-5570.000
0514-64-3408.000 – 0514-65-6158.000

REQUEST: Manufactured Home Park

AERIAL:



Directions from Lillington: Travel NC 210 S toward Spring Lake – Turn right onto Rambeaut Road - Properties are on the right after passing Marian Lane. Properties ingress / egress is available via Skylar Street.

PHYSICAL CHARACTERISTICS

- A. Site:** The majority of the proposed parcels are currently vacant and contain natural vegetation and forestry products. Some of the parcels that have been developed contain a stick built structure and six manufactured homes that remain from a grandfathered manufactured home park. Various accessory and abandoned structures are located on the parcels as well. Multiple parcels contain easements that provide right of way for utilities and access.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential subdivisions, existing manufactured home parks, agricultural and forestry related uses.
- C. Utilities:** **Water** – Public **Sewer** – Public

TRANSPORTATION:

- Annual average daily traffic count for this section of Rambeaut Road is 700 vehicle trips per day. Annual average daily traffic count for Sierra Trail and Marian Lane are unavailable.
- Site distances are poor along this section of Rambeaut Road due to elevation changes and curvature of the road. Site distances are good along the sections of Sierra Trail and Marian Lane that abut the proposed project site.

BACKGROUND:

- Applicant is requesting to develop the referenced properties as a manufactured home park containing 350 single-family residential lots.
- The proposed manufactured home park site plan illustrates ingress/egress via state road # 1181 (Sierra Trail) and state road # 1124 (Rambeaut Road).
- One of the parcels referenced in this proposed project previously contained a *Grandfathered Manufactured Home Park* known as Marian Estates MHP containing 13 manufactured home lots.
- If approved, the proposed use will be required to complete the commercial site plan review and development process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- The Development Review Board must grant approval to the proposed development prior to the issuance of any permits. Proper inspections will ensure compliance with all specified use regulations before a Certificate of Occupancy can be issued.
- The applicant has submitted a preliminary site plan as required by the UDO that includes a solid waste disposal plan as well as a street name approval letter from Harnett County E-911 Addressing. Due to the proposed connection to public water and sewer, a preliminary soils report has not been performed at this time.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
OTHER USES												
Manufactured Home Parks									S*	2 per dwelling unit	3	

Unified Development Ordinance (Reference Guidelines) – See Staff Report Attachments

Article III. Sections 2.0, 2.9, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 5.0, 5.1, 5.1.1, 5.2, 5.3, 5.4, 5.4.1, 5.4.2

Article IV. Section 7.0

Article IV. Section 13.0

Article V. Section 1.2, 11.6, 11.6.1, 11.6.2, 11.6.3

Article XIV. Section 2.0 (Manufactured Home Lot / Manufactured Home Park)

HARNETT COUNTY LAND USE PLAN

FUTURE LAND USE CATEGORY / 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.

SITE PHOTOS

Site View Sierra Trail



Site View Marian Lane



Site View Rambeaut Road



Site View Undeveloped



Site View Existing MHP



Site View Abandoned Structure



Street View Sierra Trail



Street View Marina Lane



Street View Rambeaut Road



Across Street Sierra Trail

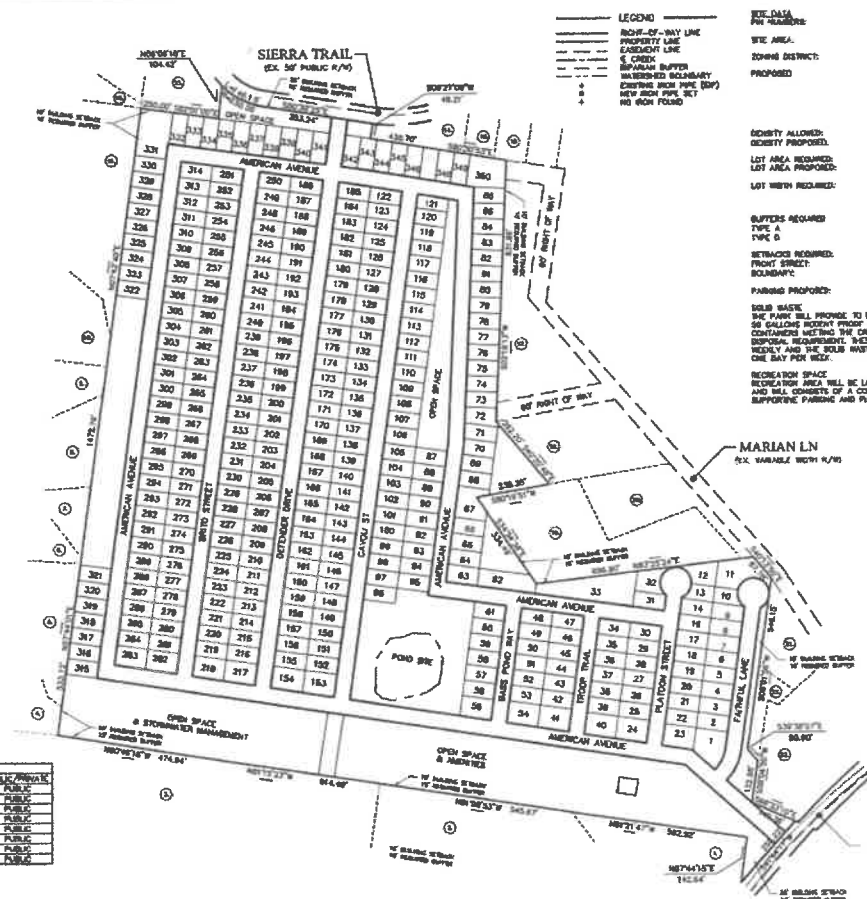


Across Street Rambeaut Road



SUBMITTED SITE PLAN

- ADJACENT PARCELS DATA
1. 1214-12, 1214-13, 1214-14, 1214-15, 1214-16, 1214-17, 1214-18, 1214-19, 1214-20, 1214-21, 1214-22, 1214-23, 1214-24, 1214-25, 1214-26, 1214-27, 1214-28, 1214-29, 1214-30, 1214-31, 1214-32, 1214-33, 1214-34, 1214-35, 1214-36, 1214-37, 1214-38, 1214-39, 1214-40, 1214-41, 1214-42, 1214-43, 1214-44, 1214-45, 1214-46, 1214-47, 1214-48, 1214-49, 1214-50, 1214-51, 1214-52, 1214-53, 1214-54, 1214-55, 1214-56, 1214-57, 1214-58, 1214-59, 1214-60, 1214-61, 1214-62, 1214-63, 1214-64, 1214-65, 1214-66, 1214-67, 1214-68, 1214-69, 1214-70, 1214-71, 1214-72, 1214-73, 1214-74, 1214-75, 1214-76, 1214-77, 1214-78, 1214-79, 1214-80, 1214-81, 1214-82, 1214-83, 1214-84, 1214-85, 1214-86, 1214-87, 1214-88, 1214-89, 1214-90, 1214-91, 1214-92, 1214-93, 1214-94, 1214-95, 1214-96, 1214-97, 1214-98, 1214-99, 1214-100.
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STREET NAME	SECTION	R/W	POST	ADJACENT PARCELS
AMERICAN AVE	1214-12	30'	30'	PUBLIC
RAMBEAUT RD	1214-13	30'	30'	PUBLIC
SIERRA TRAIL	1214-14	30'	30'	PUBLIC
RECREATION ST	1214-15	30'	30'	PUBLIC
BASE POND ST	1214-16	30'	30'	PUBLIC
CLAYTON ST	1214-17	30'	30'	PUBLIC
WINDSOR ST	1214-18	30'	30'	PUBLIC
BRISTOL ST	1214-19	30'	30'	PUBLIC

- LEGEND
- ROW-OF-WAY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - CHUNK
 - SEWAGE BUFFER
 - UNBARRIRED BOUNDARY
 - EXISTING SIDE WALK (SW)
 - NEW SIDE WALK (SW)
 - NO SIDE WALK
- SEE DATA FOR NUMBERS
- SITE AREA: 3.28-3.63 (75.56 AC.)
- CONV. DISTRICT: RA-200
- PROPOSED:
- DENSITY ALLOWED: 6.0 U/A
 - DENSITY PROPOSED: 4.83 U/A
 - LIST AREA REQUIRED: NO MINIMUM
 - LIST AREA PROPOSED: 6,000 SF
 - LOT WIDTH REQUIRED: 100' LOT WIDTH MAY BE VARIED AS NEEDED
 - BUFFERS REQUIRED: TYPE A: 15' ABACANT E; TYPE B: 15' R/W
 - SEWERAGE REQUIRED: FRONT STREET BOUNDARY: 25' MIN; 10' MIN
 - PARKING PROPOSED: (3) SPACES PER LOT
 - SOLID WASTE: THE PARK WILL PROVIDE TO EACH HOUSEHOLD INDIVIDUAL-OR-GROUPING RECYCLED WASTE CONTAINERS MEETING THE CRITERIA OF OUR SOLID WASTE DISPOSAL REQUIREMENT. WASTE WILL BE STORED, RECYCLED AND THE SOLID WASTE REMOVED NO LATER THAN ONE DAY PER WEEK.
 - RECREATION SPACE: RECREATION AREA WILL BE LOCATED IN AMERICA AREA, AND WILL CONSIST OF A COMMUNITY BUILDING WITH SUPPORTIVE PARKING AND PLAYGROUND EQUIPMENT.



DATE	DESCRIPTION
02/14/24	PREPARED FOR
	APPROVED
	DATE

CREDLE ENGINEERING COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 501 S. MARGUERITE, DURHAM, N.C. 27701-6910-162-200-1911/162-200-1912

FREEDOM HOMES
 PREPARED FOR
MAGNOLIA LIVING LLC
 488 RAMBEAUT ROAD, SPRING LAKE, N.C.
 YONKOP - WOODSON - CREDLE COUNTY, NORTHERN

■ SITE PLAN

DATE: 02/14/24
 SCALE: 1" = 200'
 UCODE: C-200A
 SHEET NUMBER: C102
 OF: 1 SHEETS



Harnett
COUNTY
NORTH CAROLINA

**GIS/E-911 Addressing
Development/Road Name
Application**

Applicant:

Name: Kathleen Hagerty
Address: 110 Talisman Way #207, Raleigh NC 27615
Telephone: 919-414-9944
Email: kathleen827@gmail.com

Request Type: Please check the appropriate box:

- New Development Name/Road Names
- Change Development Name—Fee applicable
- Change Road Name— Fee applicable
- New Private Road Name- Fee applicable
- County Initiated Request

PIN Number: Project number BOA2401-0012

Existing Development Name: (if change is proposed) _____

Proposed Development Name: (if applicable) Vet Homes

Existing Road Name: (if name change is proposed): _____

Proposed Road Name(s): (see Road Naming Guidelines Page 2) **Number of Road Names Required:** 11

1. Army Blvd	Approved	11.	Faithful Ln	Approved
2. Brito St	Approved	12.		
3. Big Voice St	Approved	13.		
4. Cavoli St	Approved	14.		
5. American Ave	Approved	15.		
6. Defender Dr	Approved	16.		
7. Bass Pond Way	Approved	17.		
8. Defender Dr	Approved	18.		
9. Troop Trl	Approved	19.		
10. Platoon St	Approved	20.		

Do you plan to use Custom Road Name Signs? Yes No

(Office Use Only) ZIP Code : 28390 County Reviews Ham OK
Cumb Ok

NOTE: Incomplete applications will not be accepted.
Non-refundable application fee will be submitted with application for Development Name Changes or Private Road Petitions if applicable. Make Check payable to Harnett County GIS/E-911 Addressing.
Kathleen Hagerty January 12, 2024

SUBMIT QUESTIONS, APPLICATION / FEE TO:
Harnett County GIS / E-911 Addressing
305 W Cornelius Harnett Blvd, Suite 100
Lillington, NC 27546
Telephone: (910) 893-7523 Email: gis@harnett.org

Applicant / Rep Signature _____ Date _____

APPROVED: TWard 1/18/24 (Office Use Only)

HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE REFERENCE

ARTICLE III. DEVELOPMENT & SUBDIVISION REVIEW, PERMITTING, & APPROVAL REQUIREMENTS

SECTION 2.0 PERMIT REQUIREMENTS

2.9 Manufactured Home Park Certificate of Zoning Compliance

All manufactured home parks shall maintain a valid certificate of zoning compliance. A certificate of zoning compliance issued to the owner of Manufactured Home Park shall constitute the authority to utilize the property as a manufactured home park in accordance with this Ordinance. The certificate of zoning compliance shall expire after a two (2) year period or at the sale of the park to a new owner(s), whichever comes first, and shall be renewed to remain valid. The Planning Department shall withhold all permits to parks without a valid certificate of zoning compliance. Failure to obtain a certificate of zoning compliance within six (6) months of September 15, 2003 shall be subject to Article "Enforcement & Penalties" of this Ordinance.

2.9.1 Issuance of Certificate of Zoning Compliance

Upon completion of construction of the manufactured home park or each phase, the developer shall then apply for a certificate of zoning compliance.

2.9.2 Amended Certificate of Zoning Compliance

Any reduction of the total number of lots, shall require the issuance of an amended certificate of zoning compliance. The transfer of a manufactured home space or spaces either by sale or by any other means within the manufactured home park is prohibited.

2.9.3 Department of Public Health

A. Biannual Inspection

All manufactured home parks in Harnett County shall be inspected by the Harnett County Department of Public Health at least once every two (2) years. The certificate of zoning compliance of parks with sewage problems based on current 15A NCAC 18A.1900 may be revoked upon request of the Harnett County Department of Public Health.

B. Validation of Sanitary Sewage System

Upon determination that an existing sanitary sewage system has a valid operation permit or a valid certificate of completion and is operating properly in a manufactured home park, the Harnett County Department of Public Health shall issue authorization in writing for a manufactured home to be connected to the existing system and to be occupied following the requirements set forth in this Ordinance and by the Harnett County Department of Public Health.

2.9.4 Registration of Occupants

Every manufactured home park owner shall maintain an accurate register containing a record of all occupants, owner(s) of manufactured homes, and a description of each home in the park. The register shall be available for inspection at all times by authorized County representatives. In accordance with NC General Statute 105-316(a)(1), park owner(s) shall furnish to the County Tax Supervisor a copy of the register before January 1st of each calendar year.

HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE REFERENCE

ARTICLE III. DEVELOPMENT & SUBDIVISION REVIEW, PERMITTING, & APPROVAL REQUIREMENTS

SECTION 5.0 MANUFACTURED HOME PARK SITE PLAN REVIEW REQUIREMENTS

Prior to submitting an application to the Harnett County Board of Adjustment and Development Review Board, the developer(s) shall submit an application for a land use & zoning permit, accompanied by a preliminary site plan, and other requirements and fees as applicable, to the Administrator for review. The Administrator shall perform said review as a courtesy to advise the owner(s) of any changes or additions that may be necessary to bring the proposal into compliance with this Ordinance. Following, or in conjunction with, the Administrator review, the owner(s) may request an onsite consult with the Administrator.

5.1 Approval & Denial of Manufactured Home Park Site Plan & Application

5.1.1 Approved Plan

After receiving approval of the manufactured home park plan, from the Harnett County Board of Adjustment, Development Review Board, and other relevant agencies, the Planning Department shall issue the land use & zoning permit.

5.1.2 Denied Plan

If the park plan fails to receive approval, the reasons for such action and the recommended changes shall be provided in writing to the developer(s) or his agent.

5.2 Extension & Expiration of Approval

At a minimum, 10 percent (10%) of the total cost of construction of the manufactured home park shall have begun within one (1) year of issuance of the land use & zoning permit. If less than 10 percent (10%) of the total cost of construction has not begun within 12 months from the issued date of the land use & zoning permit, the Board of Adjustment may grant an extension of the permit if it concludes that the permit has not yet expired, and if the applicant shows reasonable cause for delay, or that conditions have not changed so substantially as to warrant a new application, not to exceed two (2) years. However, the Board of Adjustment has the authority to require the proposed park to resubmit their plan. If, after some physical alteration to land or structures begin to take place, such work is discontinued for a period of 12 months, then the permit shall immediately expire.

5.3 Manufactured Home Park Site Plan Requirements

In order for a site plan to be considered complete, the applicant shall submit a site plan according to the table below. A professional survey drawn site plan shall be required for all manufactured home park site plans.

	BOARD OF ADJUSTMENT SITE PLAN	DEVELOPMENT REVIEW BOARD SITE PLAN	PARK ALTERATION SITE PLAN	EXISTING UNPERMITTED PARK SITE PLAN
GENERAL INFORMATION				
Name & Address of Applicant Home Park & Date (includes all Home Parks)	X	X	X	X
Applicant's Name(s), Location, Address, & Phone	X	X	X	X
Professional Survey/Engineer Contact Information (name, address, & phone)	X	X	X	X
Final (1) Number, Use ID of Tract	X	X	X	X
Local Rebuttable of Interest	X	X	X	X
Zoning Classification of Tract	X	X	X	X
Previous Zoning Classifications or Proposed Notations of Landmarks	X	X	X	X
Number of Lots	X	X	X	X
Location (including Township, County, & State)	X	X	X	X
Adjacent Plans (Private & Public) (Name, Map Number & Edition)	X	X	X	X
Adjacent Owners' Names & Names of Companies Involved	X	X	X	X
Neighboring Landmarks Noted	X	X	X	X
PHYSICAL REQUIREMENTS				
Map Scale 1/4" = 10' or 1/8" = 10' or 1" = 100'	X	X	X	X
North Point (Compass, S, E, & Name)	X	X	X	X
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	X	X	X	X
Existing Boundaries of Tracts (including all Easements)	X	X	X	X
Current Status of Easements	X	X	X	X
Name(s) & Address of any adjacent Owners & Street Number(s) including Name(s) of Public or Private	X	X	X	X
Name(s), Location(s), Width & Length of any Adjacent Easements (if Right-of-Way Within an Adjacent Lot)	X	X	X	X
Right-of-Way Location in compliance with RTP	X	X	X	X
Building Footprint or Structure Footprints	X	X	X	X
Drainage & Proposed Utilities (including Water Supply, Sewer, Gas, Electric, Cable, Telephone, etc.)	X	X	X	X
Change Location, Location, Size, & Use	X	X	X	X
Other Notes to be Located on the Park Site	X	X	X	X
Excess, Open Space, & Area Under Use for Development (in compliance with Ordinance)	X	X	X	X
Professional Survey	X	X	X	X
Professional Survey Required by the Administrator	X	X	X	X

	BOARD OF ADJUSTMENT SITE PLAN	DEVELOPMENT REVIEW BOARD SITE PLAN	PARK ALTERATION SITE PLAN	EXISTING UNPERMITTED PARK SITE PLAN
Buffer (Location, Width and Type of Spacing, etc.)	X	X	X	X
Street Type	IF APPLICABLE	IF APPLICABLE	IF APPLICABLE	IF APPLICABLE
UTILITIES & MANAGEMENT				
Drainage (Location, & Management)		X	X	
Professional Survey (Water, Sewer, Gas, Electric)		X	X	
Other Utilities (Telephone, Cable, etc.)		X	X	
DEVELOPMENT REQUIREMENTS				
Total Number of Lots Proposed	X	X	X	X
Individual Lot Dimensions	X	X	X	X
Sub-division for Public Use	X	X	X	X
Address and/or Lot Number on Each Lot (As Approved by Harnett County Board)	X	X	X	X
Lot & Block Numbers on Consensus Order	X	X	X	X
Phase Plan (if applicable)	X	X	X	X
Four (4) Year & 10 Year Total & Annualized (if applicable) (Use Section 5.0 of the Ordinance)	X	X	X	X
Other Notes (including Name, Location, Width, Easement, Fee, and Note Other Public or Private)	X	X	X	X
Call the Site Director	X	X	X	X
Traffic, Circulation (including Access, Easement, etc.)	X	X	X	X
Individual (including Location, Width, Location, & Use)	X	X	X	X
Detailed Description of Recommended Construction	X	X	X	X
Other Features (Location, etc.) (including Wooded Areas, Wetlands, and Bodies of Water)	X	X	X	X
Health, Safety, and Other	X	X	X	X
Other Notes (including Name, Location, Width, Easement, Fee, and Note Other Public or Private)	X	X	X	X
Location & Proposed Use (including Name, Location, Width, Easement, Fee, and Note Other Public or Private)	X	X	X	X
COMPLIANCE				
Harnett County Development Review Board	X	X	X	X
Harnett County Board of Adjustment	X	X	X	X
Professional Survey (Location & Survey of Easement)	X	X	X	X

HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE REFERENCE

ARTICLE III. DEVELOPMENT & SUBDIVISION REVIEW, PERMITTING, & APPROVAL REQUIREMENTS

SECTION 5.0 MANUFACTURED HOME PARK SITE PLAN REVIEW REQUIREMENTS

5.4 New Manufactured Home Park Site Plan

In addition to the requirements listed in “Manufactured Home Park Site Plan Requirements”, above, and applicable fees, the following items shall be submitted with all new manufactured home park requests:

5.4.1 Board of Adjustment Submittal Requirements

All materials required for a Special Use permit shall be submitted, along with the following:

- A. Solid waste disposal plan
- B. Street name approval letter, provided to owner(s) by Harnett County E-911 Addressing
- C. Preliminary soils report

5.4.2 Development Review Board Submittal Requirements

- A. Approved driveway permit required by the North Carolina Department of Transportation (NCDOT)
- B. Engineered Storm Water Drainage Plan
- C. Certification of approval of water supply system and sewage collection systems by local, State, and Federal agencies as appropriate.
- D. Final soils report
- E. Any conditions that the Board of Adjustment attached to the project shall be indicated as appropriate.

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 7.0 RESIDENTIAL/AGRICULTURAL DISTRICT – RA-20M

The RA-20M Residential/Agricultural District (RA-20M) is established primarily to support agricultural and residential development. Inclusive in such higher density residential developments may consist of single family dwellings, multifamily dwellings, duplexes, and manufactured home parks.

SECTION 13.0 MILITARY CORRIDOR OVERLAY DISTRICT – MCO

13.1 Purpose

The main purpose of this district is to ensure the compatibility between air and exercise operations associated with local military installations occurring at varying hours and land uses on properties nearby, in terms of potential interference with safe aircraft operations, potential threats from falling aircraft, potential impacts of noise, and potential adverse impacts of other military operations and practices, such as small arms and artillery training and exercises, and prescribed or controlled burning of forested land.

HARNETT COUNTY

UNIFIED DEVELOPMENT ORDINANCE

REFERENCE

Compatibility of land uses is encouraged within the five (5) mile area surrounding the local military installation to further the purpose of the installation, as well as to preserve the quality of life of surrounding property owners. Compatibility of surrounding land uses may encourage wildlife preservation and reduce potential interference of light pollution.

Prescribed or controlled burning typically takes place on managed lands as a method of reducing the risk of catastrophic fires on those and adjacent lands. Potential adverse effects of controlled burning includes risk to smoke-sensitive individuals as well as reduced visibility on public right(s)-of-way.

13.2 District Dimensions

The Military Corridor Overlay Zone shall be identified as including those properties located either fully or partially within five (5) miles of the jurisdictional boundary of a military base.

13.3 Permitted & Special Uses

The permitted uses shall be the same as those in the underlying zoning districts. The Special Uses shall be the same as those in the underlying zoning districts. Reasonable regulations within applicable aircraft noise zones, imaginary surfaces, and active airspace, are limited to the height of man-made structures, incompatible uses of land, and incompatible development activities.

In addition to the standards set forth in this Section, all uses and structures must comply with all other applicable local, State, and Federal regulations, including Title 14, Part 77 CFR [Code of Federal Regulations]. Further, state level coordination is required for, but may not be limited to:

1. Certain modifications to the zoning map or of permitted uses of land, if proposed within 5 miles of Fort Bragg (N.C.G.S. § 160D-601(b));
2. Certain tall buildings and structures proposed within 5 miles of Fort Bragg (N.C.G.S. § 143-151.70 et seq.);
3. Proposed Wind Energy Facilities that require approval by the N.C. Department of Environmental Quality. (N.C.G.S. § 143-215.115, et seq);

To the extent there is a conflict between the terms of the RLUAC Coordination Agreement or this Ordinance and state law, state law shall prevail.

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 UNIFIED DEVELOPMENT ORDINANCE REFERENCE

13.5 Notification Procedures

All plats for site plans and both residential and nonresidential subdivisions located within the Military Corridor Overlay Zoning District, including those for minor subdivisions and preliminary and final major subdivisions, shall include a statement indicating that such lots are located in the district. Further, the required statement shall indicate that homes within the overlay district may, from time to time, be subject to potential adverse effects of operations on the military installation.

ARTICLE V. USE REGULATIONS

SECTION 1.0 USE TYPES & 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
Privately Owned Public Utility Structures & Facilities	P* S*	P* S*	P* S*	P* S*	P* S*	S*	S*	S*	S*	1 per 2 employees, if applicable	3	U'
Publicly Owned Utility Structures & Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	1 per 2 employees, if applicable	3	U'
TEMPORARY USES												
Modular Classroom	P*	P*	P*	P*		P*	P*	P*	P*			E
Nonresidential Building, Temporary	P*	P*	P*	P*	P*	P*	P*	P*	P*			
Portable Food Sales		P*	P*	P*								
Residence, Temporary						P*	P*	P*	P*	2 per dwelling unit	1	
Roadside Stands						P*	P*	P*	P*		1	
Season Sales			P*			P*	P*	P*	P*		1	
Temporary Events	P*	P*	P*	P*		P*	P*	P*	P*		1	
Turkey Shoot, Temporary/Seasonal	S*	S*	S*	S*		S*	S*	S*	S*	1 per firing point	1	
Yard Sale						P*	P*	P*	P*		1	
OTHER USES												
Airports & Related Uses	P* S*	S*	S*	S*						1 per 300 sq. ft.	4	U'
Comm. Towers: Microwave, TV, Telephone, Radio, & Cellular	S*	S*	S*	S*		S*	S*	S*	S*		4	U'
Firearm Certification Facilities	S*	S*	S*	S*		S*	S*	S*	S*	1 per participant & 1 per instructor	4	
Governmental Training Facilities	P	P	P	P		P	P	P	P	1 per 2 participants allowed by classroom occupancy	3	
Gunsmithing	S*	S*	S*	S*		S*	S*	S*	S*		1	
Junkyards	S*									1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Manufactured Home Parks								S*		2 per dwelling unit	3	
Mining Activities	S*	S*	S*			S*	S*	S*	S*	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	
Outdoor advertising signs			P									
Planned Unit Development	S*	S*	S*			S*	S*	S*	S*	As required by underlying use	3	

Note: P- Permitted by Right

S- Special Use Permit via the Board of Adjustment

HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE REFERENCE

ARTICLE V. USE REGULATIONS

11.6 Manufactured Home Park

11.6.1 General Provisions

A. Standard Requirements

1. Locating Manufactured Homes

- a. Only one (1) manufactured home shall be located on any manufactured home space at any one (1) time.
- b. No manufactured home shall be located or moved within the jurisdiction of Harnett County without obtaining the proper permits required by local and/or State regulations.

2. Address/Lot Number

Each lot shall clearly display the approved number with a minimum of four (4) inches in size and shall be composed of reflective materials of contrasting colors.

3. Mailboxes

The owner(s) shall install and maintain mailboxes in good condition to allow for postal delivery service for each resident, in accordance with local, State, and Federal regulations.

4. Solid Waste Disposal

The park owner(s) will operate or provide for the operation of a solid waste disposal system, including providing park tenants with appropriate containers. Individual containers shall be waterproof and rodent proof. The method of garbage disposal shall be noted on the plan and approved by the Board of Adjustment.

B. Manufactured Homes

All manufactured homes shall be properly anchored in accordance with the State of North Carolina regulations for manufactured homes.

1. Skirting All manufactured homes shall have the entire perimeter skirted at all times so as to enclose the space from the bottom of the manufactured home to grade.

C. Improvements

1. Street(s) Maintenance of all internal streets and corresponding drainage facilities shall be the responsibility of the owner(s) of the park. Such streets shall be maintained in a manner to remain free of pot holes, breaks in pavement, rough surfaces, standing water, and associated problems which would impede or cause hazards to motor vehicles.
2. Ground Cover In order to control erosion, all land areas shall be protected by landscape material and vegetative ground cover.
3. Fence or Wall Fences or walls shall not be permitted unless approved as part of the park plan. This excludes one (1) temporary pet containment area per manufactured home space. Pet containment

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areas shall not exceed 120 square feet and shall be made of suitable and durable materials intended for such use that are installed in good workman-ship manner.

D. Additions & Accessory Structures

1. Additions

No living compartment or structure other than that of a prefabricated structure specifically designed for manufactured home use or extension shall be added to any manufactured home parked within the jurisdiction of this Ordinance. This excludes front and rear uncovered porches and decks not exceeding 100 square feet.

2. Accessory Building

One (1) Accessory Building is permitted per manufactured home lot. Such building shall not exceed 120 square feet in size, shall be located in the rear yard and shall be compatible to the principal dwelling in terms of exterior building material and color. Existing structures authorized by permit and structurally sound, prior to September 15, 2003 shall be allowed to remain. Refer to Item 4 "Setbacks" of Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements.

3. Carports

Prefabricated structures without any foundation or footings and designed so as when the use for which the temporary structure was erected has ceased the structure shall be removed shall be permitted in accordance with this Ordinance. Refer to Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements. Carports shall be properly anchored and shall be constructed of rigid materials that are compatible to the principal dwelling in terms of exterior building material and color.

E. Recreational Vehicles

1. Park Model Recreational Vehicles

- a. Parks with less than 20 spaces will be allowed one (1) park model lot and parks with 20 or more spaces will be allowed two (2) park model lots.
- b. These lots are to be used for temporary living quarters for recreation, camping, travel, and seasonal use. The permit will be valid for one (1) year and renewable by the Administrator or designee for one (1) year periods not to exceed three (3) additional years.

2. Recreational Vehicles (RV's)

The following provisions shall apply to RV's, except as defined elsewhere in this Ordinance.

- a. Park owner(s) shall be responsible for notifying Planning Department of intention to use park lots for recreational vehicles (RVs).
 - i. Revised site plan shall be submitted for review and approval by Development Review Board, as required elsewhere in this Ordinance, prior to establishment of use.
 - ii. In addition to site plan requirements in Subsection "New Manufactured Home Park Site Plan" of Article III "Development & Subdivision Review, Permitting, & Approval Requirements" of this Ordinance, site plan shall indicate park lots to be designated for said use.

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- b. Parks shall be permitted use of lots for RVs as follows:
 - i. Parks with less than 20 lots shall not have more than one (1) RV lot.
 - ii. Parks with 20 or more lots shall not have more than two (2) RV lots.
- c. RV lots shall not be established adjacent to right(s)-of-way.
- d. No more than one (1) recreational vehicle shall be permitted per park lot.
- e. Address and lot number of park lots to be used for RVs shall be provided in a clearly visible location.
- f. No additions, porches, decks, or the like shall be permitted on RV lots.
- g. No permanent hardwiring, plumbing, skirting, or other installations of the same nature shall be permitted.
- h. Nonconforming parks shall comply with Subsection “Standards for New & Altered Manufactured Home Parks” below, to the greatest extent possible, and shall meet applicable buffer requirements of this Ordinance prior to establishment of said use.
 - i. Manufactured Home Park inspection shall be performed prior to establishment of said use.
- j. Park owner(s) shall be responsible for supplying utilities to park lots used for RVs, including water, electricity, waste collection, and solid waste removal.
 - i. Installation and provision for water and sewage disposal shall be according to the standards of the Harnett County Department of Public Utilities and the Harnett County Health Department.
 - ii. Each lot designated for RV use shall have an electric service pole in compliance with the most recently published version of the National Electrical Code.
- k. Subsection “Existing, Permitted Manufactured Home Parks” of Section “Alteration & Expansion of Existing Parks” of Article II “Nonconformities” is not applicable.

F. Prohibited Uses & Structures

No part of the park shall be used for nonresidential purposes, excluding facilities related to the maintenance of the park. The following uses and structures shall be prohibited within manufactured home parks:

1. The transfer of a manufactured home space or spaces either by sale or by any other means within a manufactured home park
2. The storage of abandoned or junk vehicles
3. The storage of uninhabitable manufactured homes
4. Recreational Vehicles (RVs) as a permanent residence
5. Storage of possessions and equipment under the manufactured home

11.6.2 Standards for New & Altered Manufactured Home Parks

A. Development Standards

1. Minimum Park Size Every manufactured home park shall have a minimum area of five (5) contiguous acres.
2. Minimum Manufactured Home Lot Size
 - a. 6,000 square feet with both public water and sewer
 - b. 10,000 square feet with public water or sewer
 - c. 20,000 square feet no public water or sewer

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3. Maximum Density

- a. Six (6) units per acre
- b. Refer to Article "Natural Resources", Section "Water Supply Watershed" of this Ordinance for impervious surface requirements

4. Setbacks

- a. The manufactured home and accessory structures shall be located not less than 25 feet from the park boundary and at least 10 feet from planting or landscape areas.
- b. Each manufactured home shall be located not less than 30 feet from any other manufactured home.
- c. Accessory structures shall be located not less than 10 feet from a manufactured home.

B. Improvement Standards

1. Streets & Access

- a. All streets shall be paved with a minimum pavement width of 18 feet and shall be located within a cleared right-of-way having a minimum width of 30 feet, except as otherwise required herein.
- b. Streets connecting two (2) public right(s)-of-way or extending to adjacent properties shall be built to the minimum construction standards required by the North Carolina Department of Transportation (NCDOT), including storm drainage facilities as required by the latter.
- c. Cul-de-sac streets shall not exceed 1,000 feet in length.
- d. All dead-end streets shall be developed as cul-de-sacs.
- e. All street names shall be approved by the Harnett County E-911 Addressing Department.
- f. Each manufactured home space shall abut upon an improved street which shall have unobstructed access to a public street.
- g. No manufactured home space shall have direct vehicular access to any public right-of-way other than those located within the manufactured home park.
- h. A letter of Certification by a Professional North Carolina Engineer that the street meets NCDOT standards for the type of facilities installed and proper storm drainage facilities shall be required.

2. Off-Street Parking Pad

Each manufactured home lot shall have two (2) paved parking spaces with a minimum length of 22 feet and a minimum width of nine (9) feet per space.

3. Sidewalks shall be required along one (1) side of all streets in accordance with Section "Sidewalk Standards" of Article VII "Development Design Guidelines."

4. Lighting Adequate lighting shall be provided to illuminate streets, common driveways, walkways, and dead-end streets for the safe movement of vehicles and pedestrians at night. The minimum size street light shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

5. Open Space & Recreational Facilities

- a. Minimum of eight percent (8%) of the gross area of the manufactured home park shall be dedicated open space and/or recreational open space facilities.

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- b. One percent (1%) of the gross area shall be used for improved recreational open space facilities.
- c. No more than one-half (½) of the open space area may be covered by water.
- d. Dedicated open space and recreational open space facilities shall be reasonably accessible from all parts of the park, as determined by the Planning Board.

6. Utilities & Storm Drainage

Adequate water supply and distribution system, sewage disposal system, fire protection, and storm drainage shall be provided for all new and expanded manufactured home parks, in compliance with the provisions of this Ordinance.

C. Additional Standards

1. Development in Flood Hazard Areas

Manufactured home parks shall not be located in areas that are susceptible to regular flooding as depicted on the most recently published Federal Emergency Management Agency (FEMA) Maps. Existing manufactured home parks located in designated Flood Hazard areas shall not be allowed to add additional spaces or manufactured homes. Manufactured home parks shall be graded so as to prevent water from ponding or accumulating on the premises.

2. Storage Areas

Fenced and screened communal storage areas provided by the park owner(s) for boats, campers, and other accessory vehicles belonging to park residents only shall be permitted.

11.6.3 Maintenance of Park & Facilities

The park owner(s) and occupants shall keep all park owned facilities, manufactured homes, manufactured home spaces, improvements, equipment, open space, recreational open space, and all common areas in good repair and maintained in such a manner as to prevent the accumulation or storage of material which would constitute a fire hazard or would cause insect or rodent breeding and harborage.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

SECTION 2.0 GENERAL DEFINITIONS & ACRONYMS

Manufactured Home Lot

A manufactured home lot is a piece of land within a manufactured home park whose boundaries are delineated in accordance with the requirements of the Ordinance, and that is designed and improved in accordance with the requirements of the Ordinance to accommodate a single manufactured home.

Manufactured Home Park

A manufactured home park is a parcel of land, adjoining parcels of land, or a group of lots within 500 feet of each other in single/same ownership designed to provide three (3) or more manufactured homes or spaces, or any combination of homes and spaces. One (1) lot, solely established for the primary residence of the park owner(s) may be established on a parcel adjacent to a permitted manufactured home park.

RLUAC

Regional Land Use Advisory Commission

HARNETT COUNTY COURTESY REVIEW

Project: BOA2024-0012 (Hagerty MHP)

Location: West side of Rambeaut Road south of Marian Lane

PIN#: 0514-83-1153.000 et. seq.

March 5, 2024

Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:

- The site is located at the intersection of two low-level level military aviation corridors that are identified as Important to Protect in the Fort Liberty Compatible Use Rating System.

The proposed manufactured home park is located in an area that will be periodically exposed to low-level military aircraft overflights, including nighttime overflights. This may lead to exposure to high aviation noise levels at times, which, in turn, may generate noise complaints to Fort Liberty from future residents who may not be aware of the potential for such exposure. Frequent or numerous noise complaints may require the curtailment or alteration of military training activities occurring within these aviation corridors, which can have a negative impact on military readiness.

While site-built dwellings typically have an inherent interior noise level reduction of -25 decibels, the materials and construction methods used in manufactured housing do not provide the same degree of interior noise level reduction. This makes the proposed development more susceptible to disruption from aviation noise than existing nearby site-built housing. In turn, this has the potential to generate more noise complaints to Fort Liberty than a similarly situated “conventional” residential development.

If the proposed manufactured home park is approved, it is recommended that a condition of approval be included for the owner / developer disclose the potential for impacts related to low-level military aircraft overflight to future residents through written disclosure in lease or sale offerings and related documents. Such disclosure is intended to ensure that prospective residents are aware of the potential impact in order to limit complaints regarding aircraft overflight, noise, and related impacts; thereby helping help to protect the military training and operational missions of the installation.

In preparing the Joint Land Use Study implementation deliverables, a standard “military impact notice” was developed, and is reprinted below for reference. RLUAC recommends utilizing a version of this, as appropriate, when providing such disclosures, although an alternate form of this notice with greater specificity as to the particular impact is welcome as well.

Military Impact Notice – Example Language:

“NOTICE: This property is located within an area that may be subject to impacts created by military operations or training activity associated with Fort Liberty. Such impacts may include noise, low flying aircraft, smoke, dust, and similar impacts associated with military training and operations.”

While RLUAC’s findings and recommendations are non-binding on Harnett County, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Liberty’s military training and operational missions.

Thank you for allowing RLUAC to review this case.

Jeff Sanborn, Chairman
Vagn K. Hansen II, AICP, Executive Director

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

APPLICANT: Kathleen Hagerty

CASE NUMBER: BOA2401-0012

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
April 8, 2024

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

CASE NUMBER: BOA2402-0002
APPLICANT: Jennifer Rouse
OWNER: Alisa Mcie Cash
LOCATION: 1171 COOL SPRINGS RD LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 7.44
LAND USE CLASSIFICATION: Agricultural
WATERSHED DISTRICTS: WS-IV-P Cape Fear River (Lillington)

REQUEST: 2nd Single-wide Manufactured Home in RA-30 Zoning District

AERIAL: PIN#: 0611-84-0051.000



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 US-421 N / W Front St – Turn right onto Cool Springs Rd – Arrive at 1171 Cool Springs Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains accessory structures, a single-family residential home site, 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** – Private (Well) **Sewer** – Private (Septic)

TRANSPORTATION:

- The annual daily traffic count for this portion of Cool Springs Rd is 350.
- 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

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
RESIDENTIAL USES												
Manufactured Homes (on individual parcel)							S*	P*	P*	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.

SITE PHOTOS

Site / 1171 Cool Springs Rd



Manufactured Home on Site



Accessory Structures on Site



Across Street



Street View



Adjacent Properties



Sign Posted



SITE PLAN





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: \$175.00
Receipt: _____
Date Submitted: 7/9/2024
Meeting Date: 4/9/2024
Case #: BOA 2402-0002

Applicant Information

Owner of Record:

Name: Alisa Cash
Address: 1171 Cool Springs Rd
City/State/Zip: Lillington NC 27546
E-mail: alisa.cash54@gmail.com
Phone: (919) 270-7793

Applicant:

Name: Jennifer Rouse
Address: 803 Longstreet Rd
City/State/Zip: Sanford NC 27330
E-mail: jenniferrouse@yahoo.com
Phone: (919) 353-9581

Property Description

PIN(s): 0611-54-0051-000 Acreage: 7.44 acres
Address/SR No.: 1171 Cool Springs Rd Lillington NC 27546
Directions from Lillington: North on 421 to Cool Springs Rd Turn Right at Line Station.

Deed Book: 758 Page: 0159 Plat Book: _____ Page: _____
Zoning District: RA-30 Township: _____
Flood Plain & Panel: _____ Watershed Dist: _____
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use:

Special Use for Single section mobile home residential

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.

Olivia M. Castle
Property Owner(s) Signature

2-9-24
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? To give a relative a residence close enough to assist me with care if needed.
2. Why is this use essential or desirable to you? With no spouse or dependents, I would like to have family close for emergencies.
3. Why is this use essential or desirable to the citizens of Harnett County? It will reduce my need to contact emergency services for assistance.

On-site & Surrounding Land Uses

4. What is on the property now? It is vacant
5. What uses are on the surrounding properties in the general vicinity? Residential and agricultural use. Multiple single section homes in the vicinity.
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. It should not impact anyone negatively. There will be another neighbor in the community.

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. 50' gravel driveway from residence to Coal Springs Rd
9. Describe the drainage of this property. _____
10. How is your trash and garbage going to get to the landfill? It will be taken to county collection site by the residents

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Minimal traffic with clear line of sight at Coal Springs Rd.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 50' to 100'

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: We hope you will see the need for family to take care of each other and approve this request.

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

2-9-24
Date

Harnett GIS

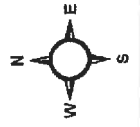
NOT FOR LEGAL USE



- County Boundary
- Address Numbers
- RoadCenterlines
- Parcels


Harnett
COUNTY
NORTH CAROLINA

GIS/E-911 Addressing
February 9, 2024



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

APPLICANT: **Jennifer Rouse**

CASE NUMBER: **BOA2402-0002**

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
April 8, 2024

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

CASE NUMBER: BOA2403-0001
APPLICANT: Dylan & Jessica Stephenson
OWNER: Dylan & Jessica Stephenson
LOCATION: 129 MA KITCHEN RD DUNN, NC 28334
ZONING: RA-30
ACREAGE: .52
LAND USE CLASSIFICATION: Employment Mixed Use

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

AERIAL: PIN#: 1505-80-9234.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn right onto NC-217 / NC-82 / N 13th St – Keep left to stay on NC-82 / Iris Bryant Rd – Keep left to stay on NC-82 / Iris Bryant Rd – Turn right to stay on NC-82 / NC Highway 82 – Bear left onto Dorman Rd – Keep straight to get onto Arrowhead Rd – Turn right onto US-301 S / US Highway 301 S – Turn right onto Ma Kitchen Rd – Arrive at 129 Ma Kitchen Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains an abandoned mobile home 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

TRANSPORTATION:

- The annual daily traffic count for Ma Kitchen Rd. was unavailable, however the adjacent road, US 301 S has an annual daily traffic count of 6400.
- 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

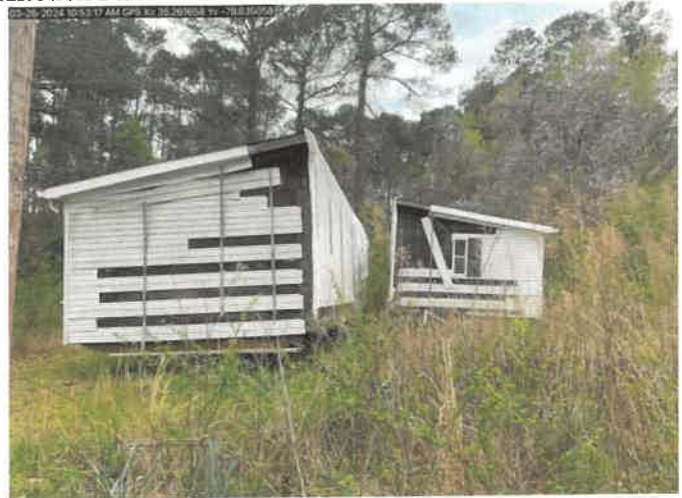
RA-30 Zoning District

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.

SITE PHOTOS

Site / 129 Ma Kitchen Rd.



Sign Posted



Across Street



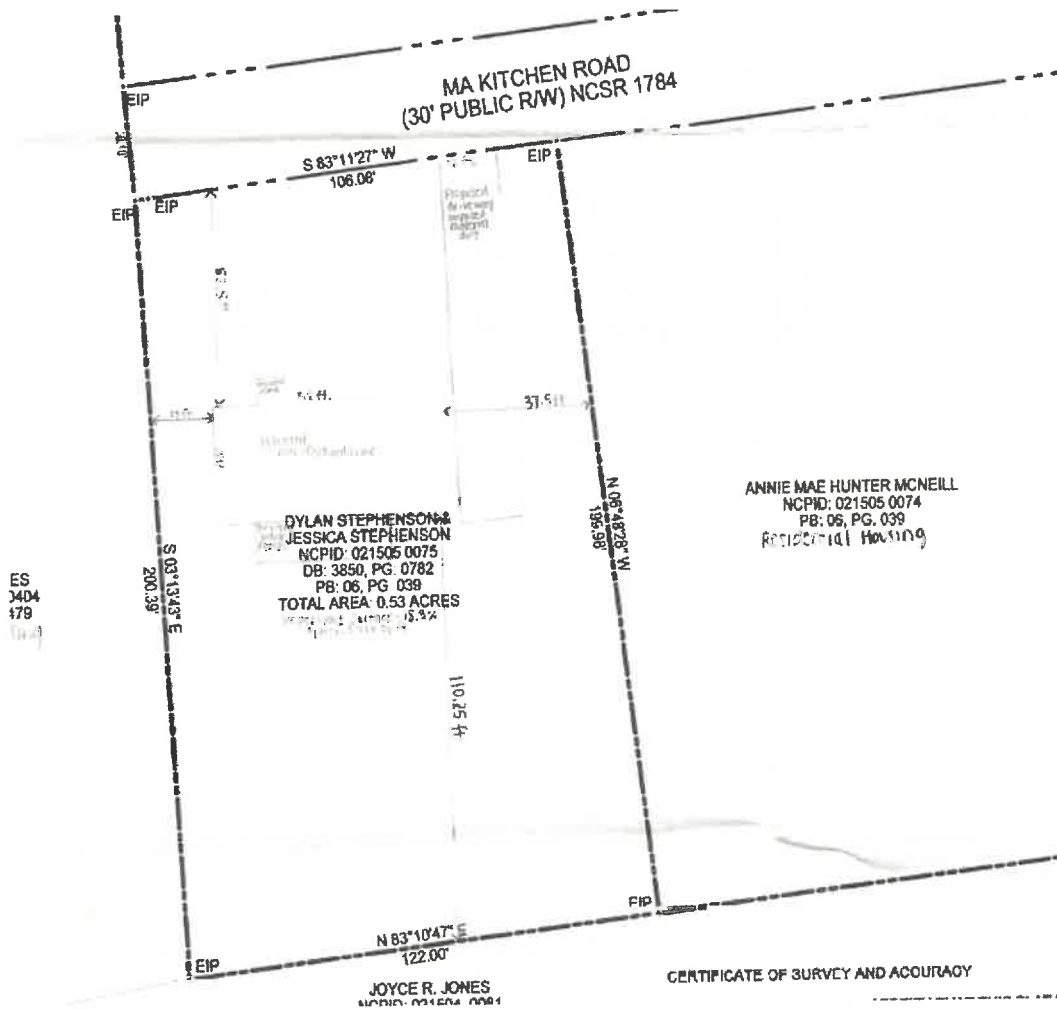
Adjacent Properties



Street View



SITE PLAN





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: \$175
Receipt: 226177
Date Submitted: 3/1/24
Meeting Date: 4/8/24
Case #: BOA2403-0001

Applicant Information

Owner of Record:

Name: Dylan & Jessica Stephenson
Address: 7154 Elevation Road
City/State/Zip: Benson, NC 27504
E-mail: drstephenson94@gmail.com
Phone: 919-209-8205

Applicant:

Name: Dylan & Jessica Stephenson
Address: 7154 Elevation Road
City/State/Zip: Benson, NC 27504
E-mail: jessicarae16@rocketmail.com
Phone: 919-209-8207

Property Description

PIN(s): 1505 - 80 - 9234.000 Acreage: 0.52 acres

Address/SR No.: 129 Ma Kitchen Road, Dunn, NC 28334

Directions from Lillington: Take US-421 S to NC-217 S to Erwin, turn right onto S Main St., turn right onto US-421 S, keep right to continue to US-421 S, continue on NC-82 E, take Dorman Rd. to US-301 S, turn right onto NC-217 S, slight left on NC-82 E, slight right onto NC-82 E, turn left on Dorman Rd., merge onto Arrowhead Rd., turn right on US-301 S, turn right on Ma Kitchen Rd., parcel is on the left.

Deed Book: 3850 Page: 782-784

Plat Book: 6 Page: 39

Zoning District: RA-30

Township: Averaasboro

Flood Plain & Panel: Zone X; Minimal Flood Risk; Panel 1504

Watershed Dist: 133A: Southern Coastal Plain

Water: Public (Harnett County)
 Private (Well)

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

Requested Use:

Special Use for Residential setup of manufactured home doublewide

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

Stephens Dylan Stephenson

 Property Owner(s) Signature

3/1/24

 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? Residential setup of manufactured home.
2. Why is this use essential or desirable to you? To establish affordable living.
3. Why is this use essential or desirable to the citizens of Harnett County? To establish another affordable housing accommodation.

On-site & Surrounding Land Uses

4. What is on the property now? An empty lot with a manufactured home that is unable to setup until this permit is obtained.
5. What uses are on the surrounding properties in the general vicinity? Residential affordable single family 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. It will provide another single family home on the street. It will not affect the surrounding area as it will be used in the same manner the current surrounding area is being used as.

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. The width of the driveway will be 12 feet. The surface will be dirt with the plan to eventually add gravel to the surface.
9. Describe the drainage of this property. There is no standing water on the property, there is a drainage ditch on one side of the property neighboring our parcel. The water drains through the ditch in front and side. There is also a ditch that runs along the back of this parcel and adjoining parcels.
10. How is your trash and garbage going to get to the landfill? We own a truck and haul trash/garbage to the county landfill. At our current residence we subscribe to a trash pickup service. If it is affordable at this address we plan to enroll in trash pickup.

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. The traffic conditions are not congested. The state road that the driveway is off of is a short distance with minimal residences located off road. There are no barriers to sight when pulling out of the driveway. The sight distance is 0.2 miles. this is the length of Ma Kitchen Road.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? The next driveway on the same side of the roadway is approx. 40 feet.

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Any reasonable conditions necessary.
14. Additional Comments the Board should consider in reviewing your application: This parcel of property was previously the location of a residential home. We have already made improvements to the property by tearing down the debris from the previous residential home that had burned down.

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

3/1/24
Date

LEGEND

- ⊙ New Iron Set
- ⊙ Iron Pin Found
- Wooden Bolland
- Found Stone
- ▲ Found Stake and Stone
- ⊙ Cotton Spindle Set
- ⊙ Record Stone Not Found
- Property Lines
- Fence Line
- Centerline of Road
- Edge of Asphalt
- Woodline
- Edge of Concrete
- Overhead Electric

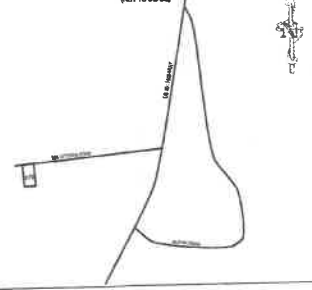
SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN THE HARNETT COUNTY PLANNING JURISDICTION.

DATE _____ SUBDIVISION ADMINISTRATOR _____

SITE DATA
 AREAS INCLUDES R/W
 TOTAL AREA= 0.53 ACRES
 DEED BK: 3850, PG: 0782
 PLAT BK: 06, PG: 039

VICINITY MAP
(NOT TO SCALE)



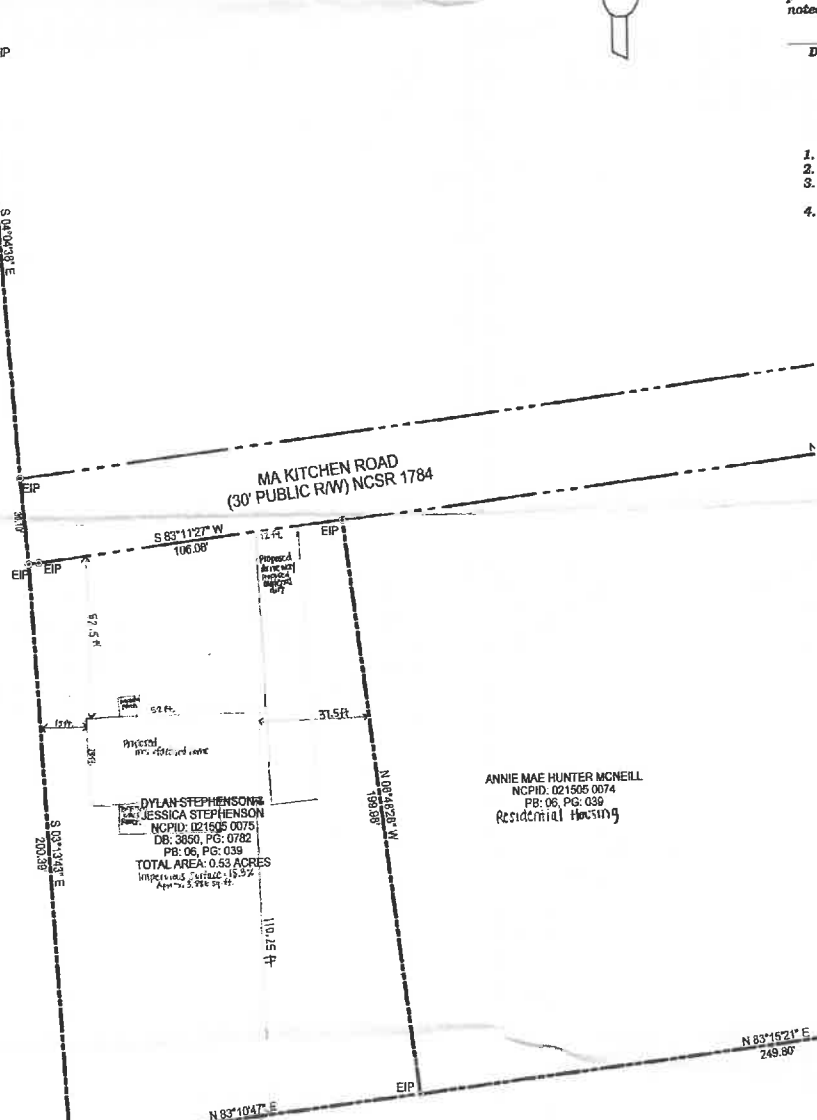
CERTIFICATE OF OWNERSHIP and DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan, with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Date _____ Owner / Owners / Agent _____

NOTES:

1. All EIS and EIPs are "Control Corners".
2. No NCGS Monuments found within 2000' of the Property.
3. All bearings are referenced to Deed BK: 3850, Pg 782, and Plat BK: 06, Pg 039, all distances are horizontal.
4. Deed references as noted on map.

JOYCE R. JONES
 NCPID: 021515 0404
 DB: 818, PG: 0479
 R/S: 00/10/16/11/14



REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF HARNETT

I, _____ REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

HARNETT COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, HARNETT COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 20____ AT _____

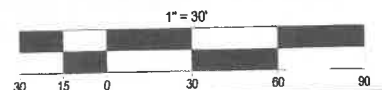
BY _____
 REG. OF DEEDS ASST. REG. OF DEEDS

Tight Back/In Envelope
 MINIMUM BUILDING SETBACKS
 FRONT YARD --- 35'
 REAR YARD --- 25'
 SIDE YARD --- 10'

JOYCE R. JONES
 NCPID: 021504 0081
 DB: 724, PG: 0374

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES LONNIE PEACOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A (DEED DESCRIPTION RECORDED IN BOOK 3850, PAGE 782, PLAT RECORDED IN BOOK 006, PAGE 039, OR OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/PLAT BOOK 06, PAGE 039; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7500; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21 DAY OF JANUARY, A.D., 2021.



SURVEY OF		EXISTING LOT SURVEY FOR	
DYLAN & JESSICA STEPHENSON		129 MA KITCHEN ROAD, DUMM, N.C. 28334	
TOWNSHIP: AVERASBORO		STATE: NORTH CAROLINA	
COUNTY: HARNETT		DATE: JANUARY 21, 2021	
PLAT MAP BY: <i>Stephenson Plan</i>			
ZONED: <i>RS-35</i>		NCPID: 021504 0075	
OWNER: DYLAN AND JESSICA STEPHENSON			

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

APPLICANT: Dylan & Jessica Stephenson

CASE NUMBER: BOA2403-0001

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:

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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. _____