

**HARNETT COUNTY
BOARD OF ADJUSTMENTS
July 13, 2026**

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

CASE NUMBER: BOA2606-0003

APPLICANT: Joseph Mouton

OWNER: Winifred Chriss and Donald Davis

LOCATION: 551 FRED BURNS RD HOLLY SPRINGS, NC 27540

ZONING: RA-40

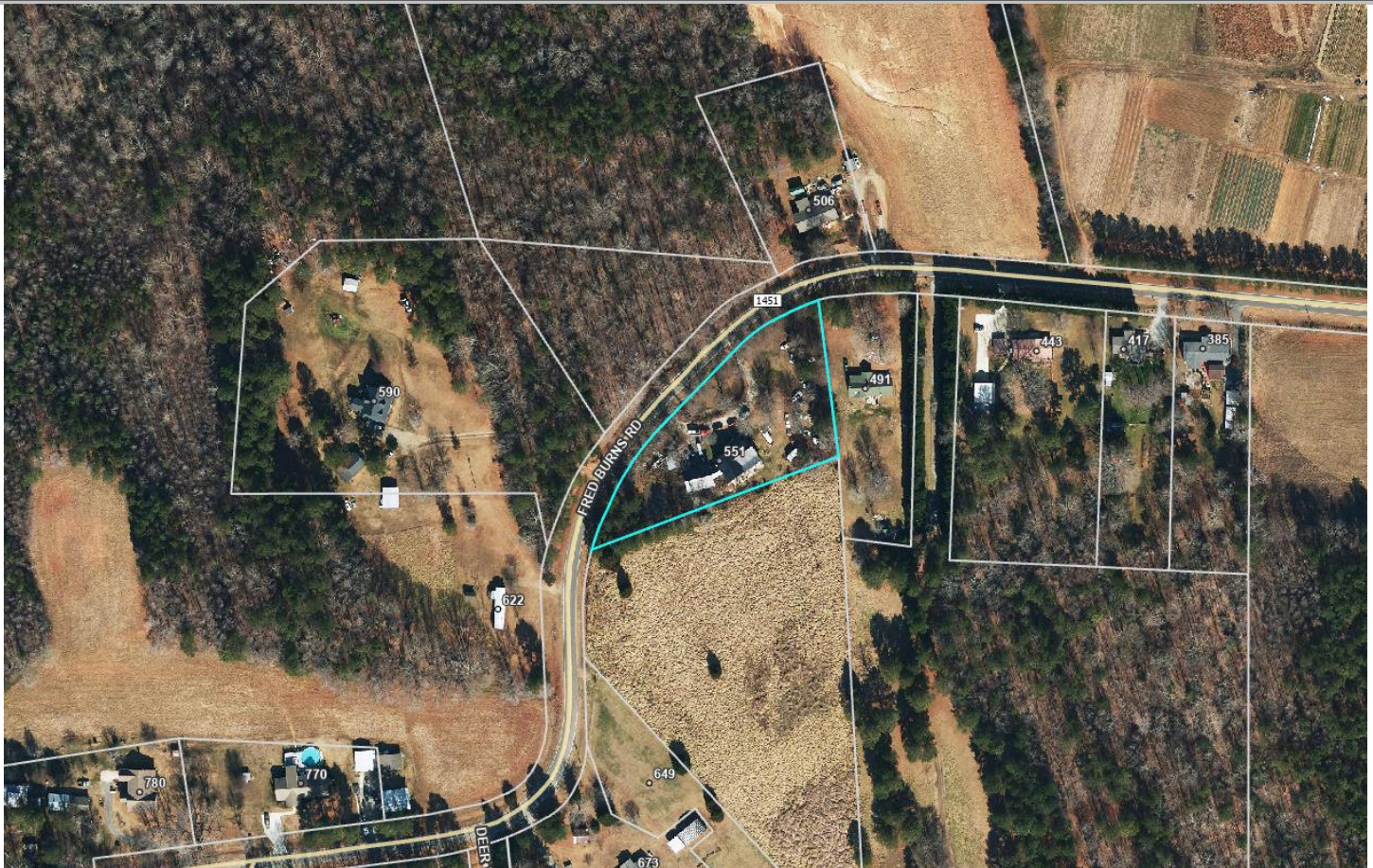
ACREAGE: +/- 1.37

PIN# 0625-86-4883.000

LAND USE CLASSIFICATION: Rural/Agriculture

REQUEST: Seeking a side property line variance of 4.2ft

AERIAL:

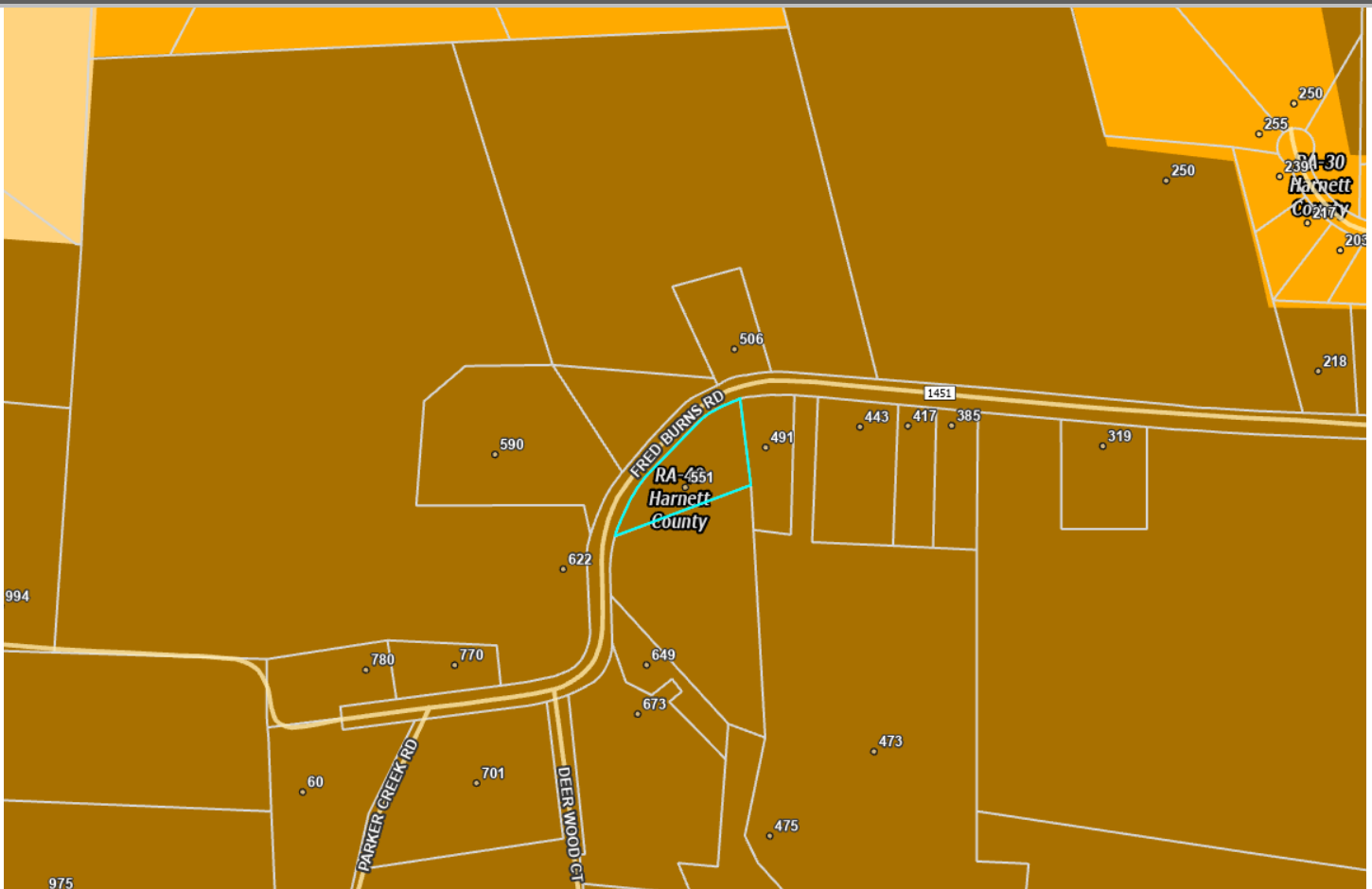


Directions from Lillington: Head north on McKinney Pkwy. Turn left onto US-401 N. Turn left onto Christian Light Rd. Turn left onto Cokesbury Rd. Turn left onto Wade Stephenson Rd. Turn left onto Fred Burns Rd. Arrive at 551 Fred Burns Rd.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a primary residential structure and one accessory structure.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites and agricultural/forestry uses.
- C. **Utilities:** A water line is located along Fred Burns Rd. A septic system is currently located on the property.

TRANSPORTATION:

- Annual daily traffic count for this section of Fred Burns Rd is unavailable.
- Site distances are poor along Fred Burns Rd due to the curvature and topography of the road.

BACKGROUND:

- The applicant is requesting a 4.2-foot variance from the required 10-foot side setback requirement on the southern side property line.
- The applicant intends to construct an accessory structure over the existing concrete pad located on the property.
- All accessory structures greater than 600 sqft in size must comply with the residential minimum dimensional requirements as illustrated in the table under Unified Development Ordinance Regulations.
- Based on information provided by the applicant, the accessory structure cannot meet the minimum side setback requirement due to the location of the septic system
- If the applicant's request for a variance is approved, the next stage in the development process will be to obtain all required permits associated with the construction of the accessory structure. The process will include the necessary reviews and inspections (to include a thorough review from Environmental Health) to ensure all regulatory codes and guidelines are adhered to as well as any conditions that the Board of Adjustment may place on the requested variance.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 7.0 DIMENSIONAL REQUIREMENTS

7.2 Residential Zoning Minimum Dimensional Requirements

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

SITE PHOTOS

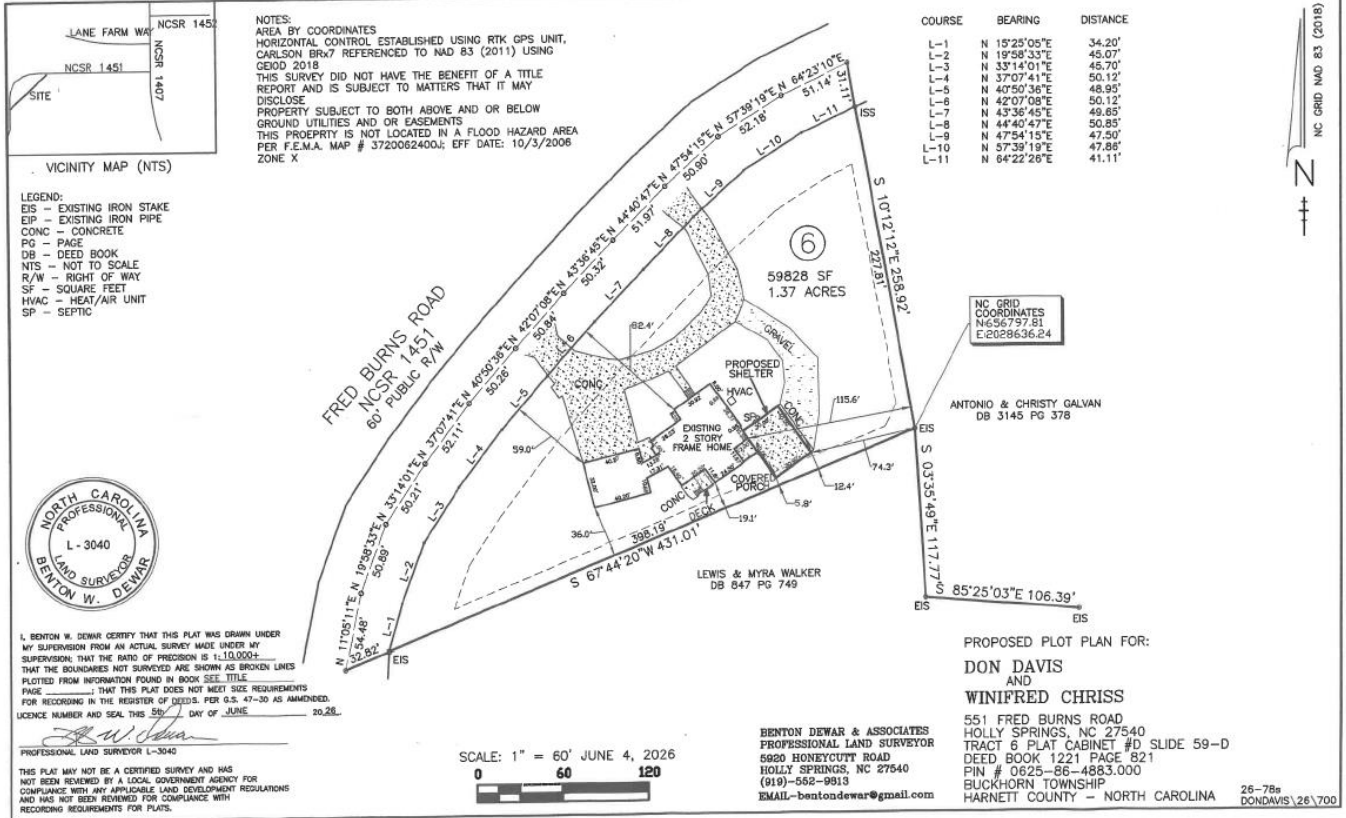
Site



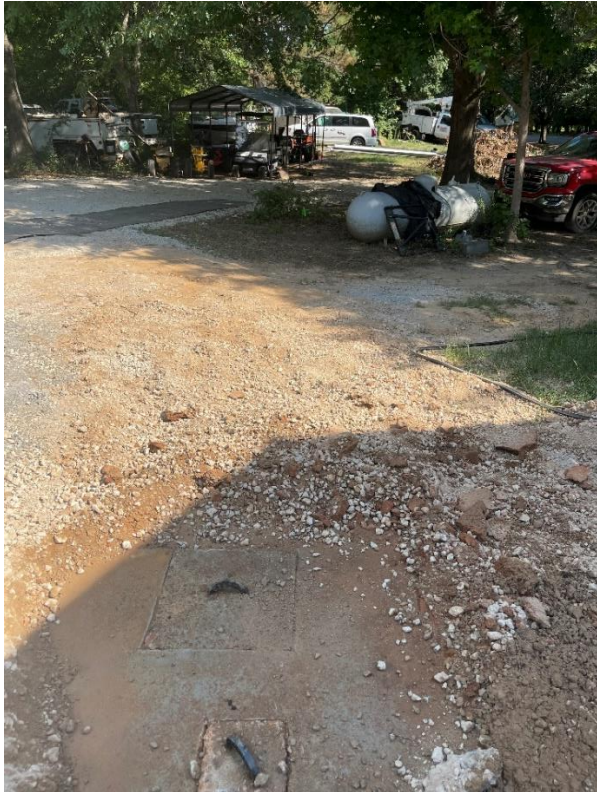
Street View



SUBMITTED SITE PLAN



PHOTOS SUBMITTED BY APPLICANT SUPPORTING SEPTIC SYSTEM LOCATION



CURRENT OPERATIONS PERMIT (VERIFIED WITH ENVIRONMENTAL HEALTH)

HARNETT COUNTY HEALTH DEPARTMENT
[VIRONMENTAL HEALTH SEC]

No 11041

OPERATIONS PERMIT

Name: (owner) Donald E DAVIS New Installation Septic Tank
Property Location: SR# 1451 Repairs Nitrification Line
Subdivision Fred Barnes Lot # _____
TAX ID# _____ Quadrant # _____
Contractor: C.F.I Backho Registration # _____

Basement with Plumbing: Garage:
Water Supply: Well Public Community
Distance From Well: 50' ft.

Following are the specifications for the sewage disposal system on above captioned property.

Type of system: Conventional Other _____
Size of tank: Septic Tank: 1000 gallons Pump Tank: _____ gallons
Subsurface No. of exact length 120 width of depth of
Drainage Field ditches 2 of each ditch 12 1/2 ft. ditches 3 ft. ditches 12-30 in.
French Drain: - Linear feet

Date: 9-9-97
Inspected by: James E. Marshall
Environmental Health Specialist

PERMIT NO. 9986

