

MEMORANDUM

TO: Harnett County Board of Adjustment Members
FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*
DATE: July 31, 2025
RE: **Monday, August 11, 2025 Meeting**

On this meeting agenda, there are the following:

- A Townhome Development in an RA-30 Zoning District. (Tabled from the July 14, 2025 Meeting)
- (2) Singlewide Manufactured Homes 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
August 11, 2025 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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

Special Use –Old Business

Tabled from the July 14, 2025 Meeting

1. BOA2506-0002. Northgate 1803, LLC. A Townhome Development in an RA-30 Zoning District; Pin # 9584-87-2861.000; 18.0 acres; Anderson Creek Township; NC Hwy 24/87.

Special Use –New Business

2. BOA2506-0004. Jose Eduardo Cordova. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0569-61-6487.000; 1.0 acres; Lillington Township; SR # 2017 (Adams Road).
3. BOA2507-0002. Luis Angel Lopez Ramirez. A Singlewide Manufacture Home in an RA-30 Zoning District; Pin # 9680-69-6022.000; 1.14 acres; Upper Little River Township; SR # 1215 (Rosser Pittman Road).

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 11, 2025

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

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

REQUEST: Special Use Permit - Townhome Development

MAP

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



PHYSICAL CHARACTERISTICS

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

TRANSPORTATION

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

BACKGROUND

- The applicant requests a Special Use Permit for 130 townhomes within the development.
- This project is to be served by public water and sewer.
- Per the development regulations, 9 units per acre are allowed with a minimum of 15% open/recreational space. Required parking is 1.5 spaces per bedroom plus 1 space per bedroom when there are more than 2 bedrooms.
- Buffering will be a Type A.
- If approved, this project will be required to go through the commercial site plan review process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- A technical review has not been performed at this time.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES													
Townhome Development				P*				S*	P* S*	P* S*	1.5 per bdm + 1 per bdm over 2	2	R-3

3.2.1 Multifamily Residential Development: General Regulations

The following regulations shall apply to all Apartment Development, Condominium Development, Duplex Development, Multifamily Development (other), and Townhome Development.

A. Multifamily residential development shall be permitted in Rural Center, Employment Mixed Use and Compact Mixed Use Land Use Classifications, and shall require a Special Use permit in all other Land Use Classifications.

B. Residential density shall not exceed nine (9) dwelling units per acre unless otherwise allowed by this Ordinance.

C. A minimum of 15 percent (15%) of the tract shall be set aside for recreational open space unless otherwise allowed by this Ordinance. Of the total set aside five percent (5%) of the area shall be developed for improved recreational open space. This area shall be installed and maintained by the developer until ownership of the recreational open space area is transferred to the Homeowners' Association, if applicable. In cases where no Homeowners' Association is created, the developer shall be responsible for continued maintenance of recreational open space areas.

1. Improved recreational open space areas, such as golf courses, basketball courts, swings, etc., shall be clearly defined. Any equipment used for improved recreational open space areas shall be permanently affixed to the ground.

2. All recreational open space areas shall be equipped and maintained by the appropriate body.

D. A network of sidewalks and pedestrian trails, where applicable, shall be provided to connect all parking areas, driveways, residential structures, and amenities. Approval of such shall be based on connectivity.

1. Sidewalks shall be constructed along all streets, driveways, parking areas, and residential structures. Said construction shall be in accordance with the construction standards set forth in this Ordinance.

2. Pedestrian trails may be provided in place of sidewalks between all separate accessory structures and amenities, including open space and recreational open space areas. Said pedestrian trails shall be a minimum of four (4) feet wide and three (3) inches thick.

E. Developments larger than five (5) acres in size shall install street trees along both sides of all newly created public or private street(s). Said improvements shall be in accordance with the applicable requirements set forth in this Ordinance.

F. Recordation of the declaration, if applicable, and plan shall be completed by the developer or his agent prior to issuance of the first Certificate of Occupancy (CO) on the project following approval by the Development Review Board (DRB) or such approval shall be null and void.

G. In any multifamily development in which lots and/or units are individually sold, a Homeowners' Association (HOA) shall be required.

1. The required organizational documents and by-laws shall include, but are not limited to, the following:
a. The Homeowners' Association shall be established before any lots are sold.

- b. Membership shall be mandatory for each buyer and any successive buyer.
- c. The developer shall be responsible for all maintenance and other responsibilities of the Homeowners' Association until 60 percent (60%) of all units to be sold are sold. After 60 percent (60%) of all units are sold, the Homeowners' Association shall levy assessments and assume its responsibilities.
- d. The Homeowners' Association shall be responsible for liability insurance, taxes and maintenance of all recreational open space facilities, grounds and common areas. Any sums levied by the Homeowners' Association that remain unpaid shall become a lien on the individual property.
- e. The declaration shall contain a statement addressing street maintenance and ownership, if applicable.

H. Entrances

A minimum of two (2) entrances shall be required on all multifamily developments of 100 or more units.

I. Streets, driveways, and parking areas shall meet the following requirements:

- 1. All driveways, streets, and parking areas whether private or public, shall be paved and constructed to NCDOT standards. Once ownership of the private streets has been transferred to the Homeowners' Association, if applicable, the association shall assume maintenance of said streets.
- 2. When parking lots are located within the required front yard, the minimum front setback for each unit or the development as a whole, whichever is applicable, shall be increased by an additional 20 feet.
- 3. Curb & gutter shall be installed in accordance with Subsection "Curb & Gutter", Section "Street & Transportation Systems" of Article VII "Development Design Guidelines."

J. Individual lots shall meet the following minimum dimensional requirements as applicable. Minimum side yard requirements shall apply to perimeter boundaries only, except in cases of a duplex development, where the minimum side yard on one (1) side shall meet the requirements below.

MINIMUM REQUIREMENT:	WIDTH:
Lot Width	20 ft
Front Yard	35 ft
Front Yard (Parking within Front Yard)	55 ft
Rear Yard	25 ft
Side Yard	10 ft
Side Yard, Corner Lot	20 ft

3.2.2 Multifamily Residential Development: Specific Regulations

Townhome Development

- A.** In a townhome development in which any facilities such as but not limited to streets, parking areas, recreational open space facilities and common open space are to be held and maintained in common ownership a Homeowners' Association shall be organized. Documents showing the association's organizational structure and by-laws for the property shall be filed with the Planning Department. For townhome developments, the aforementioned documents shall become part of the application for a Special Use permit.
- B.** All townhome units shall be subject to the conveyance of a fee-simple lot.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Multifamily, Townhome

An attached single-family dwelling on a fee-simple lot meeting the minimum front and rear yard setback requirements, fronting on a dedicated street, and sharing a common side(s) with adjoining units within a townhome complex.

Harnett Horizons 2040 Comprehensive Plan

FUTURE LAND USE MAP

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

FUTURE LAND USE CHARACTER AREAS

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

GOALS & STRATEGIES

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

SITE PHOTOS

Posted Sign



Posted Sign



Adjacent Property



Adjacent Property



Internal Drive Accessing
the Site From Hwy 24-87



Commercial Businesses
Adjacent to the Site



Approximate Location of the
Second Access Point





Non-Residential Special Use Permit

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

Total Fee: \$1500.00
Receipt: _____
Date Submitted: JUNE 2, 2025
Meeting Date: JULY 14, 2025
Case #: BGA 2506-0002

Applicant Information

Owner of Record:

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

Applicant:

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

Property Description

PIN(s): 9584-87-2861.000 Acreage: 18.0 acres
Address/SR No.: NC 87 (located at intersection of McDougald Road and Broadway Road)
Directions from Lillington: Take NC 27 W out of Lillington to NC 87. Turn on NC 87 South toward Spout Springs. Go 4.5 miles. Project site will be on right side behind shops.

Deed Book: 4263 Page: 1836
Zoning District: RA-30
Flood Plain & Panel: _____
Water: ☒ Public (Harnett County)
☐ Private (Well)

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

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

Requested Use:

Special Use for townhome development

Required Information:

1. Is an Erosion and Sedimentation Control Plan required? ☐ No ☒ Yes
If yes, is one on file? ☒ No ☐ Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? ☒ No ☐ Yes
Date of Meeting: _____ NCDOT Contact: _____
3. Is a Driveway Permit required? ☐ No ☒ Yes
If yes, is one on file? ☒ No ☐ Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? ☐ No ☒ Yes

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

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

Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

Property Owner(s) Signature

Date

6/02/2025

NON-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

Written Statement

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

Public Convenience & Welfare

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

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? The property to the north is developed commercial. The property to the south is government owned property. There is residential development on the southwestern corner. The townhome development is complementary to the existing development. No negative impacts are expected.

Utilities, Access Roads, Drainage, etc...

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

Traffic

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

General

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

Conditions

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

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is or will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

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

Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.

A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.

Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

** I have received and read the above statement:

Signature

Date

NON-RESIDENTIAL SPECIAL USE PERMIT APPLICATION

Written Statement

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

Public Convenience & Welfare

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

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? The property to the north is developed commercial. The property to the south is government owned property. There is residential development on the southwestern corner. The townhome development is complementary to the existing development. No negative impacts are expected.

Utilities, Access Roads, Drainage, etc...

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

Traffic

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

General

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

Conditions

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

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

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

Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.

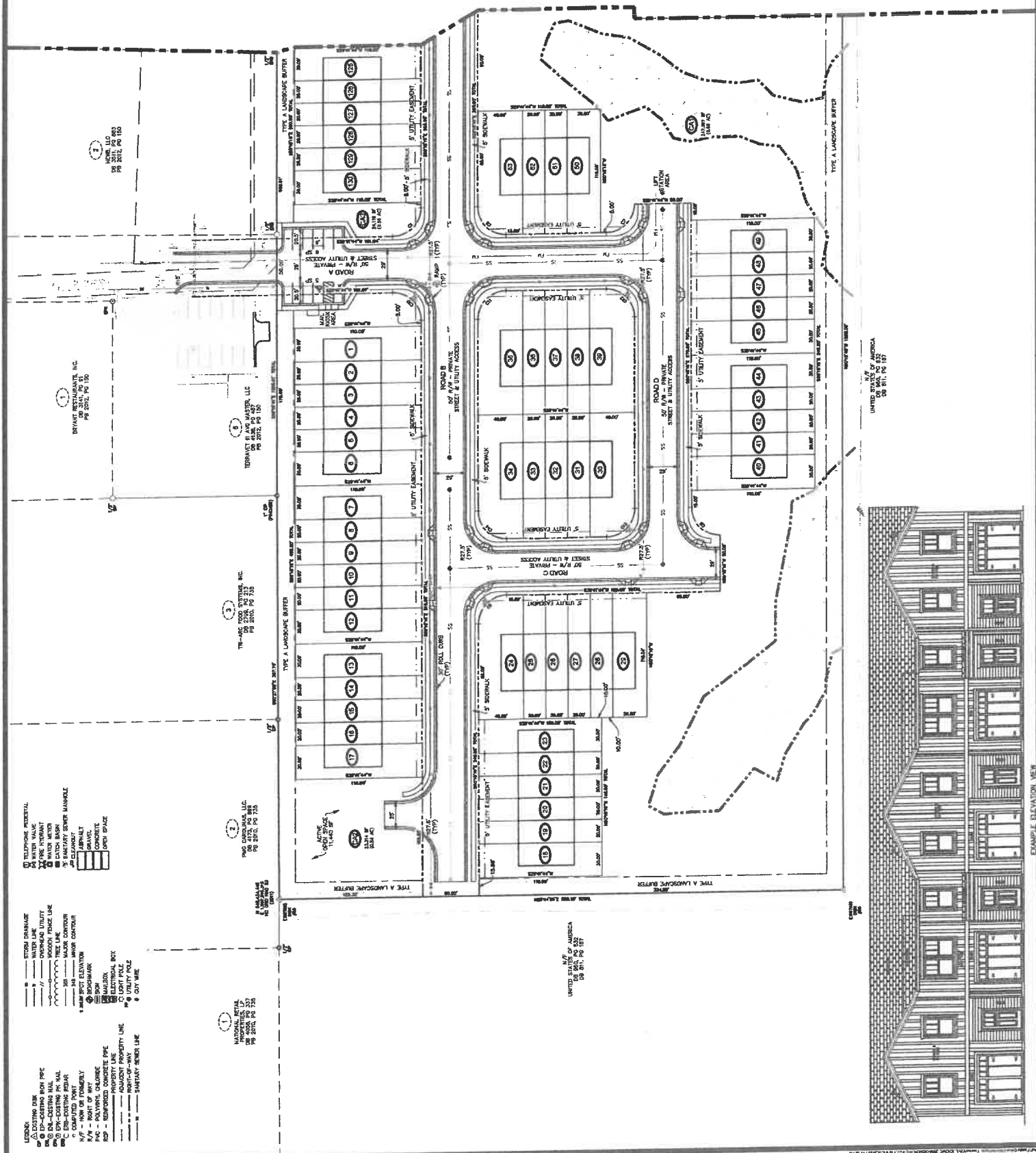
A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.

Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

** I have received and read the above statement:


Signature
Date

GR





CURVE	LENGTH	RADIUS	BEARING	CHORD
C2	39.37	28.00	S74°41'44"W	30.36
C3	39.27	28.00	S151°01'18"E	30.36
C4	36.27	25.00	N74°41'44"E	35.36
C5	36.27	25.00	N151°01'18"W	30.36

ND HIGHWAY 24-87

MATCH LINE - SEE THIS SHEET

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

APPLICANT: Northgate 1803, LLC

CASE NUMBER: BOA2506-0002

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:

2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:

3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:

4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: _____

5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: _____

CONDITIONS TO CONSIDER:

1. _____
2. _____
3. _____
4. _____
5. _____

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 11, 2025

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

CASE NUMBER: BOA2506-0004
APPLICANT: Jose Eduardo San Juan Cordova
OWNER: Jose Eduardo San Juan Cordova
LOCATION: 1378 ADAMS RD LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 1.00
LAND USE CLASSIFICATION: Rural/Agricultural

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

AERIAL: PIN#: 0569-61-6487.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr – McKinney Pkwy turns right and becomes N Main St – Turn left onto E McNeill St – Turn right onto Adams Rd – Arrive at 1378 Adams Rd.

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Adams Rd was unavailable, but the adjacent, Ross Rd, has an annual daily traffic count of 1500.
- Site distances are good on Adams Rd.

BACKGROUND:

- This application is a compliance measure on behalf of the applicant to remedy an existing zoning code violation.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be to obtain all required permits associated with the setup of the manufactured home. The process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that may be placed on the requested land use.

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	BUILDIN G 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.

- The structure shall be built to the HUD code for manufactured homes.
- 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.
- 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.
 - 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.
- 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.
- The tongue or towing device shall be removed or landscaped.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its 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.

H-1: Accommodate a mixture of housing types in appropriate areas.

Strategy 1A: Ensure zoning policies continue to provide ample opportunity for a variety of housing types.

SITE PHOTOS

Site/1378 Adams Rd



Site



Across Street



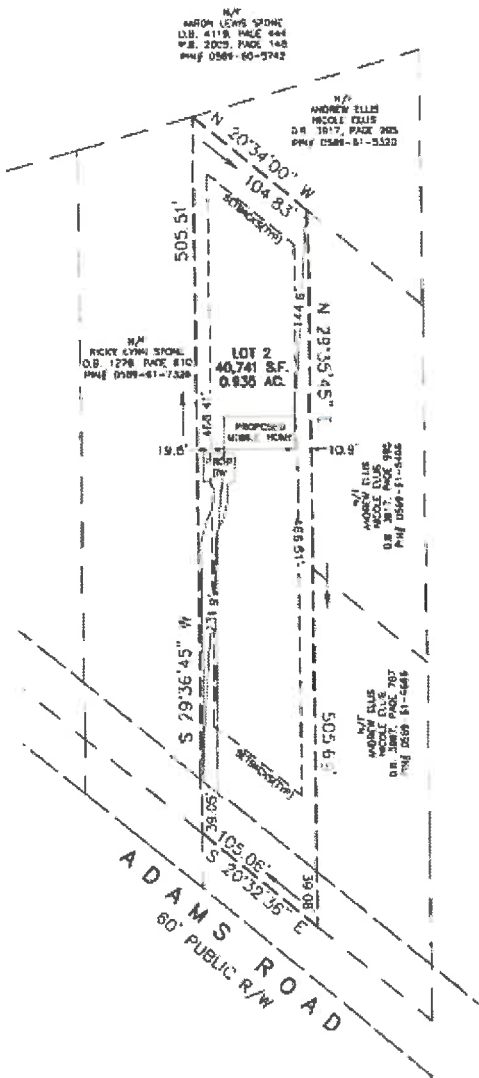
Adjacent Property



Street View



SITE PLAN





Residential Special Use Permit

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

Total Fee: \$175.00
Receipt: R33119
Date Submitted: 6-22-25
Meeting Date: _____
Case #: BA2506-0004

Applicant Information

Owner of Record:

Name: Jose Eduardo San Juan Cardona
Address: 1378 Adams Point, Lillington
City/State/Zip: Lillington, NC 27546
E-mail: edusanj19@hotmail.com
Phone: (919)-586-1862

Applicant:

Name: Jose Eduardo San Juan Cardona
Address: 3489 mid stage rd north
City/State/Zip: Angier, NC 27501
E-mail: edusanj19@hotmail.com
Phone: (919)-586-1862

Property Description

PIN(s): 0569-61-6487 Acreage: 1 acres
Address/SR No.: 1378 Adams Point, Lillington, 27546 / 1005690068
Directions from Lillington: US-401S / N main st. continue straight, turn right on to NC-210 N., turn left onto Adams rd.
Deed Book: 3869 Page: 756 Plat Book: 2 Page: 172
Zoning District: Residential / RA-30 Township: Lillington
Flood Plain & Panel: _____ Watershed Dist: Harnett Lillington
Water: ☒ Public (Harnett County) ☐ Private (Well) Sewer: ☐ Public (Harnett County) ☒ Private (Septic Tank)

Requested Use:

Special Use for single wide mobile home

Required Information:

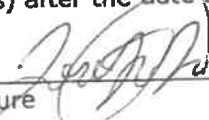
1. Is an Erosion and Sedimentation Control Plan required? ☒ No ☐ Yes
If yes, is one on file? ☐ No ☐ Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? ☐ No ☐ Yes
Date of Meeting: _____ NCDOT Contact: _____
3. Is a Driveway Permit required? ☒ No ☐ Yes
If yes, is one on file? ☐ No ☐ Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? ☒ No ☐ Yes

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

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.

José San Juan - 
Property Owner(s) Signature

06-13-25
Date

Written Statement

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

Public Convenience & Welfare

1. Why are you requesting this use? Provide a essential desirable living arrangement to a family that direct contribute to the Public Convenience and welfare of Harnett County.
2. Why is this use essential or desirable to you? Promote individual family well being. A stable, safe, living environment to improve the ability to contribute positively to the community.
3. Why is this use essential or desirable to the citizens of Harnett County? See note for answer. See next Page

On-site & Surrounding Land Uses

4. What is on the property now? empty land. The Property is clean and not obstructing trees or wells or drier
5. What uses are on the surrounding properties in the general vicinity? residential use. double wide mobile home residency, next to the Property.
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. see adjacent note to answer #6 next Page

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. 30' of width by 165' of length
9. Describe the drainage of this property. The drainage water is from the Harnett water line system coming all the way through along the road that provides water to the Property, this coming line have a clear, unobstructed line of sight to approaching to the Property due counting to left and right neighbors
10. How is your trash and garbage going to get to the landfill? Private Pick up trash and garbage service contract.

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. The daily traffic volume through Adams Road state road is smooth and predictable. The traffic is limit and restrict to due to the ending road making easy to transit to the low flow of cars.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? the Property count with an access point driveway 80' apart to the most closest driveway and 40' apart from the access point from driveway to the State road

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. the mobile home must be comply with all applicable inspection codes, installation anchors. All setback requirements from Property lines, state road, must not create disturbance to neighbors.
14. Additional Comments the Board should consider in reviewing your application: committed to upholding all Harnett county ordinances and ensuring the mobile home placement is visually harmonious, well maintained, and does not create any adverse impact on neighboring properties or public infrastructure.

Answer for question #3

- 3.- Due to severe constraints of securing an stable and affordable housing, setting a mobile home is a viable and immediate solution to reduce a public housing assistance program for a local resident/family of harnett county.

Answer for question #6

- 6.- The mobile home set tend not to impact negatively with the residents. The Property will plan to ~~have~~ implement landscape plants, that include trees, shrubs along Property lines to provide privacy, installing garden areas that beautifies the manufactured home, that contributes positively to the overall streetscape.
- Manufactured home will be place on a foundation system with attractive skirting that mimics brick stone, this eliminates the trailer appearance and gives home grounded. All utility connections will be professionally installed and integrated with the existing infrastructures, that ensures no strain to public services, prevents leaks or outages and maintains the reliability of utilities for all residents.
- It will be placement will strictly add to local zoning ordinances, setback requirements, lot coverage limits, and building codes, preventing overdevelopment on neighbors spaces, maximize the privacy for both the occupant and their neighbors, and addressing any concerns informing neighbors about the plans, and addressing any questions they may have and could foster and prevent misunderstandings.

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

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

Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.

A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.

Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

** I have received and read the above statement:

Signature

Date

06-18-25



VICINITY MAP (NTS)

LEGEND:

- PIP - EXISTING IRON PIPE
- EIP - EXISTING IRON PIPE
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- NP - NEW IRON PIPE SET
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- OP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- SW - SIDEWALK
- PO - PORCH
- N/F - NOW OR FORMERLY
- CVRD - COVERED
- CB - CATCH BASIN
- EDP - EDGE OF PAVEMENT
- BOC - BACK OF CURB

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0568, SUFFIX J, HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/06.

CERTIFICATE OF ACCURACY & MAPPING.
I, NICHOLAS M. FRENCH, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817

DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

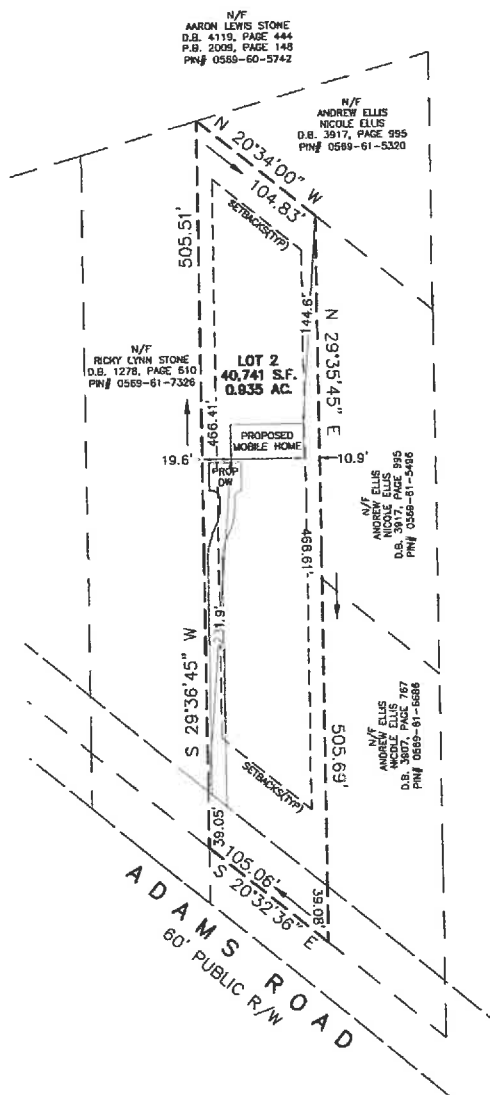
THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SETBACKS:

FRONT	35'
SIDE	10'
REAR	25'

IMPERVIOUS SURFACE TABLE

HOUSE	1,200 S.F.
DRIVEWAY	2,618 S.F.
TOTAL IMPERVIOUS AREA	3,818 S.F.
TOTAL LOT AREA	40,741 S.F.
PERCENTAGE OF IMPERVIOUS AREA	9.37%



PRELIMINARY

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

APPLICANT: Jose Eduardo Cordova

CASE NUMBER: BOA2506-0004

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:

2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:

3. The requested use **will / will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:

4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: _____

5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: _____

CONDITIONS TO CONSIDER:

1. _____
2. _____
3. _____
4. _____
5. _____

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 11, 2025

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

CASE NUMBER: BOA2507-0002
APPLICANT: LUIS ANGEL LOPEZ RAMIREZ
OWNER: LUIS ANGEL LOPEZ RAMIREZ
LOCATION: ROSSER PITTMAN ROAD BROADWAY, NC 27505
ZONING: RA-30
ACREAGE: 0.93
LAND USE CLASSIFICATION: Rural / Agricultural

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

AERIAL: PIN#: 9680-69-6022.000



Directions from Lillington: Travel north on US 421 toward Sanford– Turn left onto McArthur Road – Turn right onto Rosser Pittman Road – Site will be located on the left hand side of the road after passing Knight Road.

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for this section of Rosser Pittman Road was unavailable.
- Site distances are good.

BACKGROUND:

- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be to obtain all required permits associated with the setup of the manufactured home. The process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that may be placed on the requested land use.

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	BUILDIN G CODE CLASS
RESIDENTIAL USES												
Manufactured Homes (on individual parcel)							S*	P*	P*	2 per dwelling unit	1	R-3

Article V. Use Regulations

Section 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.

- The structure shall be built to the HUD code for manufactured homes.
- 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.
- 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.
 - 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.
- 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.
- The tongue or towing device shall be removed or landscaped.

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.

H-1: Accommodate a mixture of housing types in appropriate areas.

Strategy 1A: Ensure zoning polices continue to provide ample opportunity for a variety of housing types.

SITE PHOTOS

Site



Site



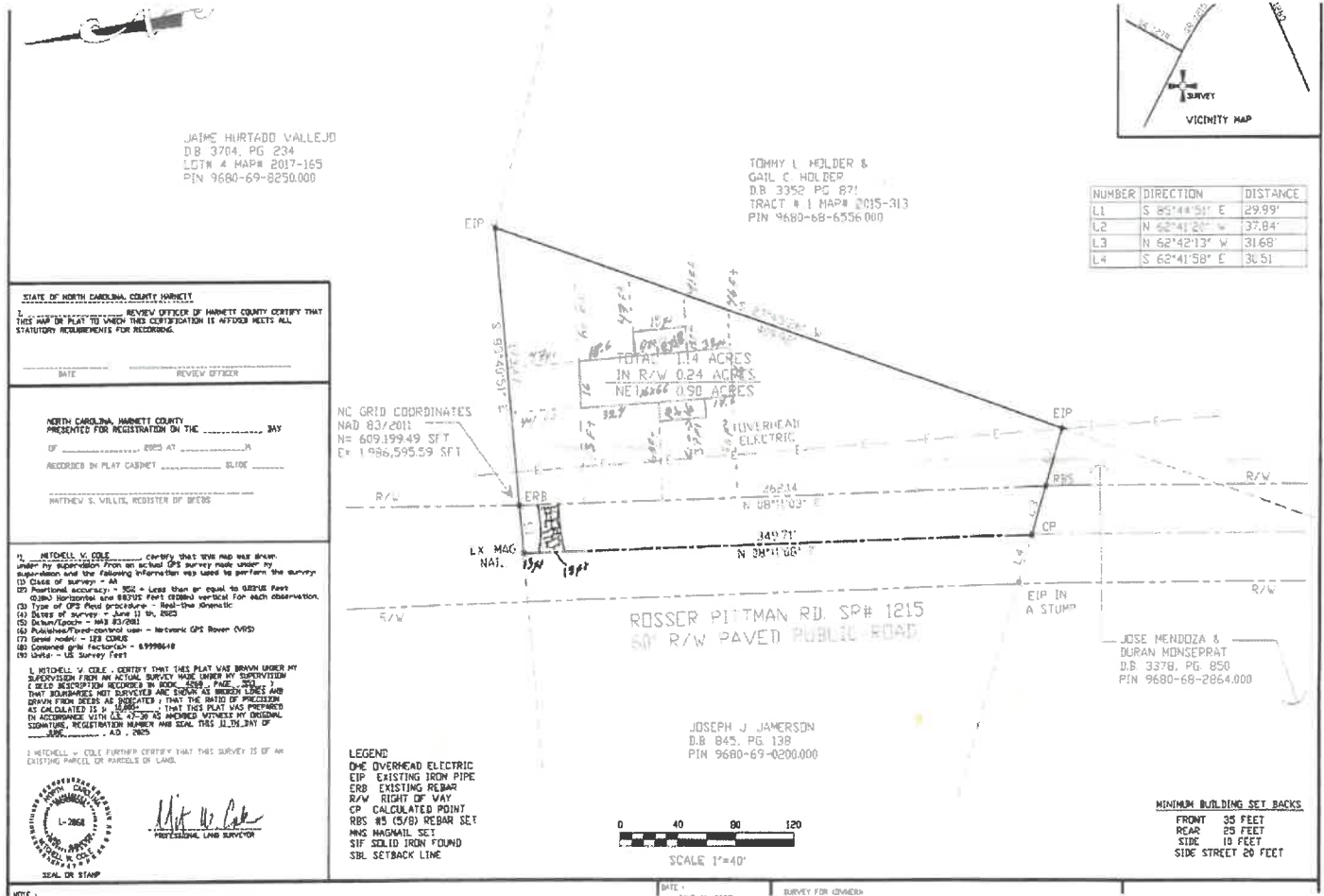
Adjacent Properties



Street View



SITE PLAN





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: \$125
Receipt: _____
Date Submitted: _____
Meeting Date: _____
Case #: BOA2507-002

Applicant Information

Owner of Record:

Name: Lois Angel Lopez Ramirez
Address: 91 Manassas Dr
City/State/Zip: Sanford N.C. 27332
E-mail: Lois-Lopez@Live.com.mx
Phone: 919 723-00-07

Applicant:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____

Property Description

PIN(s): 968069-6022 Acreage: 1.14 acres
Address/SR No.: 0 ROSSER PITTMAN RD
Directions from Lillington: take the road 421 to Broadway and take left ~~at~~ near Arthur Rd
and take a right and cross pittmann rd 2 or 3 miles
1st and left side
Deed Book: 4968 Page: 0553
Zoning District: BA, 30
Flood Plain & Panel: _____
Water: ☒ Public (Harnett County) ☐ Private (Well)
Sewer: ☐ Public (Harnett County) ☒ Private (Septic Tank)
Plat Book: _____ Page: _____
Township: Upper Little River
Watershed Dist: NA

Requested Use: ☒ Singlewide Manufactured Home ☐ Multi-Section Manufactured Home
Special Use for ☐ Other

Required Information:

1. Is an Erosion and Sedimentation Control Plan required? ☒ No ☐ Yes
If yes, is one on file? ☐ No ☐ Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? ☒ No ☐ Yes
Date of Meeting: _____ NCDOT Contact: _____
3. Is a Driveway Permit required? ☒ No ☐ Yes
If yes, is one on file? ☐ No ☐ Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? ☒ No ☐ Yes

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

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

Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 24 months (2 years) after the date the Permit is granted by the Harnett County Board of Adjustment.

Property Owner(s) Signature

Date

Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Special Use Permit following the Public Hearing. In granting a Special Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, or, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

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

Note: The Board of Adjustment is a "Quasi-Judicial" Administrative Board. Quasi-Judicial means that the Board functions like a Court when proceedings are conducted. Sworn testimony is given, so everyone wishing to speak for or against an application or ask questions about a case must be sworn in. Those persons who cannot be sworn in for religious reasons may be "Affirmed". Land use professionals, including architects and engineers, land use planners, and other agents for the property owner may appear and testify as to factual matters and any expert opinions that they are qualified to present at the Board of Adjustment hearing; however, the presentation of other evidence, including the examination and cross-examination of witnesses, making legal arguments, and the advocacy for approval of the application on behalf of the property owner(s) is the practice of law that may only be performed by a licensed attorney at law.

A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a proposed exhibit; however it is strongly recommended that enough copies are provided for each of the five Board members and the Clerk. Photographs, Videos, Recordings, Power Points or other types of evidence that are submitted via an electronic or digital device; must be pre-approved by the Harnett County IT Department prior to the start of the hearing. Personal computers such as laptops or other external media devices not belonging to the County will not be permitted to attach to the County's internal network. Documents cannot be submitted after the close of the hearing.

Action taken by this Board is final and cases are not taken to the Harnett County Board of Commissioners for review. Appeals of this Board must be filed with Superior Court. There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

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


Signature

07-15-25
Date

TOMMY L. HOLDER &
GAIL C. HOLDER
D.B. 3352, PG. 871
TRACT # 1 MAP# 2015-313
PIN 9680-68-6556.000

STATE OF NORTH CAROLINA, COUNTY HARNETT

DATE _____

REVIEW OFFICER:

PRESENTED FOR REGISTRATION ON THE _____ DAY
OF _____, 2023 AT _____ M.
RECORDED IN PLAT CABINET _____ SLIDE _____
MATTHEW S. WILLIS, REGISTER OF DEEDS

[illegible]

1. MITCHELL, V. COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR. I DEED DESCRIPTIONS OF AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I HAVE BEEN ADVISED BY THE SURVEYOR'S ASSOCIATION THAT THE RATIO OF PRECISION FOR THIS PLAT IS 1:10,000. I HAVE BEEN ADVISED BY THE SURVEYOR'S ASSOCIATION THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 11 DAY OF JUNE, A.D., 2023.

I MITCHELL W. COLE FURTHER CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.



NOTE

- 1- BEING A RESURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 4256, PAGE 553 HARNETT COUNTY REGISTRY,
- 2- HARNETT COUNTY PIN 9580-69-60E2000,
- 3- THIS PROPERTY IS SERVED BY PUBLIC WATER,
- 4- THIS PROPERTY IS ZONED RA-30.

NC GRID COORDINATES
NAD 83/2011
N = 609,199.49 SFT
E = 1,986,595.59 SFT

TOTAL 1.14 ACRES
IN R/W 0.24 ACRES
NET 0.90 ACRES

ROSSER PITTMAN RD. SR# 1215
60' R/W PAVED PUBLIC ROAD

JOSEPH J. JAMERSON
D.B. 845, PG. 138
PIN 9680-69-0200.000

LEGEND
DHE OVERHEAD ELECTRIC
EIP EXISTING IRON PIPE
ERB EXISTING REBAR
R/W RIGHT OF WAY
CP CALCULATED POINT
RBS #5 (5/8) REBAR SET
MWS MAGNAIL SET
SIF SOLID IRON FOUND
SBL SETBACK LINE



SCALE 1"=40'

DATE: 11/03/2003

SURVEY FOR (DINNER)
LUIS ANG

LUIS ANGEL LOPEZ RAMIREZ

ADDRESS 1083 ROSSER PITTMAN RD., BROADWAY, NORTH CAROLINA 27305
SURVEY 1 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

JOSE MEN
DURAN MC
D.B. 3378
PIN 9680

WJ

PRO

SAWY

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

APPLICANT: Luis Angel Lopez Ramirez

CASE NUMBER: BOA2507-0002

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. _____