

## MEMORANDUM

**TO:** Harnett County Board of Adjustment Members  
**FROM:** Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *TByrd*  
**DATE:** May 2, 2025  
**RE:** **Monday, May 12, 2025 Meeting**

On this meeting agenda, there are the following:

- A Singlewide Manufactured Home in an RA-30 Zoning District.
- An RV & Boat Storage Facility in an RA-30 Zoning District.
- A Gunsmithing Business in an RA-20M 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  
May 12, 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**

1. BOA2504-0002. Sheila B. Gross. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0508-62-1337.000; 2.358 acres; Barbecue Township; SR # 1242 (Buchanan Road on Hidden Creek Lane).
2. BOA2503-0002. CBD Homes, LLC / Blaire Droese. A Boat & RV Storage Facility in an RA-30 Zoning District; Pin # 0625-15-0335.000; 3.99 acres; Buckhorn Township; NC Hwy 42.
3. BOA2504-0001. Jonathan Milson. A Gunsmithing Business in an RA-20M Zoning District; Pin # 0504-47-5428.000; .46 acres; Anderson Creek Township; SR # 1172 (Crestview Place).

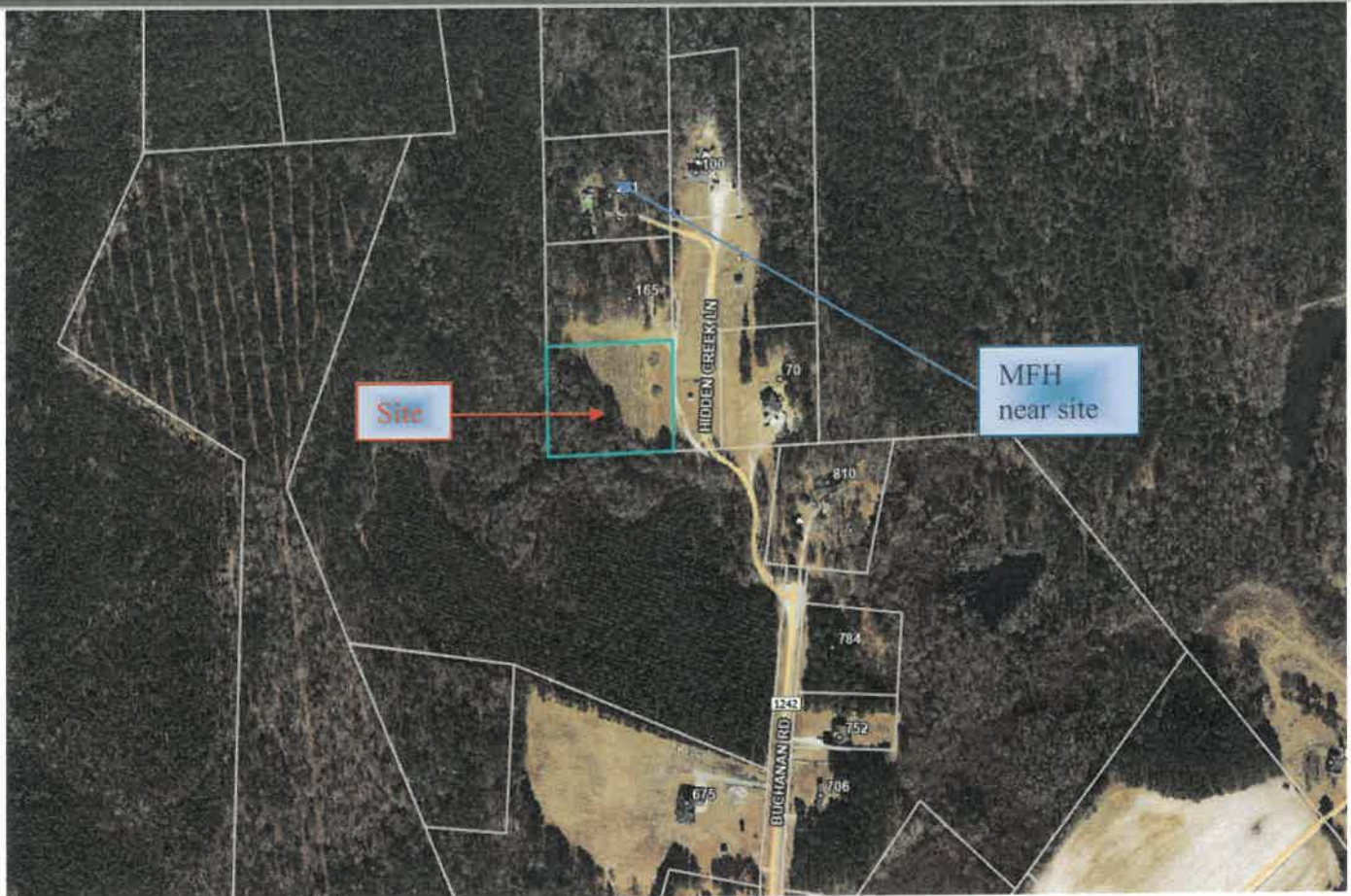
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 12, 2025

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

CASE NUMBER: BOA2504-0002  
APPLICANT: SHEILA GROSS  
OWNER: SHEILA B GROSS  
LOCATION: HIDDEN CREEK LN LILLINGTON, NC 27546  
ZONING: RA-30  
ACREAGE: 2.39  
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0508-62-1337.000



**Directions from Lillington:** Head south on McKinney Pkwy toward Alexander Dr – McKinney Pkwy turns right and becomes N Main St – Turn right onto W Old Rd – Turn left onto NC-27 W – Turn right onto Buchanan Rd – Turn left onto Hidden Creek Ln.

## 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 Hidden Creek Ln 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
<b>RESIDENTIAL USES</b>												
<b>Manufactured Homes (on individual parcel)</b>							<b>S*</b>	<b>P*</b>	<b>P*</b>	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.



## HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

### FUTURE LAND USE PLAN

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

### FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

**Agricultural and Rural Residential:** Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and, in some cases, lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

### LAND USE GOALS & STRATEGIES

LU-2: Encourage growth where infrastructure exists.

LU-4: Accommodate a mixture of housing types in appropriate areas.

## SITE PHOTOS

Site/Hidden Creek Ln



Across Street



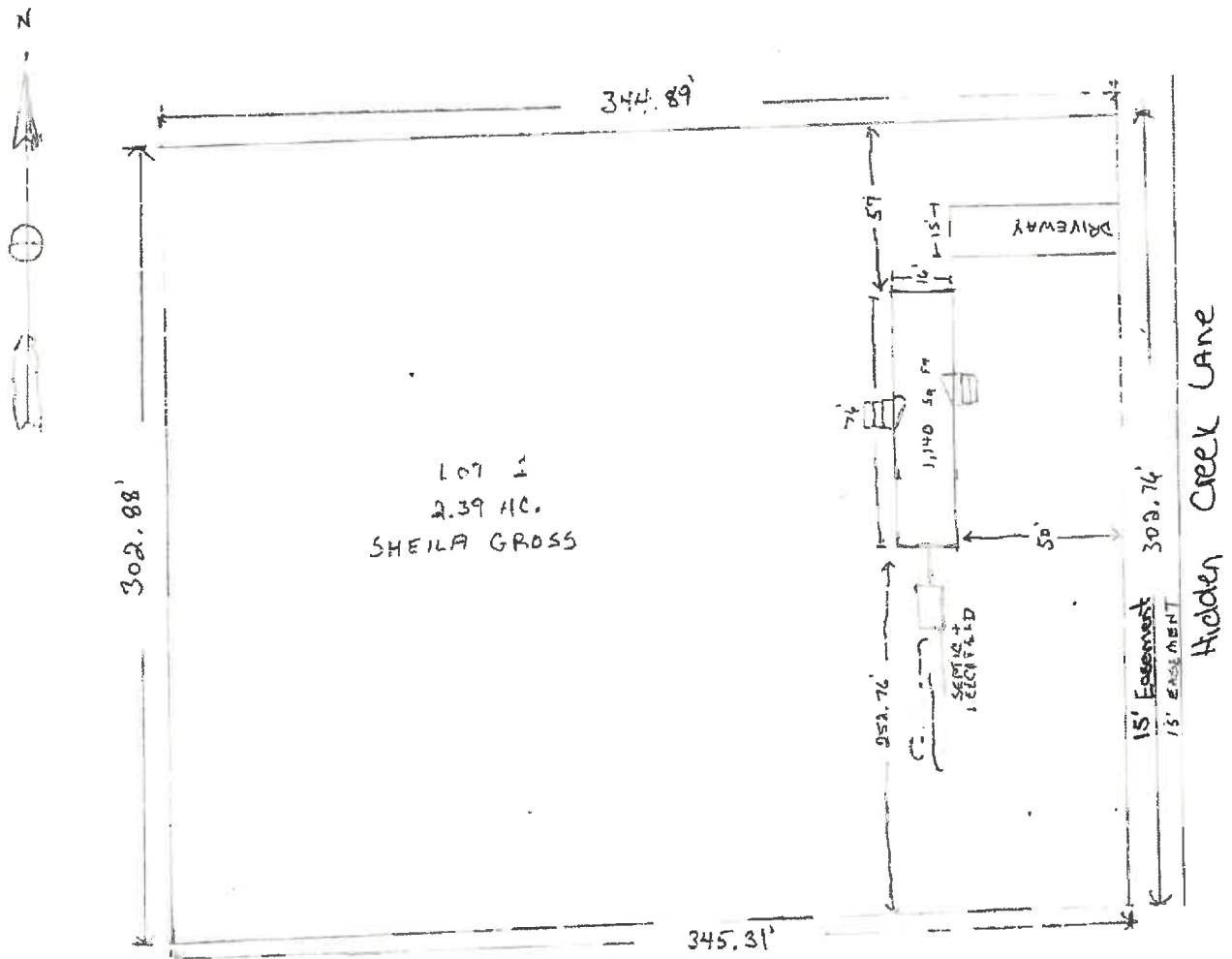
Adjacent Properties



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: \$175  
Receipt: R32134  
Date Submitted: 4/2/25  
Meeting Date: 5/12/25  
Case #: BOA2504-0002

### Applicant Information

#### Owner of Record:

Name: Sheila Gross  
Address: 209 Bradley Dr  
City/State/Zip: Benson, NC 27504  
E-mail: sbg8689@gmail.com  
Phone: 919-971-6615

#### Applicant:

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

### Property Description

PIN(s): 0508621337.000

Acreage: 2.358 acres

Address/SR No.:

Directions from Lillington: 27 West - right on Buchanan Rd - stay left on dirt Road - Open spot.

Deed Book: 4268 Page: 301

Plat Book: 2024 Page: 622

Zoning District: RA30

Township: Barbecue

Flood Plain & Panel: No

Watershed Dist: N/A

Water: ☒ Public (Harnett County)  
☐ Private (Well)

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

Requested Use: ☒ Singlewide Manufactured Home

☐ Multi-Section Manufactured Home

Special Use for ☐ Other

### 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):

<b>TITLE BLOCK INFORMATION</b>	
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"/>
<b>GENERAL REQUIREMENTS</b>	
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"/>
<b>SITE PLAN</b>	
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"/>
<b>BUFFERING REQUIREMENTS</b>	
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

4.2.25  
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? Retiring & moving back closer to family
2. Why is this use essential or desirable to you? see above
3. Why is this use essential or desirable to the citizens of Harnett County? see above

### On-site & Surrounding Land Uses

4. What is on the property now? Vegetation
5. What uses are on the surrounding properties in the general vicinity? Housing
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 is compatible - no harm

### 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. dirt path
9. Describe the drainage of this property. drains properly
10. How is your trash and garbage going to get to the landfill? We take it myself

### Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Little traffic - No issue with sight distances
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 200 yards

### Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Any
14. Additional Comments the Board should consider in reviewing your application: Getting older & wanting to be closer to family

## 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.**

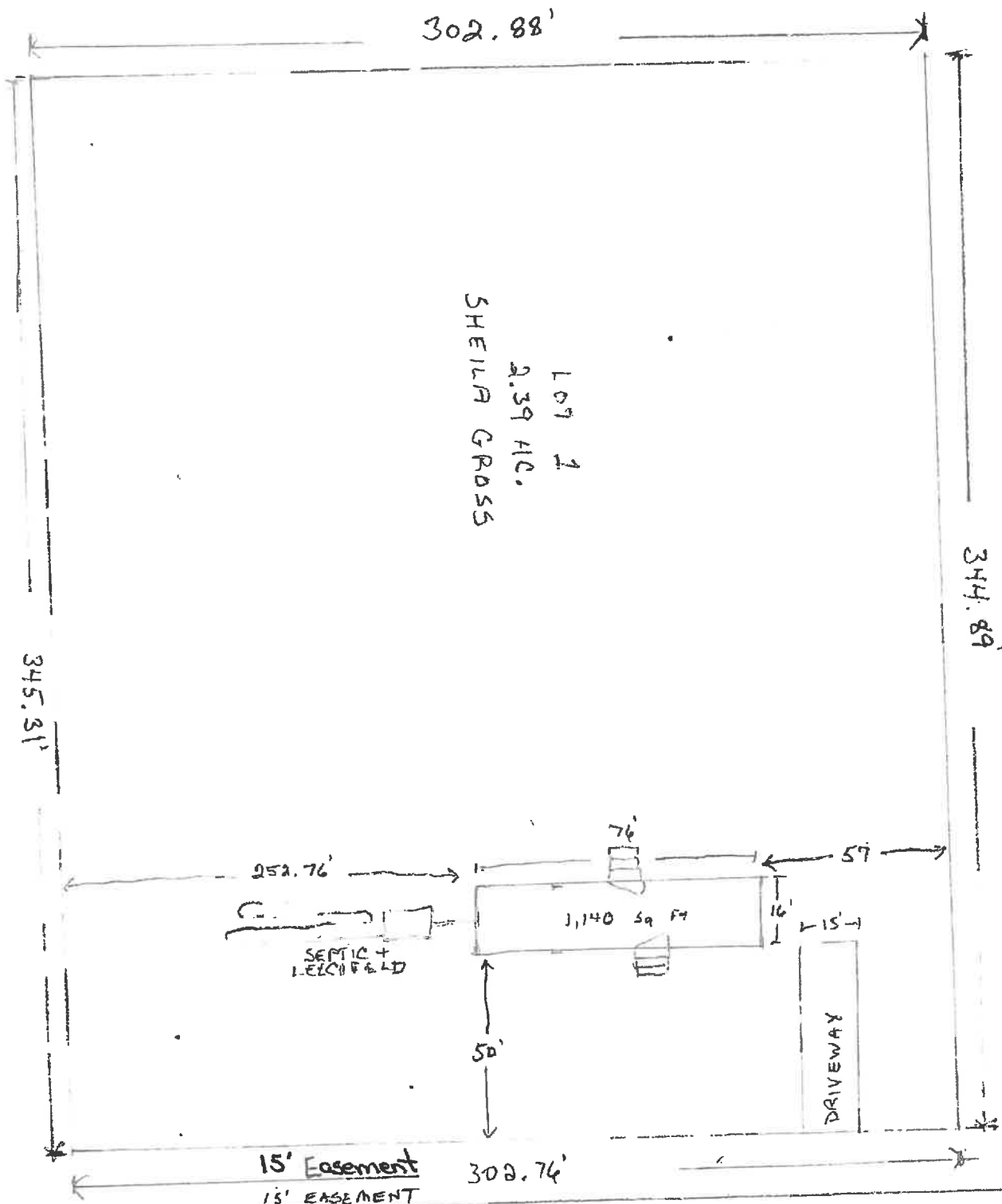
**A party wishing to submit a document into evidence must provide a copy to the Clerk during the hearing. Any document submitted into evidence will not be returned to the individual and must be retained by the Clerk as part of the official record of the case. The Board will accept a single copy of a 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

4-2-25  
Date



LOT 2  
2.39 AC.  
SHELTER GROSS

Hidden Creek Lane

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

**APPLICANT: Sheila Gross**

**CASE NUMBER: BOA2504-0002**

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  
May 12, 2025

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

CASE NUMBER: BOA2503-0002  
APPLICANT: Blaire Drose  
OWNER: CBD Homes LLC.  
LOCATION: 8320 NC 42 Holly Springs, NC 27540  
ZONING: RA-30 Acreage: 3.74 PIN#: 0625-15-0335.000  
LAND USE CLASSIFICATION: Agricultural  
NC WATERSHED: High Quality Watershed

REQUEST: Storage, Self Mini-Warehouse / Outdoor (RV & Boat Storage)

AERIAL:



**Directions from Lillington:** Travel US 401 North toward Fuquay Varina – Turn left onto Christian Light Road – Turn left onto Cokesbury Road – Turn left onto Ball Road – Turn left onto NC 42 - Property is located on the left just after Eastmill Lane.

## LAND USE CLASSIFICATION MAP



- Agricultural
- Angier ETJ
- Benson ETJ
- Broadway ETJ
- Coats ETJ
- Compact Mixed Use
- Compatibility Development Target Area
- Dunn ETJ
- Employment Mixed use
- Environmentally Sensitive Areas
- Erwin ETJ
- Lillington ETJ
- Low Density Residential
- Medium Density Residential
- Military
- Military Corridor Buffer
- Protected Areas
- Rural Center

## ZONING DISTRICT MAP



## WATERSHED MAP



## PHYSICAL CHARACTERISTICS

- A. Site:** Currently a vacant lot due to the demolition of a previous structure and natural vegetation.
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** Water – Public Sewer – Private



## TRANSPORTATION:

- Annual daily traffic count for this section of NC 42 is 2600 vehicle trips per day.
- Site distances are limited along this section of NC 42 due elevation changes and curvature of the roadway.



## BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Self, Mini-Warehouse Storage facility.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the High Quality Watershed, state agencies will be included in the review and permitting process of the development.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE V. USE REGULATIONS

#### 1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
<b>WAREHOUSING &amp; FREIGHT HANDLING</b>												
<b>Storage, Self Mini-Warehouse</b>	P*	P*	P*				S*	S*	S*	see Office, if applicable	3	S

#### 8.3.4 Storage, Self Mini-Warehouse

Subject to the following requirements:

- Maximum building height of 20 feet.
- A secured fence of at least six (6) feet in height shall surround the perimeter of the storage facility.
- Adequate lighting shall be provided to illuminate the storage facility. The minimum size streetlight shall be a 175 watt Mercury-vapor (approximately 7,000 lumen class) or its equivalent, spaced at intervals of not more than 300 feet.

D. No outside storage shall be permitted except as provided below.

E. Outdoor storage of boats, vehicles (including motorcycles), recreational vehicles, campers, equipment, materials, etc in designated spaces shall meet the following requirements:

1. If outdoor storage space is proposed the area shall be designated as outdoor storage on the required site plan.

a. Existing facilities expanding to include outdoor storage shall submit a revised site plan showing such, in accordance with the provisions of this Ordinance.

2. Area designated for outdoor storage shall not be visible from adjacent right(s)-of-way and shall install a Type D Buffer along the exterior of the perimeter fencing.

3. If associated with a mini-storage facility that will have enclosed storage buildings, outdoor storage space(s) shall be located at the rear or side of the site.

4. No inoperable vehicles, or other items as listed above, shall be stored on-site unless on a towable trailer with the intent to transport in a timely manner.

F. The storage of hazardous, toxic, or explosive substances shall be prohibited.

G. No business activity sales, service, or repair activities, other than rental of the storage units or spaces, shall be conducted within the storage facilities.

## **ARTICLE XIV. DEFINITIONS & CERTIFICATIONS**

### **2.2 General Definitions**

#### **Storage, Self Mini-Warehouse**

A building or group of buildings designed to provide separate access to individually rented storage units used exclusively for storing customer's goods or wares. No sales, service, or repair activities other than the rental of storage units and its related activities, are permitted within storage units.

## **HARNETT COUNTY COMPREHENSIVE GROWTH PLAN**

### **FUTURE LAND USE PLAN**

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

### **FUTURE LAND USE CATEGORIES/ AGRICULTURAL and RURAL RESIDENTIAL AREAS**

**Agricultural and Rural Residential:** Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

### **LAND USE GOALS & STRATEGIES**

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

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



## SITE PHOTOS

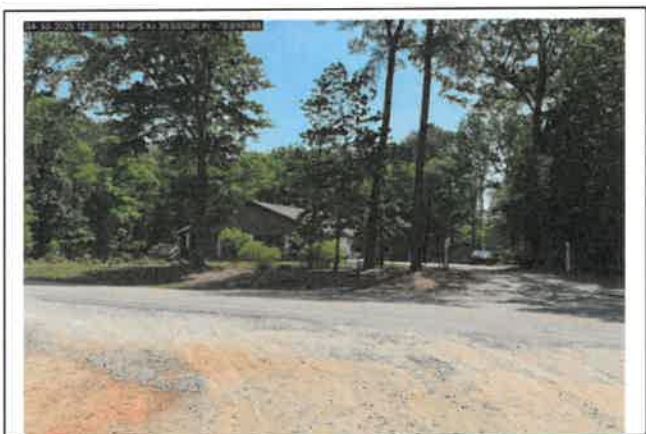
Site



Adjoining Property



Adjoining Property



Across Street



Street View



Street View



**TRACT 582**  
 TOTAL AREA = 3.89 ACRES  
 ACRES AREA IN R/W = 0.19 ACRES  
 NET AREA = 3.70 ACRES

**ADJACENT PROPERTIES:**  
 TO THE NORTH: TRACT 581 (1.12 AC)  
 TO THE SOUTH: TRACT 583 (1.12 AC)  
 TO THE WEST: TRACT 584 (1.12 AC)  
 TO THE EAST: TRACT 585 (1.12 AC)

**ROADS:**  
 R/W 10' SIDEWALK  
 R/W 10' SIDEWALK  
 R/W 10' SIDEWALK  
 R/W 10' SIDEWALK

**UTILITIES:**  
 12" WATER MAIN  
 12" SEWER MAIN  
 12" GAS MAIN  
 12" ELECTRIC MAIN

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET.  
 2. ALL AREAS ARE APPROXIMATE.  
 3. ALL UTILITIES ARE SHOWN FOR INFORMATION ONLY.  
 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.  
 5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 12" OF CONCRETE OR STEEL PIPE.

 <p><b>ARCADIA</b> CONSULTING AND DESIGN</p> <p>4020 UPHOLAND DR. STE. 210 ROSELY SPRING, NC 27560 TELEPHONE 919 363-5422 FACSIMILE 919 363-5477</p>	
	
<p><b>PRELIMINARY</b> NOT RELEASED FOR CONSTRUCTION FOR REVIEW ONLY</p>	
<p>4020 UPHOLAND DRIVE ROSELY SPRING, NC 27560</p>	
<p>8230 W. HWY 421, HILLSBORO, NC 27540</p>	
<p>ROCKINGHAM TOWNSHIP</p>	
<p>WARRICK COUNTY</p>	
<p>SPRINKLER SYSTEM INSTALLATION - SKETCH PLAN</p>	
<p><b>DROSE STORAGE</b></p>	
<p>REVISIONS</p>	
<p>SHEET TITLE</p>	
<p>SKETCH PLAN</p>	
<p>SHEET NUMBER</p>	



## 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: \$250.00  
Receipt:  
Date Submitted: 3-13-25  
Meeting Date: May 12, 2025  
Case #: BOA 2503-002

### Applicant Information

#### Owner of Record:

Name: CRD HOMES LLC  
Address: 6525 REX RD  
City/State/Zip: Holly Springs NC 27540  
E-mail: drose remodeling@gmail.com  
Phone: 919 280 2162

#### Applicant:

Name: BLAINE DROSE  
Address: 6525 REX RD  
City/State/Zip: Holly Springs NC 27540  
E-mail: drose remodeling@gmail.com  
Phone: 919 280 2162

### Property Description

PIN(s): 0625-15-0335 Acreage: 3.99 acres  
Address/SR No.: NC 42  
Directions from Lillington: HWY 42 EAST EASTMILL RD 8320 will be on left

Deed Book: 4193 Page: 2977

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_

Zoning District: R-30

Township: \_\_\_\_\_

Flood Plain & Panel: \_\_\_\_\_

Watershed Dist: High Quarry

Water: ☐ Public (Harnett County)  
☒ Private (Well)

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

### Requested Use:

Special Use for BOAT & RV STORAGE

### 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: NOV 24 NCDOT Contact: TRAVIS B SALAZAR
- 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

## 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? BOAT + RV STORAGE in R-30 zoning  
CHANGE
2. How will this use benefit the citizens of Harnett County? TAXES + COMMUNITY SERVICES

### 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? IT WILL BE PROVIDING NEIGHBORHOOD WITH STORAGE (HOA) WILL NOT  
ALLOW.

### Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. 50' WIDE DRIVEWAY ASPH PAVT
5. Describe the drainage of this property. PER ZONE REGULATIONS
6. How is your trash and garbage going to get to the landfill? TRASH COMPANY (FOREVER CLEAN,  
PEAC TRASH COMPANY)

### Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. 45 MPH WITH
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 400'

### General

9. How many employees will this development employ? 1-2 EMPLOYEE
10. What is the estimated investment of the development? \$850,000
11. What experience do you have in the proposed field? BUILDING + REMODELING HOMES  
FOR THE LAST 20 YEARS (LICENSED CONTRACTOR)

### Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. PLEASE ADVISE
13. Additional comments the Board should consider in reviewing your application: \_\_\_\_\_



## 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.

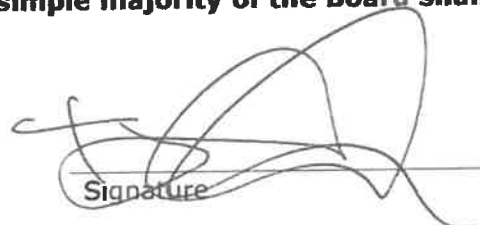
The Board of Adjustment may impose conditions on special use permits as part of the approval process. Conditions placed on the special use permit must be adhered to as part of the developmental process. Consent to any specified conditions must be received prior to the issuance of any development permits.

**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

MAZE 4/11/25  
Date

# SITE SUMMARY DATA

PIN: 0625-15-0335.000  
 PID: 050625 0038 04  
 DEED: TRACT 5B2 PLAT CABINET E SLIDE 183C  
 DB 3951 PG 17  
 ZONING: RA-30  
 SITE AREA: 3.74 ACRES  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 R/V AND BOAT STORAGE  
 SETBACKS: FRONT 35 FEET  
 REAR 25 FEET  
 SIDE 10 FEET  
 RIVER BASIN: CAPE FEAR  
 WATERSHED: HQW HUC12 030300040103 / 030300040105  
 THIS PROPERTY IS LOCATED IN A DESIGNATED HIGH QUALITY WATERSHED PER HARNETT COUNTY GIS  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP #372002400; EFFECTIVE DATE 10/05/2005 ZONE X  
 EXISTING IMPERVIOUS AREA: 4,412 SF / 0.101 AC  
 TOTAL PROP. IMPER. AREA: 83,657 SF / 1.921 AC  
 % IMPERVIOUS AREA: 51.35%  
 OWNER: CDD HOMES LLC  
 6525 REY RD  
 HOLLY SPRINGS, NC 27540  
 CONTACT: BLAINE DROSE  
 PHONE: (919) 280-2162

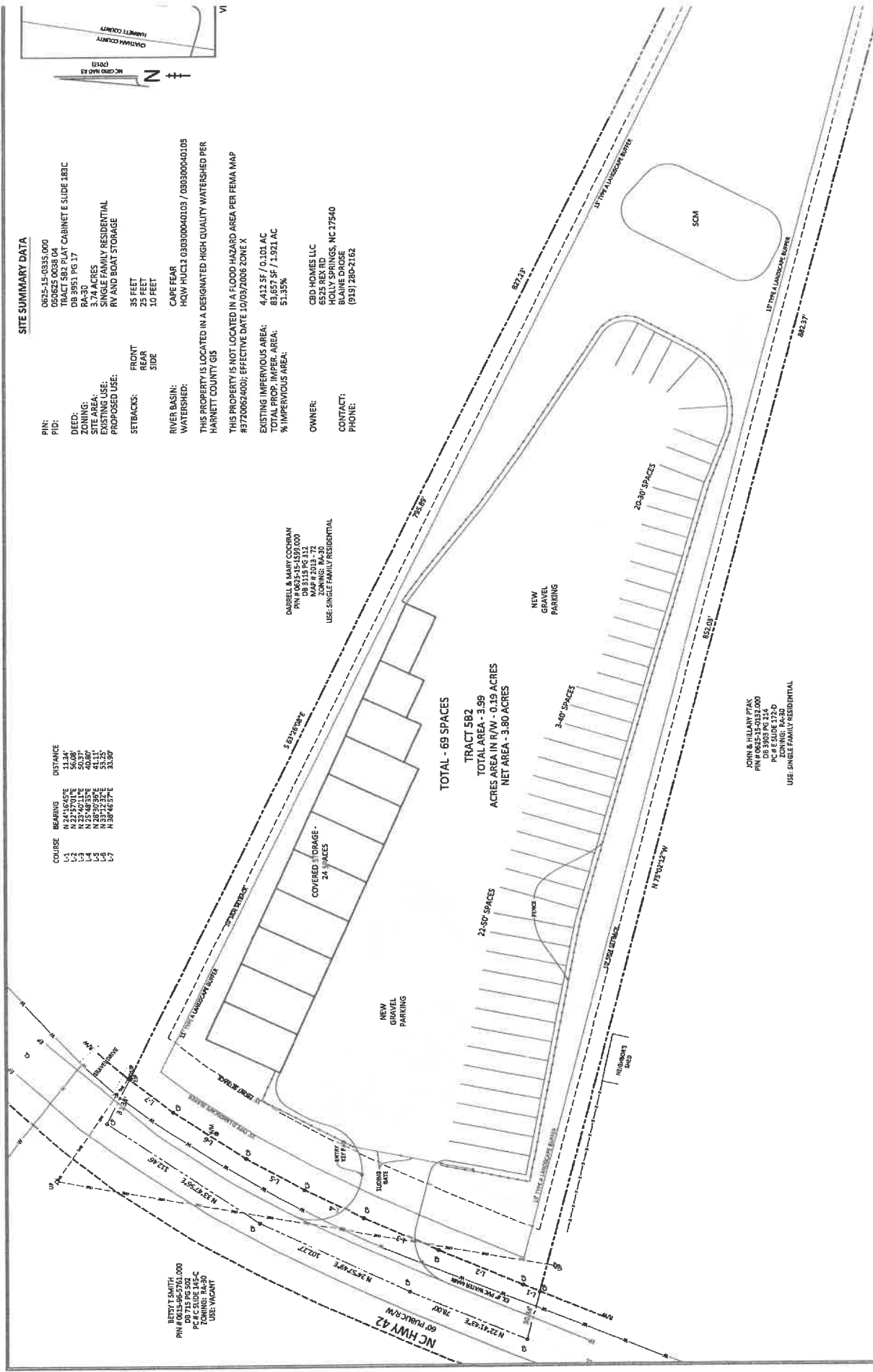
COURSE	BEARING	DISTANCE
L-1	N 24°16'45"E	11.34'
L-2	N 23°57'01"E	56.08'
L-3	N 23°48'51"E	40.80'
L-4	N 23°48'51"E	40.80'
L-5	N 23°57'01"E	41.31'
L-6	N 23°48'51"E	33.50'
L-7	N 38°46'57"E	33.50'

BESTY SMITH  
 PIN # 0615-06-5761.000  
 DB 715 PG 502  
 ZONING: RA-30  
 USE: VACANT

DANIEL & JAMES COCHRAN  
 PIN # 0625-15-1559.000  
 DB 5115 PG 312  
 ZONING: RA-30  
 USE: SINGLE FAMILY RESIDENTIAL

JOHN & HILARY PFAK  
 PIN # 0625-15-0132.000  
 DB 3903 PG 114  
 ZONING: RA-30  
 USE: SINGLE FAMILY RESIDENTIAL

TOTAL - 69 SPACES  
 TRACT 5B2  
 TOTAL AREA - 3.99  
 ACRES AREA IN R/W - 0.19 ACRES  
 NET AREA - 3.80 ACRES

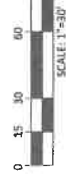


## LANDSCAPE NOTES:

TYPE 'A' BUFFER REQUIREMENTS PER UDO SECT. 9.4.8 A & B:  
 BUFFER LENGTH = 1,128' BUFFER WIDTH = 15'  
 LARGE MATURING TREES REQUIRED = 1128/30 = 37.6  
 38 LARGE MATURING TREES OR EQUIVALENT REQUIRED  
 OPAQUE SCREENING PROVIDED BY A ROW OF EVERGREEN  
 SHRUBS PLANTED 6' ON-CENTER, 4-5' HT. AT INSTALLATION TO  
 REACH 6' HIGH WITHIN 2 YEARS OF PLANTING.

## TYPE 'D' BUFFER REQUIREMENTS PER UDO SECT. 9.1.8 A & E:

BUFFER LENGTH = 285' BUFFER WIDTH = 15'  
 LARGE MATURING TREES REQUIRED = 285/30 = 9.5  
 10 LARGE MATURING TREES OR EQUIVALENT REQUIRED  
 10 EVERGREEN SHRUBS REQUIRED PER LARGE TREE REQUIRED  
 10 X 10 = 100 SHRUBS  
 OPAQUE SCREENING TO BE PROVIDED BY A STAGGERED ROW OF  
 EVERGREEN SHRUBS PLANTED 5' ON-CENTER, 4-5' HT. AT  
 INSTALLATION TO REACH 6' HIGH WITHIN 2 YEARS OF PLANTING.



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

**APPLICANT: CBD Homes, LLC  
Blaire Drose**

**CASE NUMBER: BOA2503-0002**

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  
May 12, 2025

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

CASE NUMBER: BOA2504-0001  
APPLICANT: Jonathan Milson  
OWNER: Jonathan Milson  
LOCATION: 61 Crestview Place Spring Lake, NC 28390  
ZONING: RA-20M Acreage: .46 PIN#: 0504-47-5428.000  
LAND USE CLASSIFICATION: Agricultural  
OVERLAY DISTRICT: Military Corridor Overlay District

REQUEST: Gunsmithing / Without Associated Test Fire Berm

AERIAL:



**Directions from Lillington:** Travel NC 210 South – Turn right onto Anderson Creek School Road – Turn right onto Overhills Road – Take the first right at the round-about onto Ray Road- Take the third right at the second round-about onto Overhills Road – Turn left onto Marthas Lane – Turn right onto Happy Valley Drive – Turn left onto Crestview Place - Property is located on the left at 61 Crestview Place.



## LAND USE CLASSIFICATION MAP



## ZONING DISTRICT MAP



## PHYSICAL CHARACTERISTICS

- A. Site:** There is an existing single family dwelling currently occupied by the applicant.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential home sites, agricultural and forestry uses.
- C. Utilities:** Water – Public Sewer – Public

## TRANSPORTATION:

- Annual daily traffic count for Crestview Place is unavailable as is the traffic count for Overhills Road.
- Site distances are good along Crestview Place.

## BACKGROUND:

- The applicant is in the process of seeking approval to establish a home-based gunsmithing business.
- The applicant **is not** requesting the presence of a test fire vault or a firing berm in conjunction with the requested uses on this application.
- Due to the property being located within a residential subdivision, a test fire berm is prohibited.
- This project will be required to go through a land use review process similar to that of a home occupation. If approved, Planning Department staff will perform an inspection to verify all regulations, specifications and conditions are adhered to prior to final permit approval.
- This requested use is subject to review, approval and inspections from agencies outside Harnett County's jurisdictional authority.

## 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												
Gunsmithing	S*	S*	S*	S*		S*	S	S*	S*		1	

#### 11.4 Gunsmithing

Gunsmithing facilities operating in conjunction with and are located on an approved firing facility shall be deemed as a permitted accessory use and shall not be required to obtain a Special Use permit. All other gunsmithing activities and facilities shall be required to obtain a Special Use permit. All non-exempt gunsmithing facilities shall adhere to the following requirements:

- Gunsmithing facilities located within a residential structure shall not engage in the onsite display or sale of firearms.
- Facilities that will utilize a test fire vault or berm shall disclose this information on the Board of Adjustment application, site plan and be approved as part of the Special Use approval.
- Gunsmithing facilities shall only utilize a test fire berm for the purpose of verifying proper working order of an assembled or repaired firearm. Recreational or any other form of shooting is prohibited on a test fire berm.
- Facilities located within a residential subdivision shall only discharge a firearm within an approved test fire vault. Outdoor test fire berms are prohibited when gunsmithing facilities are located within a residential subdivision.
- Outdoor test fire berms shall only be fired upon from a distance not greater than twenty-five (25) feet. The direction of fire into the berm shall be away from all right(s)-of-way and inhabitable structures.

## ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

### 2.2 General Definitions

#### **Gunsmithing**

The act of performing repairs, modifications, design or assembly of a firearm.

## HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

### **FUTURE LAND USE PLAN**

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

### **FUTURE LAND USE CATEGORIES/ AGRICULTURAL and RURAL RESIDENTIAL AREAS**

**Agricultural and Rural Residential:** Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

### **LAND USE GOALS & STRATEGIES**

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

LU-2: Encourage growth where infrastructure exists.

## SITE PHOTOS

Site



Across Street





Adjoining Property



Adjoining Property



Street View



Street View



# SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett

N





## 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: \$250  
Receipt: \_\_\_\_\_  
Date Submitted: April 1, 2005  
Meeting Date: May 12, 2005  
Case #: B002508-0001

### Applicant Information

#### Owner of Record:

Name: Jonathan Milson  
Address: 61 Crestview Pl.  
City/State/Zip: Spring Lake, NC 28390  
E-mail: Jonathan.Milson@gmail.com  
Phone: 937-478-4965

#### Applicant:

Name: Jonathan Milson  
Address: 61 Crestview Pl  
City/State/Zip: Spring Lake, NC 28390  
E-mail: Jonathan.Milson@gmail.com  
Phone: 937-478-4965

### Property Description

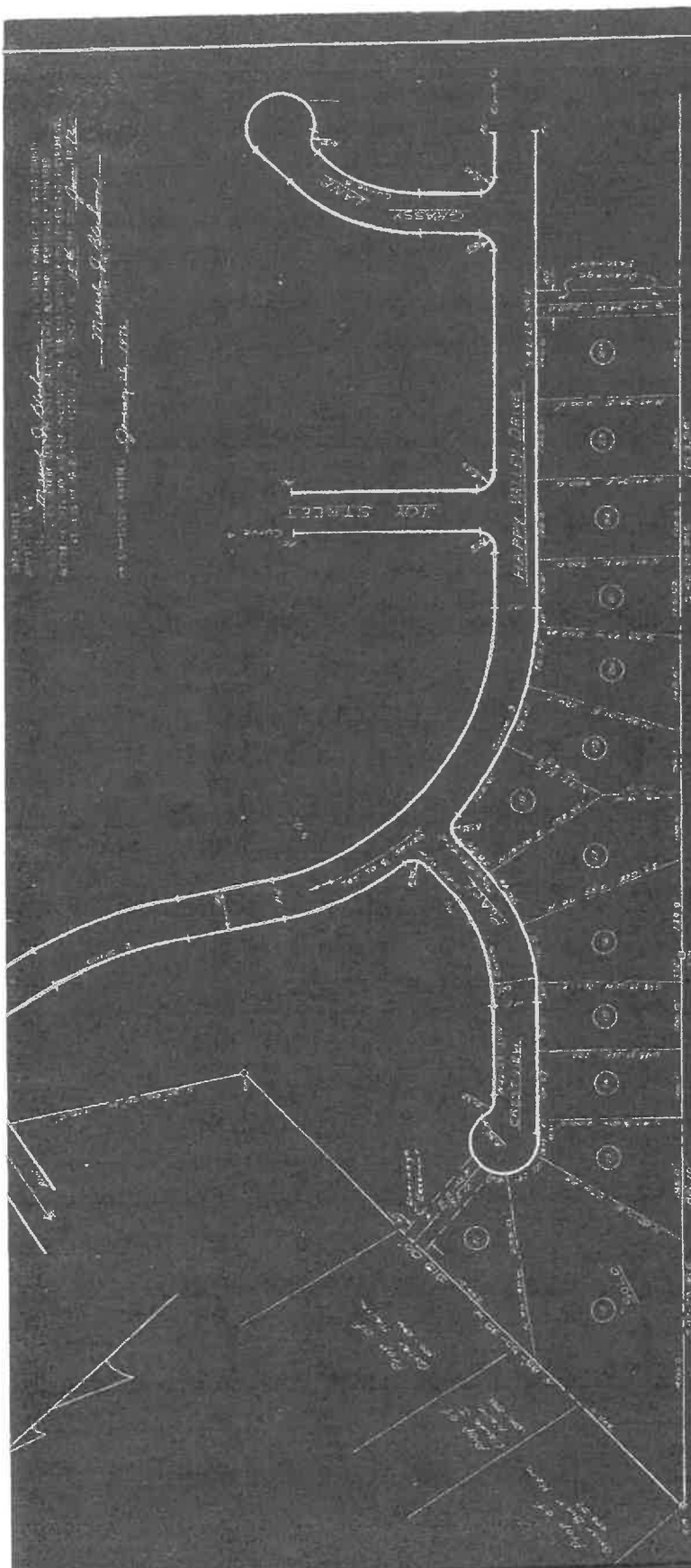
PIN(s): 0504-47-5428.000 Acreage: 0.46 acres  
Address/SR No.: 61 SR 1172  
Directions from Lillington: Head South on NC 2105 to Overhills Rd. Turn Right  
See Attached Map -> Onto Overhills Rd. Go 5 miles and turn left on Marthas  
Deed Book: 4158 Page: 2296 Plat Book: 18 Page: 15  
Zoning District: Harnett County RA-20M Township: Anderson Creek  
Flood Plain & Panel: \_\_\_\_\_ Watershed Dist: NA  
Water: ☒ Public (Harnett County) ☐ Private (Well) Sewer: ☒ Public (Harnett County) ☐ Private (Septic Tank)

### Requested Use:

Special Use for Gunsmithing

### 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



SECTION I  
HAPPY ACRES  
SUBDIVISION

ANDERSON CREEK TOWNSHIP  
HARNETT COUNTY

PROPERTY OF  
WILLIAM S. WELLS  
SPRING LAKE

24.

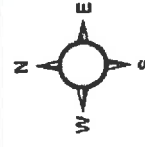
$M_2$	$\lambda$	$\lambda'$	$\gamma$	$R_1$	$\delta'$	$\varphi$
1	41° 21'	606.0°	2625.1°	21.4127°	0.10036	
2	50° 22'	503.0°	525.0° 00'	10.3179°	0.5576°	
3	11° 35'	258.0°	4.33 32°	28.4255°	0.16625°	
4	1° 35'	107.0°	4.33 32°	10.0627°	0.10036°	
5	40° 22'	503.0°	26.4 32°	27.2843°	0.16625°	
6	41° 21'	606.0°	26.4 32°	21.4127°	0.10036°	

Note: All distances on curves are arc distances.



- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

Harnett.org/GIS  
March 27, 2025



0 40 Feet





## Harnett County GIS

**PID:** 010504 0043

**PIN:** 0504-47-5428.000

**Account Number:** 1500050619

**Owner:** MILSON JONATHAN A

**Mailing Address:** 61 CRESTVIEW PL SPRING LAKE, NC 28390-7638

**Physical Address:** 61 CRESTVIEW PL SPRING LAKE, NC 28390 ac

**Description:** 1 LT # 15 SEC 1 HAPPY ACRES 100X200

**Surveyed/Deeded Acreage:** 0.46

**Calculated Acreage:** 0.46

**Deed Date:**

**Deed Book/Page:** 4158 - 2296

**Plat(Survey) Book/Page:** 18 - 15

**Last Sale:** 2022 - 7

**Sale Price:** \$170000

**Qualified Code:** A

**Vacant or Improved:** I

**Transfer of Split:** T

**Actual Year Built:** 1973

**Heated Area :** 1540 SqFt

**Building Count :** 1

**Building Value:** \$100645

**Parcel Outbuilding Value:** \$1640

**Parcel Land Value:** 11410

**Market Value:** \$113695

**Deferred Value:** \$0

**Total Assessed Value:** \$113695

**Zoning:** RA-20M - 0.46 acres (100.0%)

**Zoning Jurisdiction:** Harnett County

**Wetlands:** No

**FEMA Flood:** Minimal Flood Risk

**Within 1mi of Agriculture District:** No

**Elementary School:** Overhills Elementary

**Middle School:** Overhills Middle

**High School:** Overhills High

**Fire Department:** Anderson Creek

**EMS Department:** Medic 3, D3 EMS

**Law Enforcement:** Harnett County Sheriff

**Voter Precinct:** Anderson Creek

**County Commissioner :** William Morris

**School Board Member:** Don Godfrey





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

**APPLICANT: Jonathan Milson**

**CASE NUMBER: BOA2504-0001**

1. The requested use **is / is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
2. The requested use **will / will not** materially endanger the public health and safety for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
3. The requested use **will / will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is / is not** or **will / will not** be a public necessity for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_
4. The requested use **will / will not** meet all required conditions and specifications for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
5. The requested use **is / is not** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS TO CONSIDER:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_