

MEMORANDUM

TO: Harnett County Board of Adjustment Members

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

DATE: November 27, 2024

RE: **Monday December 9, 2024 Meeting**

On this meeting agenda, there are the following:

- Doublewide Manufactured Homes in an RA-30 Zoning District.
- A Townhome Subdivision in an RA-30 Zoning District.
- Outdoor Entertainment Venue in an RA-30/Conservation Zoning District.
- Recreational Facility (Outdoor Disc Golf) in an RA-30/Conservation Zoning District.
- A Variance Article V, Section 1.2 Number of parking spaces for a three-bedroom townhome 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
December 9, 2024 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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

Special Use –New Business

1. BOA 2410-0003. Tanya Michelle Adams. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0693-42-3074.000; .81 acres; Black River Township; SR # 1578 (Camellia Road).
2. BOA2409-0003. Brickyard Landing, LLC / Don Curry-Curry Engineering. A Townhome Subdivision in an RA-30 Zoning District; Pin #'s 0670-95-3715 & 0670-95-1871; 1.2 acres; Neill's Creek Township; SR # 1580 (Brickyard Land).
3. BOA2410-0004. BC Buies Creek, LLC / Don Curry-Curry Engineering. A Variance in an RA-30 Zoning District; Pin # 0680-09-2725.000; 48.50 acres; Neill's Creek Township; SR # 1532 (Main Street). Article V "Use Regulations", Section 1.2 "Table of Use Types and Regulations" The applicant request to vary the number of parking spaces associated with a three bedroom townhome.
4. BOA2408-0002. William Dan Andrews. Outdoor Entertainment Venue in an RA-30 / Conservation Zoning District; Pin #'s 0664-13-0320.000; 0664-13-6129.000; 0664-04-3212.000; 224 acres; Hector's Creek Township; SR # 1441 (Chalybeate Springs Road).
5. BOA2411-0003. William Dan Andrews. Recreational Facility (Outdoor Disc Golf) in an RA-30 / Conservation Zoning District; Pin #'s 0664-13-0320.000; 0664-13-6129.000; 0664-04-3212.000; 224 acres; Hector's Creek Township; SR # 1441 (Chalybeate Springs Road).

HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2410-0003
APPLICANT: TANYA M ADAMS
OWNER: TANYA M ADAMS
LOCATION: 159 CAMELLIA RD ANGIER, NC 27501
ZONING: RA-30
ACREAGE: .81
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0693-42-3074.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Bear right onto Old Coats Rd. – Road name changes to Sheriff Johnson Rd – Turn left onto Oak Grove Church Rd. – Road name changes to Guy Rd. – Turn right onto Benson Rd. – Turn right onto Camellia Rd. – Arrive at 159 Camellia Rd.

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Camellia Road is unavailable. But the adjacent road, Benson Road, has an annual daily traffic count of 1900.
- 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	BUILDING CODE CLASS
RESIDENTIAL USES												
Multi-Section Manufactured Homes (on individual parcel)							S* P*	P*	P*	2 per dwelling unit	1	R-3

3.1.3 Multi-Section Manufactured Homes

RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.

- F. The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- G. The tongue or towing device shall be removed.

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



Across Street



Street View



Street View



Adjacent property



Adjacent property



Accessory Structure



Accessory Structure



Sign Posted

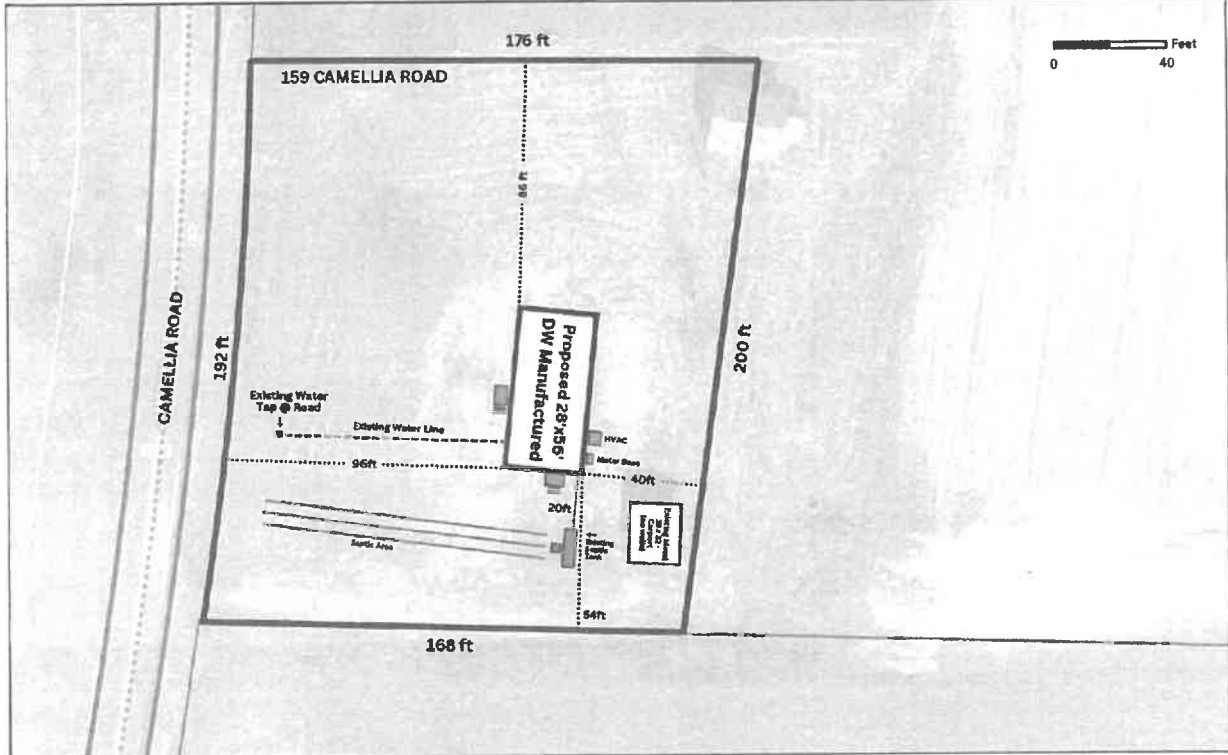


SITE PLAN



ADAMS PROJECT

159 Camellia Rd., Angler, NC (Harmet)
28x56' DW Manufactured Home
Project Contact: Brandon Johnson 252.412.2470



159 Camellia Rd, Angler, NC
Total Lot Sq/ft: 33,900
Owner: Tanya Adams

Deed: Book 3920/ Page 0789
Desc: 1 Lot 175x200 .81ac Adams
PIN: 0693-42-3074.000

Road frontage: 200 ft total
Parcel Size: 0.81 acres
Zoning: RA-30

Water: County Water connection
Wastewater: Private Septic
Electric: Duke Progress Energy



Residential Special Use Permit

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

Total Fee: \$ 175.00
Receipt: _____
Date Submitted: 10-10-24
Meeting Date: Dec. 9, 2024
Case #: BOA 2400-0003

Applicant Information

Owner of Record:

Name: TANYA MICHELLE ADAMS
Address: 159 CAMELLIA RD
City/State/Zip: ANNEUR, NC 27502
E-mail: NCCOWGIRL11@YAHOO.COM
Phone: 919.437.4350

Applicant:

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

Property Description

PIN(s): 0693-42-3074.000 Acreage: .78/.81 acres sl# 1578 JB
Address/SR No.: 159 CAMELLIA RD., ANNEUR, NC 27502
Directions from Lillington: _____

Deed Book: 3920 Page: 0789 Plat Book: Jay Page: Map
Zoning District: RA-30 Township: BLACK RIVER
Flood Plain & Panel: N/A Watershed Dist: N/A
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use:

Special Use for MULTI - SECTION MANUFACTURED 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 checked="" type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input checked="" type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification of Tract(s)	<input checked="" type="checkbox"/>
Location (Including Township, County, & State)	<input checked="" type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input checked="" type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input checked="" type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input 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 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 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 type="checkbox"/>
Existing Structure(s) Located on Site	<input checked="" 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 checked="" 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 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.

E-SIGNED BY Tanya Adams
on 10-08-2024 12:02:19 GMT

Property Owner(s) Signature

October 08, 2024
Date

See attached

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? _____
- 2. Why is this use essential or desirable to you? _____
- 3. Why is this use essential or desirable to the citizens of Harnett County? _____

On-site & Surrounding Land Uses

- 4. What is on the property now? _____
- 5. What uses are on the surrounding properties in the general vicinity? _____
- 6. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding area. _____

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. _____
- 9. Describe the drainage of this property. _____
- 10. How is your trash and garbage going to get to the landfill? _____

Traffic

- 11. Describe the traffic conditions and sight distances at the State Road that serves the property. _____
- 12. What is the approximate distance between your driveway and the next nearest driveway or intersection? _____

Conditions

- 13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. _____
- 14. Additional Comments the Board should consider in reviewing your application: _____

Adams Project - 159 Camellia Road, Angier, NC

Special Use Permit Application Data

TITLE BLOCK INFORMATION

Tanya Adams Project: 10/7/2024

Owner: Tanya Adams, 115 Adam Lane, Angier, NC 27501 (919) 437-4350

Project Address: 159 Camellia Road, Angier, NC 27501 (Public State Roads)

Parcel Id: 040693 -53 02 | Pin: 0693-42-5138.000 | 60ft Right of Way

Deed Book & Page - 3920:0789 | Plat Book & Page - 2002:441

Harnett County Zoning: RA-30 | Township: Black River | Town: Angier, NC

GENERAL REQUIREMENTS

Site Map Provided for lot: 159 Camellia Road, Angier, NC (1"=40ft)

Additional Adjacent Property map provided: (1"=100ft)

Adjacent Property Owners and Uses:

Right Adjacent: 7.40 Acres | PID: 0693-41-4642.000 | John Duncan & William Duncan | Farm Use

Left & Rear Adjacent: 3.37 Acres | PID: 0693-42-5138.000 | Tanya M. Adams | Pasture / Farm Use

Rear Adjacent - 2 lots back: 4.17 Acres | PID: 0693-42-7494.000 | Randall Adams | Farm Use

There are no additional easements on the property, nor on adjacent property owner's parcels. The building envelope and required setbacks are notated below:

Lot Width: 200ft | Setbacks: Front - 35ft, Rear - 25ft, Side - 10ft, Corner - 20ft

Impervious Surface %: 4.5% Proposed 28x56 House

Public Convenience & Welfare

Why are you requesting this use? We are requesting this special use to establish a 28x56 double-wide manufactured home on our property, which is currently zoned for residential use (RA-30). The variance is necessary due to the lot size being less than one acre, which limits our ability to construct a permanent residence in compliance with current zoning regulations. The approval of this variance will allow us to create a stable and welcoming home environment, contributing positively to the community instead of having an unusable vacant piece of land.

Why is this use essential or desirable to you? This use is essential to me as it represents an opportunity to create a safe and suitable living environment, while making use of this previously inhabited parcel, and to take advantage of the existing land improvements.

Why is this use essential or desirable to the citizens of Harnett County? This use is desirable to the citizens of Harnett County as it promotes responsible development within existing residential areas. By allowing for the installation of a double-wide manufactured home, the county can benefit from an increase in the overall tax base and community development in the area, helping to foster a more vibrant and diverse neighborhood, without unsightly vacant properties.

On-Site & Surrounding Land Uses

What is on the property now? Other than an existing old barn on-site, the property is currently vacant. There is an existing septic tank / drain field as well as a water line that attaches to the county water line. Previously there was a manufactured home on the property, years ago.

What uses are on the surrounding properties in the general vicinity? There are 3 adjacent properties nearby. Adjacent property right is: PID 0693-41-4642.000, 7.40 Acres, John W. Duncan & William F. Duncan, Agricultural Usage. Adjacent property left/rear is: PID 0693-42-5138.000, 3.37 Acres, Tanya M. Adams, Agricultural Usage / Pasture. Adjacent property rear is: 0693-42-7494.000, 4.17 Acres, Randall Scott Adams, Agricultural Usage.

Utilities, Access Roads, Drainage, etc...

Parcel @ 159 Camellia Rd., Angier, NC features: Public (County) Water & Private Septic Tank

Describe the driveway (width and surface) that you will be using to enter and exit the property. The driveway is a partial gravel/partial dirt that is existing and 12ft wide. It runs along the right hand property line of the parcel, granting access to the entirety of the parcel.

Describe the drainage of this property. The topography of the parcel is as follows: Lot slopes back to front (back of lot is a higher grade than the front of lot). The lot also falls from right to left (lot is higher grade on the right hand side compared with the left hand side). Basically, all storm water will drain to the front and left corner of the lot. There is currently vegetation on the entire yard and I don't see any issues where the home is going to be placed.

How is your trash and garbage going to get to the landfill? I will either hire a waste removal company to come and get it weekly, or I will haul the trash to a local convenience waste drop off site in Harnett County.

Traffic

Describe the traffic conditions and sight distances at the State Road that serves the property. This is a short road and I imagine most of the traffic is from farm equipment and the few people that reside on this road.

What is the approximate distance between your driveway and the next nearest driveway or intersection? The driveway at 159 Camellia Road, Angier is approximately 925 ft to Benson Road (the nearest intersection).

Conditions

State any conditions that you would be willing to consider as part of the approved Special Use Permit. We would be willing to consider larger setbacks, or other conditions that wouldn't drastically change the location for where the home sits. We are also open to any ideas or recommendations from the Board of Variance.

Additional comments the board should consider in reviewing your application:

In reviewing our application for a variance to permit the installation of the 28x56 double wide manufactured home on our property, we respectfully ask the Board of Variance to consider the following points:

#1 Precedent of Prior Approval: The board should note that a variance was previously granted in 2021 for a single-wide manufactured home on this property. While that approval has since expired, the underlying conditions that justified that variance remain relevant. The consistency in the request underscores our commitment to enhancing the property within the established residential framework of the area.

#2 Community Character & Compatibility: The surrounding neighborhood is characterized by a mix of single family homes and manufactured homes. The proposed double-wide manufactured home is consistent with the existing residential architecture and would seamlessly blend with the surrounding properties. This compatibility not only supports the aesthetic harmony of the area, but also contributes to maintaining property values in the area.

#3 Environmental & Community Benefits: Our proposed home will be situated on a well-maintained lot, and we are committed to implementing environmentally sustainable practices during its installation. Our intent is to contribute positively to the local ecosystem while enhancing the overall appearance of the property.

#4 Potential for Economic Contribution: The addition of our home will also bring economic benefits to the local community through increased property revenues and potential spending in local Harnett County businesses. As we invest in our property and contribute to the tax base, this variance can have a long lasting positive impact on the local economy.

#5 Public Safety: We are committed to complying with all building codes and safety regulations. The proposed home will be installed by licensed professionals to ensure it meets all necessary standards. This commitment to safety not only protects our family but also ensures the well-being of our surrounding neighbors.

#6 Willingness to Work With the Board: We are open to discussing any additional conditions or requirements the Board may see fit to impose on our variance approval. Our goal is to ensure that our project aligns with the interests of both the community and the Board, and we are ready to make accommodations as needed. Thank you for your time and willingness to let us present our case today.

Action by the Board of Adjustment

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

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

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

Note: There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

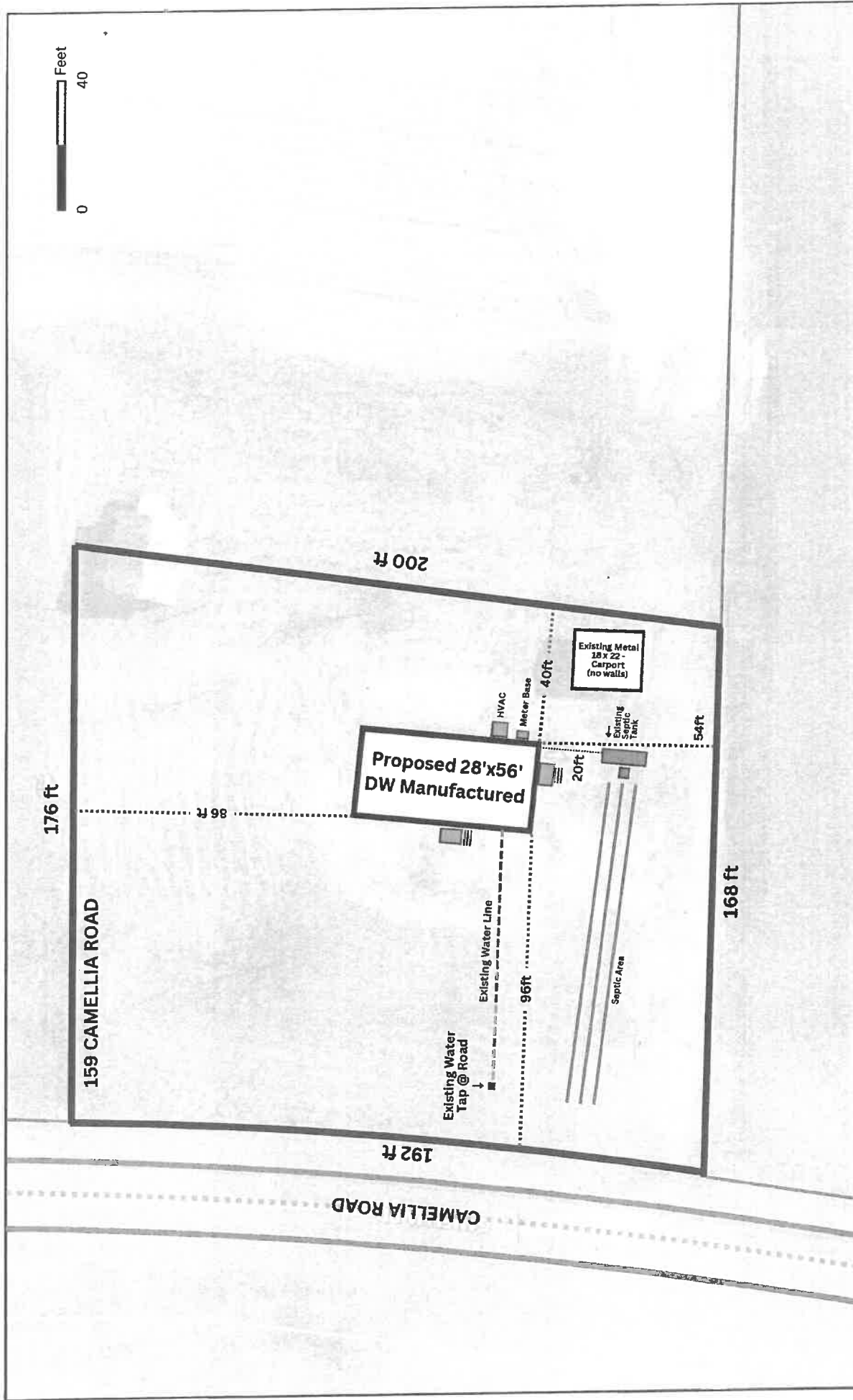
** I have received and read the above statement:

E-SIGNED BY Tanya Adams
on 10-08-2024 12:02:46 GMT
Signature _____ Date _____
October 08, 2024



ADAMS PROJECT

159 Camellia Rd., Angier, NC (Harnett)
28'x56' D.W. Manufactured Home
Project Contact: Brandon Johnson 252.412.2479



159 Camellia Rd, Angier, NC Deed: Book 3920/ Page 0789 Water: County Water connection
 Total Lot Sq/ft: 33,900 Desc: 1 Lot 175x200 .81ac Adams Wastewater: Private Septic
 Owner: Tanya Adams PIN: 0693-42-3074.000 Zoning: RA-30 Electric: Duke Progress Energy

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

APPLICANT: **Tanya Michelle Adams**

CASE NUMBER: **BOA2410-0003**

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

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

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

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

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

CONDITIONS TO CONSIDER:

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

HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2409-0003
APPLICANT: Don Curry – Curry Engineering
OWNER: Brickyard Landing, LLC.
LOCATION: 91 & 119 Brickyard Lane Lillington, NC 27546
ZONING: RA-30
ACREAGE: 0.58 & 0.62 (Combined 1.2 acres) PIN#: 0670-95-3715.000 / 0670-95-1871.000
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: WS-IV-P

REQUEST: Multifamily Residential Townhome Development

AERIAL:



Directions from Lillington: Travel US 421 South – Turn left onto Leslie Campbell Ave – Turn left onto Main Street – Turn right onto Brickyard Lane - Property is located on the left at the end of Brickyard Lane

PHYSICAL CHARACTERISTICS

- A. Site:** Both parcels contain singlewide manufactured homes as well as stick built structures utilized as duplexes.
- B. Surrounding Land Uses:** Single Family / Multi-Family / Institutional / Agricultural
- C. Utilities:** Water – Public Sewer – Public

TRANSPORTATION:

- Annual daily traffic count for Main Street at the intersection of Brickyard Lane is 1,700.
- Site distances are good along Brickyard Lane.

BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the construction of a Townhome Development consisting of 9 townhomes.
- The Planning Department suggests the recombination of the two parcels into one as the applicant has illustrated on the proposed site plan.
- This requested use is located within a medium density residential land use classification. Multifamily residential development within this land use classification is required to obtain a special use permit as required by the Unified Development Ordinance.
- 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.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Townhome Development				P*			S*	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 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

Medium Density Residential: Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

LAND USE GOALS

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 PHOTO

Site



Site



Street View



Across Street



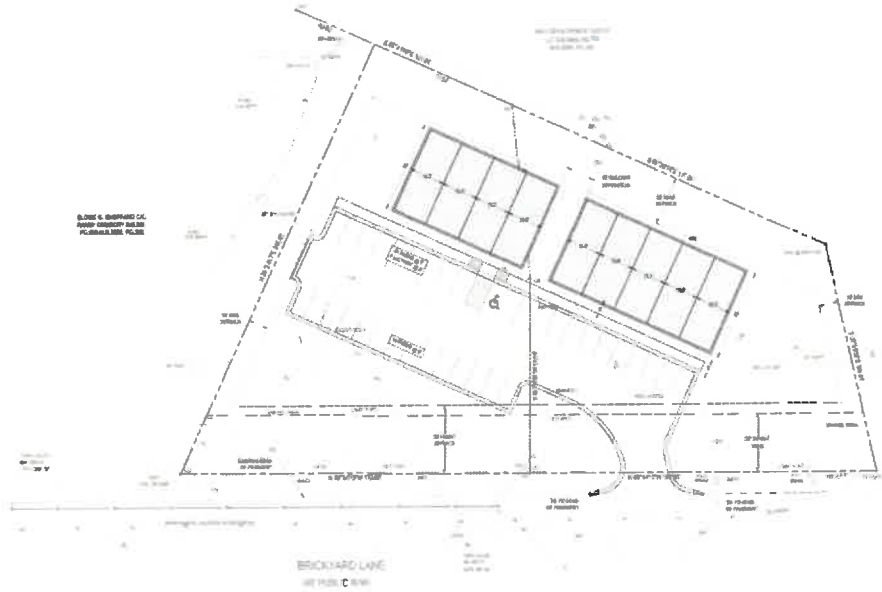
Street View



Adjoining Property



SUBMITTED SITE PLAN



THE SITE PLAN IS A PRELIMINARY SKETCH AND IS NOT TO BE USED FOR CONSTRUCTION. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE HARNETT COUNTY BOARD OF ZONING ADJUSTMENTS. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE HARNETT COUNTY BOARD OF ZONING ADJUSTMENTS. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE HARNETT COUNTY BOARD OF ZONING ADJUSTMENTS.

SITE DATA INFORMATION

PRELIMINARY YIELD SKETCH - VERSION 2 (6/12/2024)

BRICKYARD LANE TOWNHOMES
HARNETT COUNTY, NORTH CAROLINA

DISCLAIMER: All Content of this document is provided as a service to the client and is not intended to constitute any form of professional advice or representation. The user assumes full responsibility for the use of this information and shall hold the provider harmless.





Residential Special Use Permit

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$ 300
Receipt: _____
Date Submitted: 9-25-24
Meeting Date: Dec 9, 2024
Case #: BOA 2409-0003

Applicant Information

Owner of Record:

Name: Brickyard Landing, LLC
Address: 117 Goldenthal Court
City/State/Zip: Cary, NC 27516
E-mail: davidhuang83@gmail.com
Phone: 919-308-5897

Applicant:

Name: Don Curry - Curry Engineering
Address: 205 S Fuquay Avenue
City/State/Zip: Fuquay Varina, NC 27526
E-mail: don@curryeng.com
Phone: 919-552-0849

Property Description

PIN(s): 0670-95-3715, 0670-95-1871 Acreage: 1.2 acres *slat 1580*
Address/SR No.: 91 & 119 Brickyard Lane, Lillington 27546
Directions from Lillington: Brickyard Lane off Main Street near Campbell University

Deed Book: 4156 Page: 0890 Plat Book: 2020 Page: 230
Zoning District: RA-30 Township: Neill's Creek
Flood Plain & Panel: 3720066000 & 3720068000 Watershed Dist: Cape Fear *AB*
Water: Public (Harnett County) Sewer: Public (Harnett County) *WS-IV*
 Private (Well) Private (Septic Tank)

Requested Use:

Special Use for Townhome Subdivision

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)
Erosion and Sedimentation Control Plan will be provided during Construction Drawings
- 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)
Driveway Permit will be provided during Construction Drawings
- Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? No Yes

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

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

Signatures

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

Property Owner(s) Signature

Aug-10-24
Date

Written Statement

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

Public Convenience & Welfare

Please see attached letter addressing the questions below

1. Why are you requesting this use?

2. Why is this use essential or desirable to you? _____

3. Why is this use essential or desirable to the citizens of Harnett County? _____

On-site & Surrounding Land Uses

4. What is on the property now? _____

5. What uses are on the surrounding properties in the general vicinity? _____

6. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding area. _____

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. _____

9. Describe the drainage of this property. _____

10. How is your trash and garbage going to get to the landfill? _____

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. _____

12. What is the approximate distance between your driveway and the next nearest driveway or intersection? _____

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit.

14. Additional Comments the Board should consider in reviewing your application: _____

Action by the Board of Adjustment


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

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

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

Note: There must be three (3) Board of Adjustment members present at the meeting to hear a request for a Special Use Permit. A concurring vote from the simple majority of the Board shall be necessary to grant a Special Use permit.

** I have received and read the above statement:



Signature

Aug-10-24
Date

September 25, 2024

Harnett County Planning Department

420 McKinney Parkway
P.O. Box 65
Lillington, NC 27546
910.893.7525

RE: Brickyard Townhomes, Lillington (PINS 0670-95-3715, 0670-95-1871)
Residential Special Use Permit

To Whom It May Concern:

The purpose of this letter is to accompany the Residential Special Use Permit Application for the proposed townhome subdivision to be located on a non-addressed parcel at the corner of Main Street and Boykin Road, Lillington (PINS 0670-95-3715, 0670-95-1871). The questionnaire and additional information about the project can be found below.

Public Convenience & Welfare

1. Why are you requesting this use?
The desire is to provide a townhome development which requires a Special Use Permit.
2. Why is this use essential or desirable to you?
This property is well suited for a small townhome development in Harnett County.
3. Why is this use essential or desirable to the citizens of Harnett County?
The proposed townhome use will serve well the growing population of Harnett County and Buies Creek in particular providing a mixture of housing choices.

On-site & Surrounding Land Uses

4. What is on the property now?
The property currently has small residential apartment buildings.
5. What uses are on the surrounding properties in the general vicinity?
Residential and farmland.

T [919] 552-0849
F [919] 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



6. How will the use you are requesting affect the surrounding properties, residents and business in the area? Describe in detail **why and how** it will not affect the surrounding area.
The proposed use will positively impact the surrounding properties by increasing property values of neighboring properties with the influx of new construction.

Utilities, Access Roads, Drainage, etc...

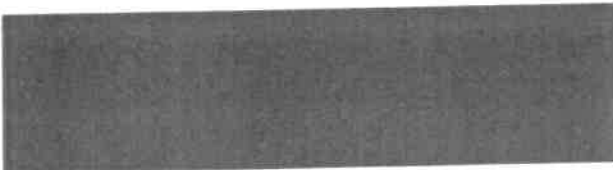
7. Please select one: Public (County) Water Private Well
 Public (County) Sewer Private Septic Tank
8. Describe the driveway (width and surface) that you will be using to enter and exit the property.
The proposed driveway will be a 24' wide asphalt section with curb & gutter.
9. Describe the drainage of this property.
The property generally drains to the east via overland flow.
10. How is your trash and garbage going to get to the landfill?
Via contracted trash collection service.

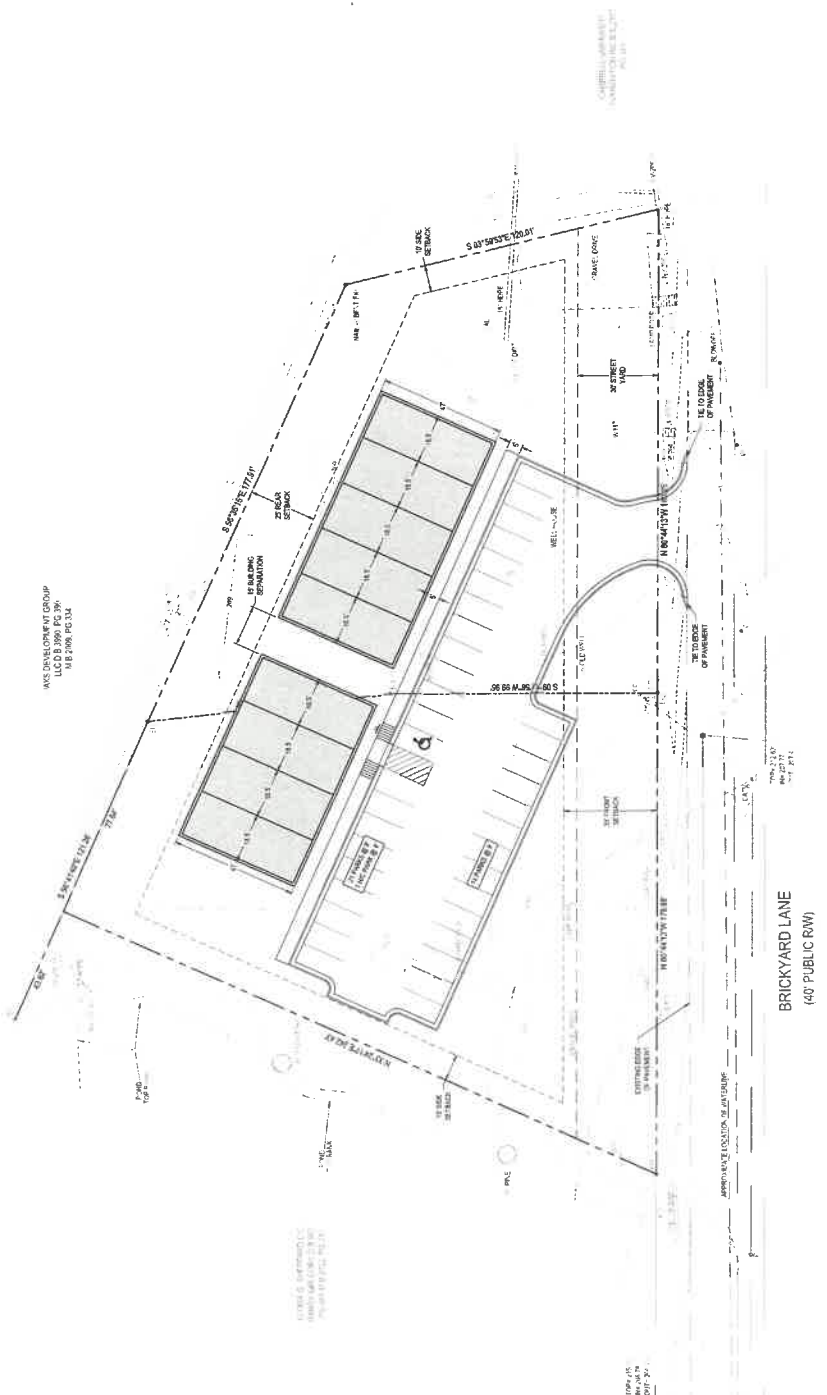
Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property.
There are no traffic counts available on Brickyard Ln. Existing AADT on Main St. is 1600 vehicles per day. Sight distance is adequate along this straight section of roadway with the proposed driveway connection aligned with the driveway to an existing townhome development across Brickyard Ln.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection?
Driveway location is as follows:
Main Street – Approximately 600' east of the intersection of Brickyard Lane and Main Street.

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
The proposed use is consistent with current adjacent uses and is adequately buffered from uses per County requirements. The Owner is willing to consider additional conditions but feels that the current ordinance requirements adequately address the use relative to its neighboring uses.





BRICKYARD LANE TOWNHOMES
 HARNETT COUNTY, NORTH CAROLINA
 PRELIMINARY YIELD SKETCH - VERSION 2 (6/12/2024)

NOTE: ALL CONSTRUCTION SHALL BE COMPLETED PRELIMINARY AND FOR FINAL APPROVAL, THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND LIABILITY FOR DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

SCALE: 1/8" = 1'-0"
 SCALE IN FEET
 SCALE IN METERS
 HORIZONTAL

PROJECT LOCATION: HARNETT COUNTY TOWNHOMES	CLIENT: CURRY ENGINEERING
PROPOSED DEVELOPMENT: TOWNHOMES	NUMBER OF UNITS: 30
PROPOSED LOT SIZE (SQ FT): 15,000 SQ FT	PROPOSED LOT AREA (ACRES): 0.34 ACRES
PROPOSED LOT COVERAGE (%): 25%	PROPOSED YIELD (%): 100%
PROPOSED OPEN SPACE (%): 25%	APPROVED SPECIAL SPACE REQUIREMENTS: NONE
APPROVED SPECIAL SPACE REQUIREMENTS: NONE	APPROVED SPECIAL SPACE REQUIREMENTS: NONE

SITE DATA INFORMATION

PRELIMINARY YIELD SKETCH - VERSION 2 (6/12/2024)
BRICKYARD LANE TOWNHOMES
 HARNETT COUNTY, NORTH CAROLINA

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

**APPLICANT: Brickyard Landing, LLC
Don Curry, Curry Engineering**

CASE NUMBER: BOA2409-0003

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

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

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

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

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

CONDITIONS TO CONSIDER:

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

HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2410-0004
APPLICANT: Don Curry – Curry Engineering
OWNER: BC Buies Creek, LLC.
LOCATION: Main Street State Road # 1532 Buies Creek
ZONING: RA-30
ACREAGE: 48.50 PIN# 0680-09-2725.000
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Seeking a variance from the required parking spaces for a 3-bedroom townhome

AERIAL:



Directions from Lillington: Travel US 421 South – Turn left onto Leslie Campbell Avenue – Turn left onto Main Street - Property is located on the left side of the road at the intersection of Main Street and Mitchell Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently under construction for mixed residential development.
- B. **Surrounding Land Uses:** Single Family / Multi-Family / Institutional / Agricultural
- C. **Utilities:** Water – Public Sewer – Public

BACKGROUND:

- The project previously received Board of Adjustment approval for a multi-family development in October of 2021 with the condition that the number of permitted homes would not exceed 114 and the amount of open space percentage would remain the same as stated in the application.
- The applicant is requesting that the Board of Adjustment grant a variance from the required amount of parking spaces associated with a 3-bedroom townhome. Current standards would require 456 parking spaces for 114 three-bedroom townhomes. The request would reduce the total number to 399 parking spaces for the proposed units.
- The Board may impose conditions on the requested variance approval as long as those conditions reasonably relate to the variance. Example: A condition may be placed on the approval that the street widths be increased to a 29 ft. width in order to accommodate on street parking.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

SECTION 1.0 Use Types & Regulations

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-3
Two-Family Dwelling (duplex on individual parcel)							P*	P*	P*	1.5 per bdrm + 1 per bdrm over 2	1	R-3

SITE PHOTOS

Site



Site



Street View



Street View



Across Street



Across Street



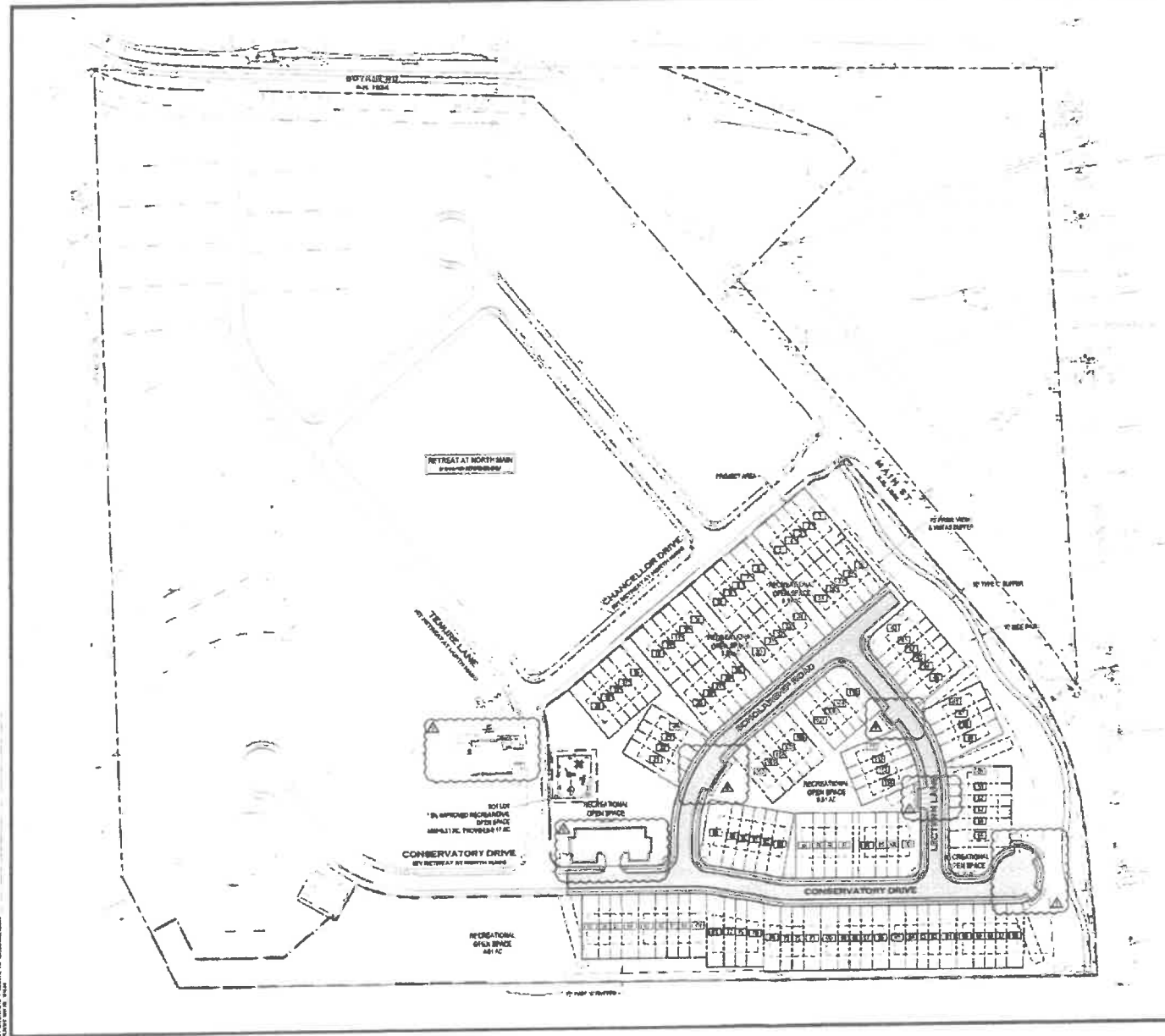
Adjoining Property



Across Street



SUBMITTED SITE PLAN





APPLICATION FOR VARIANCE

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$400.00
Receipt:
Permit: BVA 2410-0004
Date: 12-9-24

Applicant Information

Owner of Record:

Name: BC Buies Creek, LLC
Address: 336 James Record Road SW
City/State/Zip: Huntsville, AL 35824
E-mail: maltman@davidsonhomes.com
Phone: 919-868-2147

Applicant:

Name: Don Curry - Curry Engineering
Address: 205 S Fuquay Avenue
City/State/Zip: Fuquay-Varina, NC 27526
E-mail: don@curryeng.com
Phone: 919-552-0849

Property Description

PIN(s): 0680 - 09 - 2725 Acreage: 56.92 acres
Address/SR No.: Main Street, Lillington 27546
Directions from Lillington: On Main Street near Campbell University

Deed Book: 4237 Page: 2351 Plat Book: 2020 Page: 391
Existing Zoning: RA-30 Township: Neill's Creek

Ordinance Text to be Varied: (attach additional sheets if necessary)

Ordinance paragraph 153.105 Use Types and Regulations: Townhome development parking requirement: 1.5 per bedroom + 1 per bedroom over 2.
Current approved design is for 456 parking spots for 114, 3 bedroom townhome units (4 per townhome - 2 in garage, 2 in driveway).
The proposed variance is for 399 parking spots for 114, 3 bedroom townhome units (3.5 per townhome (1.5 park/bedroom + 0.5 park/bedroom over 2)).

Reason/Justification for Variance: (attach additional sheets if necessary)

See attached justification letter.

Attachments

- Written description of property from recorded deed
- Recorded map of property at scale of not less than one (1) inch = 200 feet

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Mark Altman, VP Land Dev 10-9-24 Don Curry 10/10/24
Property Owner Signature Date Authorized Agent Signature Date

Findings of Fact (The Planning Board will evaluate the application to ensure the following provisions are fulfilled)

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Granting the variance requested **will not** confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
3. A literal interpretation of the provisions of the Ordinance **would** deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
4. The requested variance **will** be in harmony with the purpose and intent of this Ordinance and **will not** be injurious to the neighborhood or to the general welfare.
5. The special circumstances **are not** the result of the actions of the applicant.
6. The variance requested **is** the minimum variance that will make possible the legal use of the land, building or structure.

October 9, 2024

Harnett County Planning Department

420 McKinney Parkway
P.O. Box 65
Lillington, NC 27546
910.893.7525

RE: Davidson Homes – Townes at North Main
Variance Request

To Whom It May Concern:

The purpose of this letter is to provide justification for the variance request associated with the required townhome parking at the Townes at North Main project on Main Street in Buies Creek. The variance request was prompted by a change in market conditions that resulted in the builder modifying the townhome units from double-garage units to single-garage units. This resulted in a maximum of 3 parking spaces available on each lot (1 in the garage, 2 in the driveway) instead of 4.

The current code requirement for 3-bedroom townhome units is 1.5/bedroom + 1 per bedroom over 2. For a 3-bedroom unit, this would result in 4 parking spaces per unit. For this development of 114 townhomes, the total parking required would be 456 spaces. The request is to reduce this parking requirement to 1.5/bedroom + 0.5 per bedroom over 2, for a parking requirement of 3.5 for a 3-bedroom unit, or a total of 399 spaces. Our justification for this reduction is summarized below:

1. Market conditions have dictated a revised footprint, resulting in a single-car garage instead of a 2-car garage, thereby providing a maximum of 3 spaces per unit on site. The remaining parking requirement (0.5 spaces) would be provided elsewhere on site.
2. The reduced parking requirement requested in this variance is more environmentally sensitive, resulting in reduced impervious and reduced downstream stormwater runoff impacts.
3. The reduced parking requirement is more in line with neighboring communities' townhome parking requirements. Below is a summary:
 - a. Current County Requirement: 1.5/bedroom + 1 per bedroom over 2 = 456 spaces
 - b. Proposed Variance Requirement: 1.5/bedroom + 0.5 per bedroom over 2 = 399 spaces
 - c. Neighboring Community Requirement:
 - i. Fayetteville: 2 per TH unit = 228 spaces
 - ii. Fuquay-Varina: 2 per TH unit + 1/3 guests = 266 spaces
 - iii. Lillington: 2 per TH unit + 0.25 per unit for guests = 257 spaces

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526



Regarding the Findings of Fact, please note the following:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

Response: This specific property was not master-planned to accommodate the additional parking that would be required to meet the standard parking minimums of 114 parking spaces outside of the units themselves. We have taken great care to manage an additional 57 parking spaces, which accommodates the additional parking needed outside of the individual townhome lots.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.

Response: Granting the variance will not confer any special privileges denied to others in this community. The rest of this community's development has adequate parking similar to what is being requested in this variance. The proposed modification is reasonable and more consistent with requirements in adjacent communities.

3. A literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

Response: A literal interpretation of this parking provision could result in the builder reducing the total unit count, thereby being deprived of previously approved lot count in the Special Use Permit, and reducing the total number of homes available to the growing population of Buies Creek.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Response: On the contrary, the requested variance results in reduced stormwater runoff to neighboring properties by reducing impervious pavement used in parking lots. The variance still provides adequate parking for the residents without harming the neighboring properties.

5. The special circumstances are not the result of the actions of the applicant.

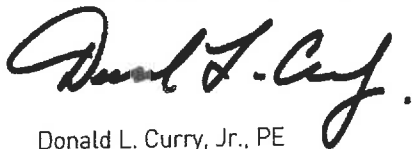
Response: Unforeseen market conditions including higher interest rates with shifting buyer's perceptions, and the desire to provide a more market-appropriate home to support a growing University have dictated the floorplan changes, resulting in the hardship.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Response: The request is reasonable and the property can accommodate the additional parking (57 spaces) outside of the townhome units themselves.

Feel free to contact me with any questions or concerns regarding this project.

Sincerely,
The Curry Engineering Group, PLLC



Donald L. Curry, Jr., PE
President

I, hereby certify that the development depicted herein, has been prepared in accordance with the provisions of the North Carolina Environmental Health, Planning, Public Utilities, and the North Carolina Department of Transportation. This plat is subject to any and all conditions stated below and is eligible for recordation in the Harnett County Register of Deeds within thirty days of the date below.

E-811 Addressing - NP
Public Utilities (Not for Construction) - Water/Wastewater
NOTOT - Change of Use (Industrial/Commercial)
Subdivision Administrator John S. Britt, Jr. Date 11/5/2020

VICINITY MAP NTS

NOTES

AREA BY COORDINATES
NO HORIZONTAL CONTROL FOUND WITHIN 200'

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.

PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS. CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.

THIS LOT IS NOT LOCATED IN A FLOOD HAZARD AREA PER FLOOD HAZARD MAP # 1720080001
FEMA MAP # 1720080001
EFF. DATE: 10/5/2008 ZONE X

HARNETT COUNTY ZONING RA-30

SETBACKS
FRONT - 35'
REAR - 25'
SIDE - 10'
CORNER - 20'

WATERSHEDS-V-P
CAPE FEAR RIVER(DUINN)

GRID COORDINATES OBTAINED USING GPS SURVEYING
USING A SPECTRA PRECISION SPOT OPS UNIT.

EXIST. AXLE IN PATH CONTROL CORNER
E2628087355

EXIST. AXLE CONTROL CORNER
E2628087355

ORIGINAL AREA
62,541 ACRES TOTAL
3,788 ACRES IN R/W
0.042 ACRES IN CEMETERY
88,711 ACRES NET

60,088 ACRES TOTAL
3,438 ACRES IN R/W
0.042 ACRES IN CEMETERY
66,608 ACRES NET EXCLUDING R/W

6,352 ACRES TOTAL
EAST OF SR #1532
48,286 ACRES
WEST OF SR #1532
EXCLUDING CEMETERY

CHARLES & BARBARA ENNIS
D.B. 2143 PG. 84
MAP #2008-495

EXISTING 30'
D.B. 870 PG. 182
MAP #2010-271

EXIST. AXLE CONTROL CORNER
E2628087355

CHARLES & BARBARA ENNIS
D.B. 2745 PG. 8
MAP #2010-271

BRAN & BETH BUNSON
D.B. 1801 PG. 328
MAP #2002-485

BRAN & BETH BUNSON
D.B. 1801 PG. 328
MAP #2002-485

LINDA & MICHAEL
D.B. 3003 PG. 874
MAP #2002-471

FOR REGISTRATION
KAREN KYLE
2800 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH: (919) 552-9813
FAX: (919) 557-2255

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF HARNETT
I, John S. Britt, Jr. REVIEW OFFICER OF HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE 11/05/2020

BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
D.B. 1501 PG. 328
MAP #2002-485

BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
D.B. 1501 PG. 328
MAP #2002-485

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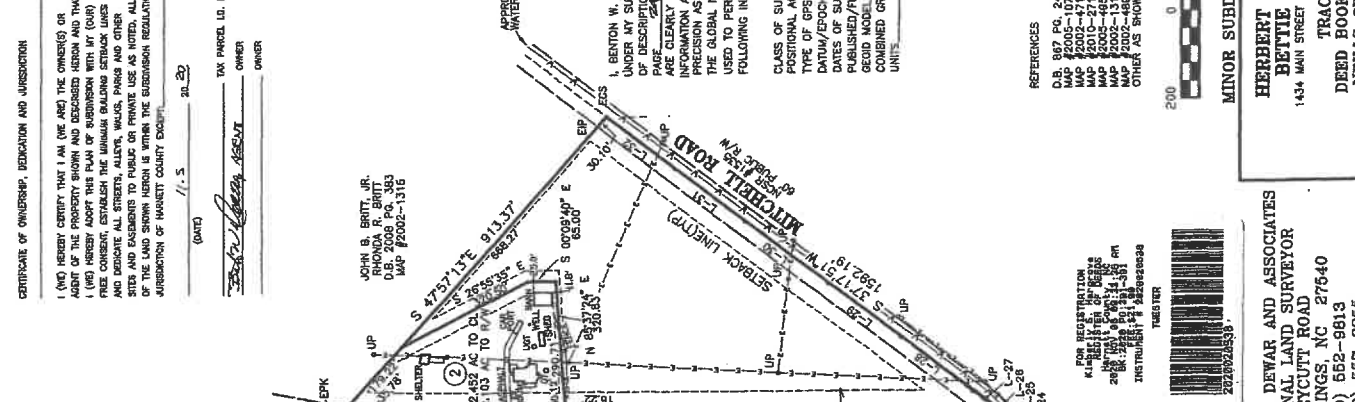
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D.B. 1501 PG. 328
MAP #2002-485



CENTRELINE ROAD CALL CHART

COURSE	BEARING	DISTANCE
L-1	S 47° 51' 11" E	144.79'
L-2	S 89° 01' 18" E	388.40'
L-3	N 07° 01' 50" E	27.76'
L-4	S 04° 17' 10" W	50.63'
L-5	S 01° 00' 48" W	68.04'
L-6	S 04° 45' 53" W	175.05'
L-7	S 02° 29' 03" W	198.59'
L-8	S 02° 29' 03" W	332.87'
L-9	S 02° 29' 03" W	150.59'
L-10	S 02° 29' 03" W	198.59'
L-11	S 02° 29' 03" W	332.87'
L-12	S 02° 29' 03" W	150.59'
L-13	S 02° 29' 03" W	198.59'
L-14	S 02° 29' 03" W	332.87'
L-15	S 02° 29' 03" W	150.59'
L-16	S 02° 29' 03" W	198.59'
L-17	S 02° 29' 03" W	332.87'
L-18	S 02° 29' 03" W	150.59'
L-19	S 02° 29' 03" W	198.59'
L-20	S 02° 29' 03" W	332.87'
L-21	S 02° 29' 03" W	150.59'
L-22	S 02° 29' 03" W	198.59'
L-23	S 02° 29' 03" W	332.87'
L-24	S 02° 29' 03" W	150.59'
L-25	S 02° 29' 03" W	198.59'
L-26	S 02° 29' 03" W	332.87'
L-27	S 02° 29' 03" W	150.59'
L-28	S 02° 29' 03" W	198.59'
L-29	S 02° 29' 03" W	332.87'
L-30	S 02° 29' 03" W	150.59'
L-31	S 02° 29' 03" W	198.59'
L-32	S 02° 29' 03" W	332.87'

CEMETERY CALL CHART

COURSE	BEARING	DISTANCE
L-33	S 09° 29' 18" E	48.00'
L-34	S 09° 33' 45" W	40.00'
L-35	N 80° 26' 15" W	48.00'
L-36	N 09° 33' 45" E	40.00'

BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN PLAT PAGE 2482 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:13,222.22 AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(S) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY A
POSITIONAL ACCURACY 0.07
TYPE OF GPS FIELD PROCEDURE RTK
DATE OF SURVEY 10/28/2020
PUBLISHED/UNPUBLISHED CONTROL USE VRS
GEOID MODEL 2.012
COMBINED GRID FACTOR 0.99999994
UNITS U.S. - METERS - FOOT

REFERENCES
D.B. 887 PG. 240
MAP #2005-107
D.B. 1801 PG. 328
MAP #2010-271
MAP #2002-485
MAP #2002-1315
OTHER AS SHOWN

OWNERS
HERBERT & BETTIE SANDER
3720 MARSHLINE CT.
NW MARIETTA, GA 30064-2087

MINOR SUBDIVISION FOR
HERBERT L. SANDER & BETTIE B. SANDER
1434 MAIN STREET - ULLININGTON, NC 27546
TRACTS 1-4
DEED BOOK 867 PAGE 240
NELLS CREEK TOWNSHIP
HARNETT COUNTY - NORTH CAROLINA

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH: # (919) 552-9813
FAX # (919) 557-2255

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G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE
LICENSE NUMBER AND SEX THIS 54 DAY OF NOVEMBER A.D. 20 20

BENTON W. DEWAR, NPLS - 3040

BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
D.B. 1501 PG. 328
MAP #2002-485

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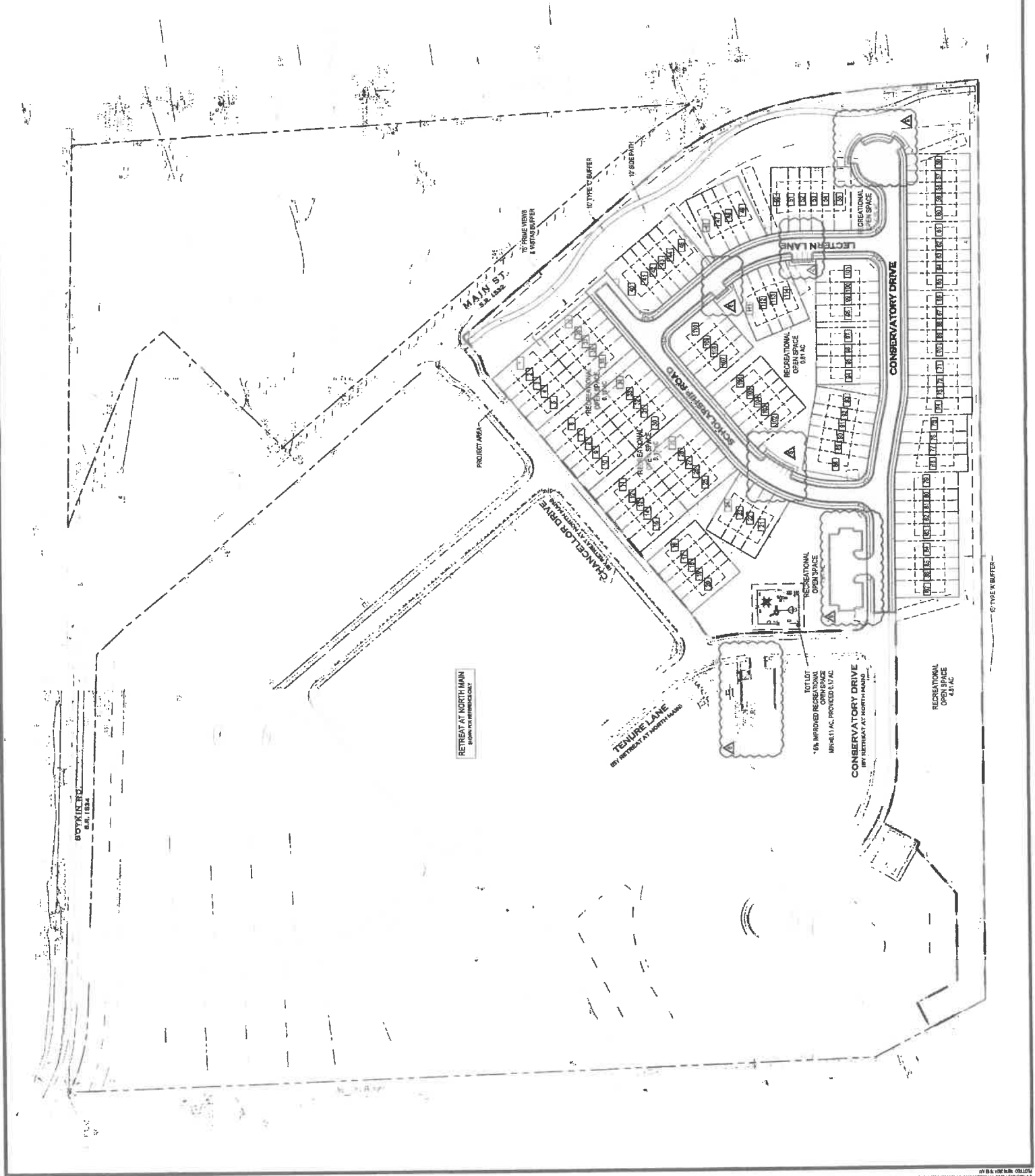
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D.B. 1501 PG. 328
MAP #2002-485



**HARNETT COUNTY BOARD OF ADJUSTMENT
VARIANCE WORKSHEET**

APPLICANT: BC Buies Creek, LLC CASE NUMBER: BOA2410-0004
Don Curry-Curry Engineering

1. There **are/are not** extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district for the following reasons: _____

2. Granting the variance requested **will/will not** confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located for the following reasons: _____

3. A literal interpretation of the provisions of this Ordinance **would/would not** deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located for the following reasons: _____

4. The requested variance **will/will not** be in harmony with the purpose and intent of this Ordinance and **will/will not** be injurious to the neighborhood or to the general welfare for the following reasons: _____

5. The special circumstances **are/are not** the result of the actions of the applicant for the following reasons: _____

6. The variance requested **is/is not** the minimum variance that will make possible the legal use of the land, building or structure for the following reasons: _____

CONDITIONS TO CONSIDER:

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

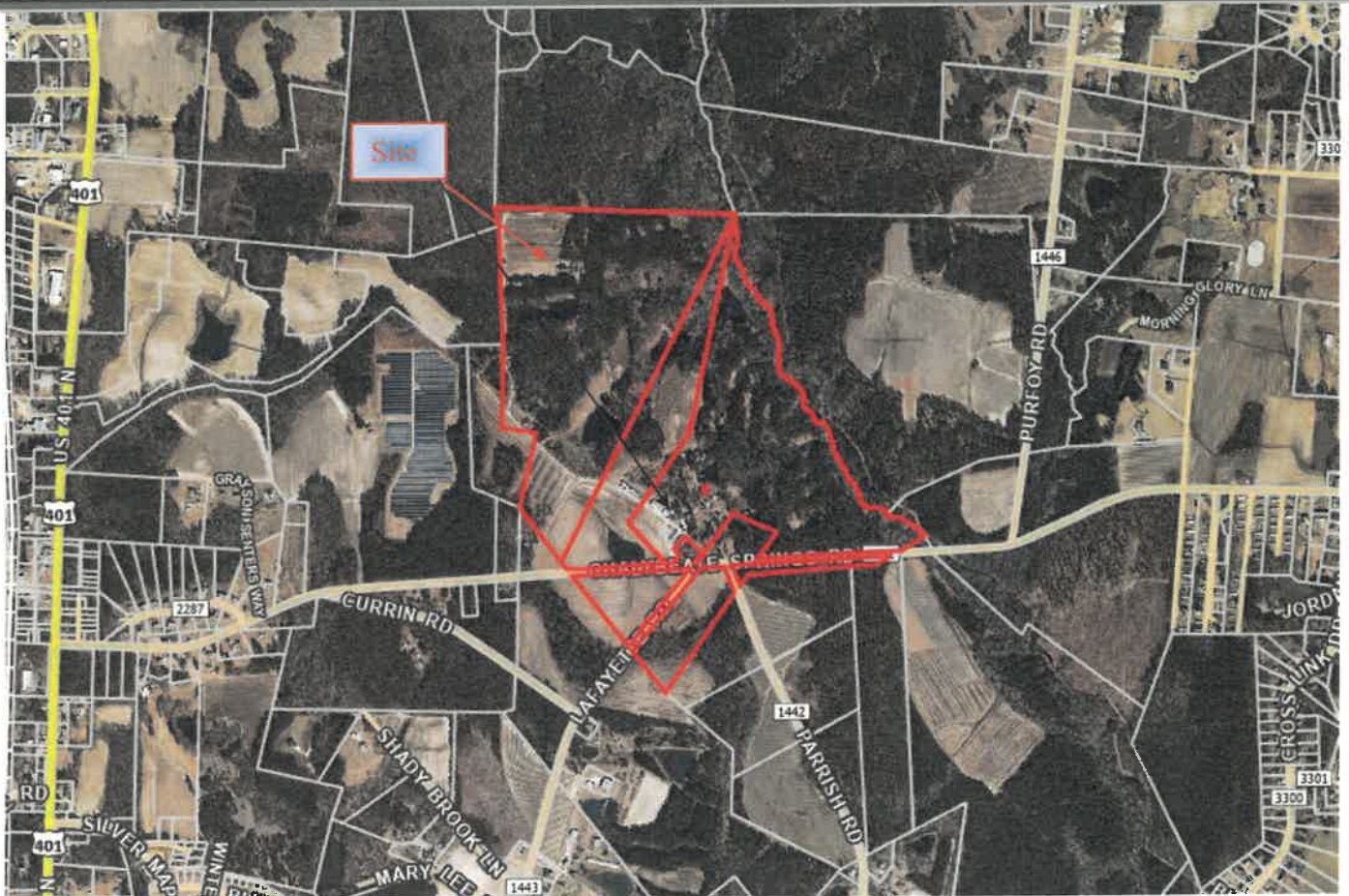
HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2408-0002
APPLICANT: William Daniel Andrews
OWNER: William Daniel Andrews
LOCATION: Chalybeate Springs Road Fuquay-Varina, NC 27526
ZONING: RA-30 & Conservation
ACREAGE: (Combined 217.57)
PIN#'s: 0664-13-6129.000 (94 acres) 0664-13-0320.000 (30 acres) 0664-04-3212.000 (93.57 acres)
LAND USE CLASSIFICATION: Medium Density Residential & Environmentally Sensitive Areas
WATERSHED: WS-IV-P (Lillington)

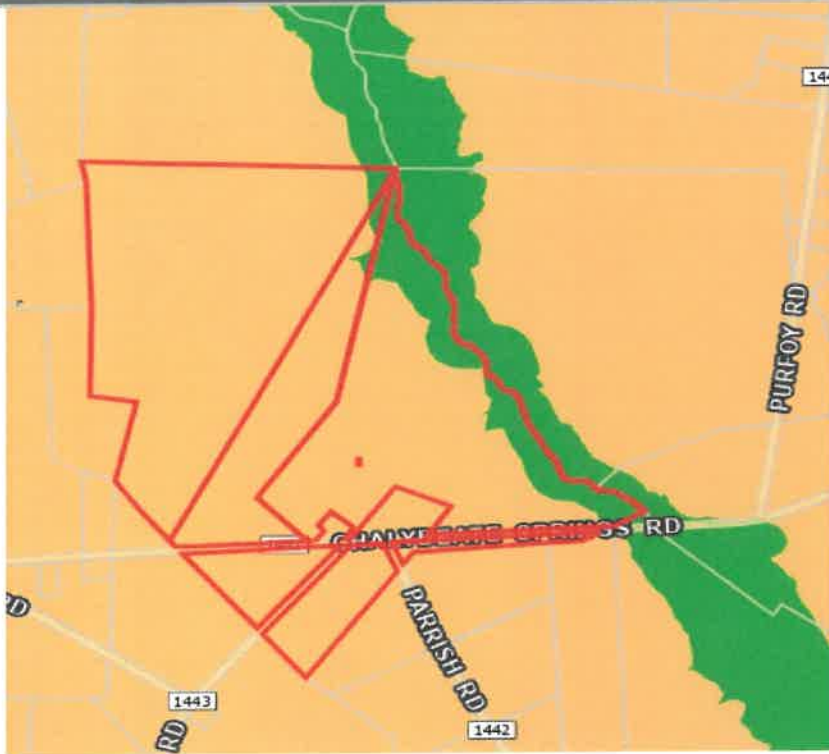
REQUEST: Outdoor Entertainment Venue with food, music and associated activities

AERIAL:



Directions from Lillington: Travel US 401 North toward Fuquay – Turn right onto Chalybeate Springs Road – Properties are located on the left just after before Lafayette Road intersects Chalybeate Springs Road.

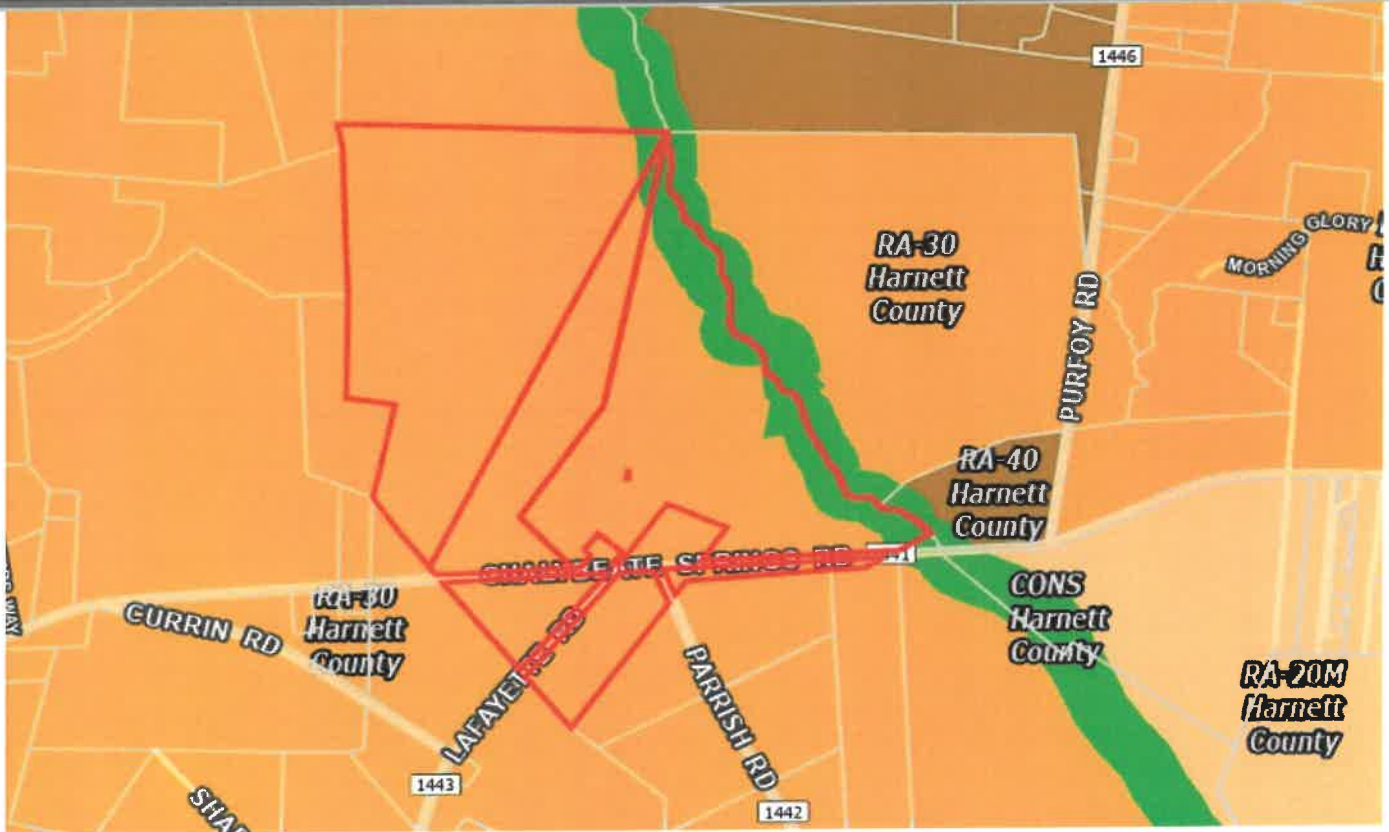
LAND USE CLASSIFICATION MAP



Land Use (2016)

- 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



PHYSICAL CHARACTERISTICS

A. Site: The referenced parcels are a part of an outdoor recreational facility known as Drake Landing. The parcels contain natural vegetation, forestry and agricultural production. The facility has activities related to hunting, sporting clays and other firearm related activities.

B. Surrounding Land Uses: Predominately agricultural and forestry related land uses. Single-family residential home sites and a solar energy facility are located in the vicinity as well.

C. Utilities: Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Chalybeate Springs Road is 3300 vehicle trips per day.
- Site distances are good to the west and fair to the east.

BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the development and operation of an Outdoor Entertainment Venue.
- The property owner has appeared before the Board in the past seeking approval for recreational related activities on the referenced parcels. In August of 2014 the Board of Adjustment grant a Special Use Permit for the operation of an outdoor firing range with associated accessory uses. In May of 2019, a Special Use Permit was approved for animal services and additional hours of operation on activities allowed per the 2014 approval.
- A predevelopment meeting has not been conducted in reference to this proposed development.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will require a detailed review and approval from the Development Review Board prior to any permitting or development of the proposed use. All regulatory guidelines, specifications and/or special conditions must be adhered to prior to final approval being issued.

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
Recreational Facilities												
Outdoor Entertainment Venue			S*	S*			S*	S*	S*	1 per 2 seats and/or 1 per 30sq. feet of audience area	3	A

7.5 Recreational Facilities & Uses

Outdoor Entertainment Venue

- A. A minimum property size of twenty (20) acres shall be required for all Outdoor Entertainment Venues.
- B. If the property does not have direct access to a state-maintained road, a private easement may be utilized for property access, subject to the following street construction standards:
 - 1. The road surface shall be gravel, asphalt, or concrete. Gravel roads shall be constructed with six (6) inches of compacted aggregate base course gravel.
 - 2. The road shall be a minimum of 20 feet in width.
 - 3. The road shall be graded to encourage adequate drainage, including a crown in the road and ditches to convey water.
- C. No outdoor events shall occur between 10 p.m. and 10 a.m.
- D. Any sale of alcohol shall be for on-site consumption and comply with all applicable state and local regulations.
- E. Designated performance and audience areas shall be identified on the required site plan.
- F. The venue shall provide traffic control personnel to ensure adequate ingress and egress for all events.
- G. Adequate restroom facilities shall be provided and identified on the required site plan. If no permanent restroom facilities are required by the North Carolina Building Code, sufficient temporary restroom facilities shall be provided on-site. An area for temporary restroom facilities shall be designated on the required site plan. Temporary restroom facilities shall be provided at a rate of 1 per 420 square feet of audience area.
- H. The use of fireworks and pyrotechnics shall comply with all local and state regulations.
- I. Adequate parking shall be provided so as not to interfere with surrounding properties.
 - 1. This shall hereby prohibit the use of public right(s)-of-way for overflow parking.
 - 2. All parking areas shall be designated on the required site plan, and unpaved areas may be utilized for required parking. Unpaved parking areas shall be properly maintained to ensure the safety of pedestrians and motorists.
 - 3. All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties and right(s)-of-way.
 - 4. No parking signs shall be posted along property line(s) adjacent to the public right(s)-of-way in accordance with NCDOT standards and shall be shown on the required site plan.
 - 5. Adequate directional signage shall be installed to direct motorists to entrances, exits, and designated parking areas.
 - 6. Parking areas shall be located a minimum of 100 feet from all adjacent properties.
 - 7. Adequate lighting shall be provided for parking areas in accordance with Article VII., Development Design Guidelines, Section 7.0, Lighting Standards, of this ordinance.
 - 8. ADA compliant parking shall be paved and provided in accordance with all applicable ADA regulations.
- J. No outdoor entertainment activities shall be permitted within the required setback or within 300 feet of a residence, unless the residence is owned by the applicant or property owner of the outdoor entertainment venue.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.0 General Definitions & Acronyms

Outdoor Entertainment Venue

A location where the primary purpose is for the display, presentation or performance of musicals, concerts, or other live stage entertainment.

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 and ENVIRONMENTAL AREAS

Medium Density Residential: Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

Environmentally Sensitive: Environmentally sensitive areas, including floodplains and areas located in the Conservation Overlay Zoning District. Primary uses in these areas would be open space, forestry, and agriculture.

LAND USE GOALS

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.

LU-5: Promote and maintain the rural character and agricultural economy of the County.

ECONOMIC DEVELOPMENT GOALS

ED-1: Start a business attraction and marketing effort.

ED-2: Support existing industry to encourage retention and expansion of jobs.

NATURAL RESOURCE GOALS

NR-2 Encourage compatible development in areas with high-quality environmental features.

NR-3 Position Harnett County as a Destination for Eco-Tourism.

NR-4 Provide active and passive recreation opportunities to preserve and enhance the quality of life.

NR-5 Raise awareness of the County's unique natural assets.

SITE PHOTOS

Site



Across Street



Street View



Street View



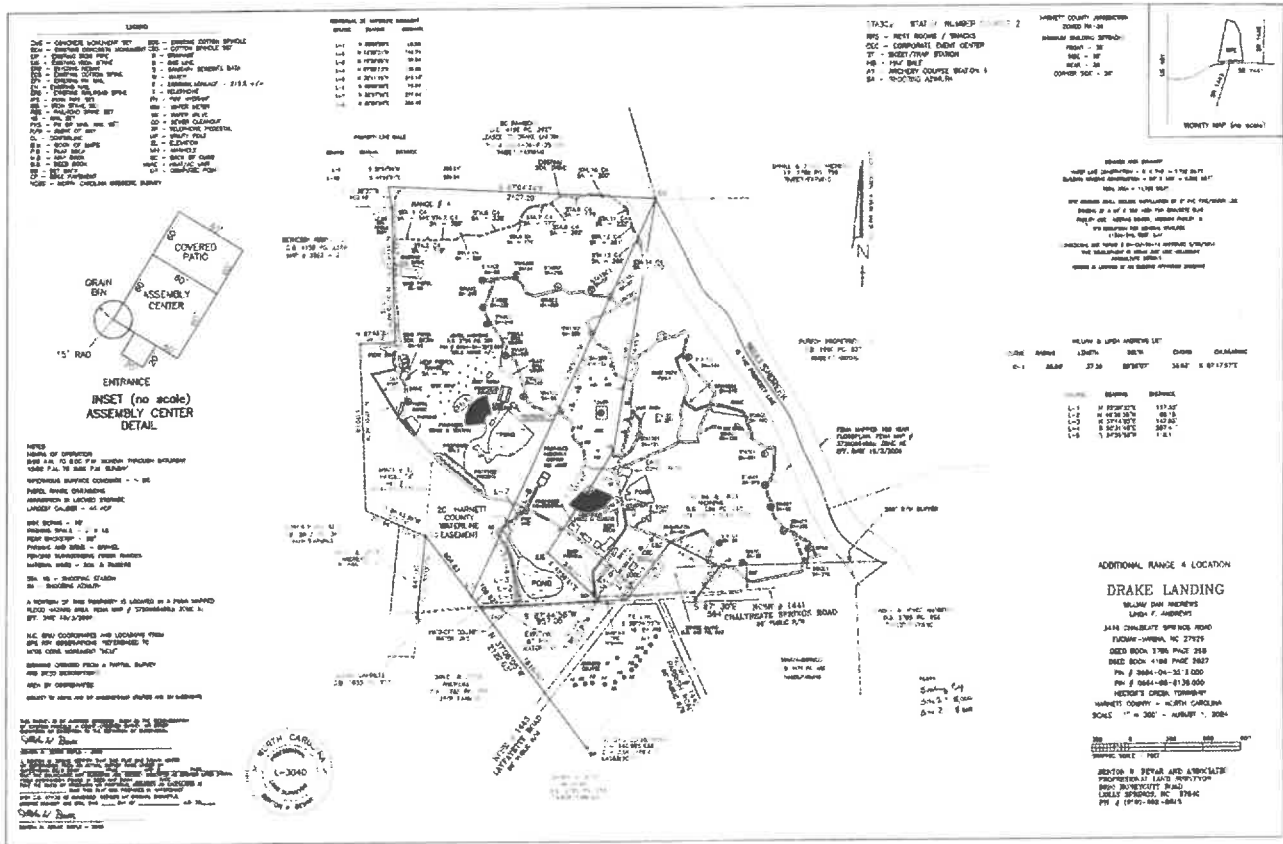
Adjoining Property



Adjoining Property



SUBMITTED SITE PLAN





Non-Residential Special Use Permit

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

Total Fee: \$1,500.00
Receipt: _____
Date Submitted: 08/12/2024
Meeting Date: 12/09/2024
Case #: BOA2408-0002

Applicant Information

Owner of Record:

Name: William Daniel Andrews
Address: 3146 Chalybeate Springs Road
City/State/Zip: Fuquay-Varina, NC 27526
E-mail: hunt@drakelanding.net
Phone: 919-669-8482

Applicant:

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

Property Description 0664-13-0320.000

PIN(s): 0664-13-6129.000 0664-04-3212.000 Acreage: 224 acres
Address/SR No.: 3146 Chalybeate Springs Road Fuquay-Varina, NC 27526 SR # 1441 & 1443
Directions from Lillington: US 401 N to Chalybeate Springs Road turn right. Property is located 1 mile on the left at the Drake Landing Entrance.

Deed Book: 3067 Page: 0704 Plat Book: _____ Page: _____
Zoning District: RA-30 / Conservation Township: Hectors Creek
Flood Plain & Panel: _____ Watershed Dist: WS-IV-P
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use: Outdoor Entertainment Venue with food, music and associated activities
Special Use for _____

Required Information:

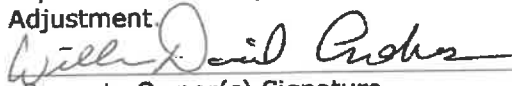
1. Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? No Yes
Date of Meeting: _____ NCDOT Contact: Lee R. (Richie) Hines, Jr. PE
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

8-12-24
 Date

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

APPLICANT: William Dan Andrews

CASE NUMBER: BOA2408-0002

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
December 9, 2024

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

CASE NUMBER: BOA2411-0003
APPLICANT: William Daniel Andrews
OWNER: William Daniel Andrews
LOCATION: Chalybeate Springs Road Fuquay-Varina, NC 27526
ZONING: RA-30 & Conservation
ACREAGE: (Combined 217.57)
PIN#'s: 0664-13-6129.000 (94 acres) 0664-13-0320.000 (30 acres) 0664-04-3212.000 (93.57 acres)
LAND USE CLASSIFICATION: Medium Density Residential & Environmentally Sensitive Areas
WATERSHED: WS-IV-P (Lillington)

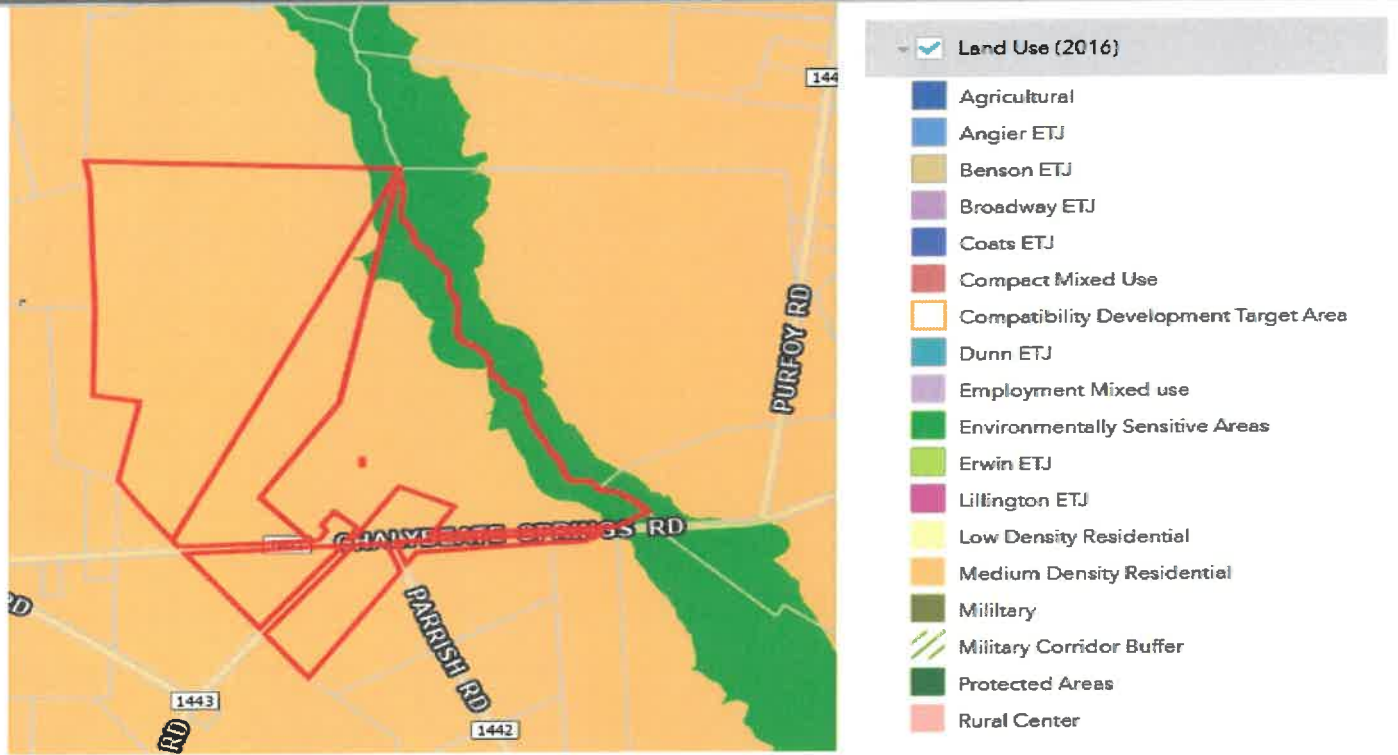
REQUEST: Recreational Facility (Outdoor Disc Golf)

AERIAL:



Directions from Lillington: Travel US 401 North toward Fuquay – Turn right onto Chalybeate Springs Road – Properties are located on the left just after before Lafayette Road intersects Chalybeate Springs Road.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

A. Site: The referenced parcels are a part of an outdoor recreational facility known as Drake Landing. The parcels contain natural vegetation, forestry and agricultural production. The facility has activities related to hunting, sporting clays and other firearm related activities.

B. Surrounding Land Uses: Predominately agricultural and forestry related land uses. Single-family residential home sites and a solar energy facility are located in the vicinity as well.

C. Utilities: **Water** – Public **Sewer** – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Chalybeate Springs Road is 3300 vehicle trips per day.
- Site distances are good to the west and fair to the east.

BACKGROUND:

- The applicant is requesting a Special Use Permit to include outdoor disc golf as part of the activities allowed in conjunction with the previously approved outdoor recreational facility.
- The property owner has appeared before the Board in the past seeking approval for recreational related activities on the referenced parcels. In August of 2014 the Board of Adjustment grant a Special Use Permit for the operation of an outdoor firing range with associated accessory uses. In May of 2019, a Special Use Permit was approved for animal services and additional hours of operation on activities allowed per the 2014 approval.
- A predevelopment meeting has not been conducted in reference to this proposed development.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will require a detailed review and approval from the Development Review Board prior to any permitting or development of the proposed use. All regulatory guidelines, specifications and/or special conditions must be adhered to prior to final approval being issued.

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
Recreational Facilities												
Recreational Facility	S*	S*	S*	S*		S*	S*	S*	S*	1 per 4 persons (at max capacity)	3	A

7.5 Recreational Facilities & Uses

Recreational Facility

- A. Adequate, handicap accessible restroom and parking facilities shall be provided.
- B. When outdoor fields are proposed with a Recreational Facility, the use regulations for "Athletic Fields" shall be applicable, unless otherwise approved by the Board of Adjustment.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.0 General Definitions & Acronyms

Recreational Facility

A place designed and equipped for the conduct of sports and leisure-time activities, including but not limited to commercial, personal, private, and public.

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 and ENVIRONMENTAL AREAS

Medium Density Residential: Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

Environmentally Sensitive: Environmentally sensitive areas, including floodplains and areas located in the Conservation Overlay Zoning District. Primary uses in these areas would be open space, forestry, and agriculture.

LAND USE GOALS

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.

LU-5: Promote and maintain the rural character and agricultural economy of the County.

ECONOMIC DEVELOPMENT GOALS

ED-1: Start a business attraction and marketing effort.

ED-2: Support existing industry to encourage retention and expansion of jobs.

NATURAL RESOURCE GOALS

NR-2 Encourage compatible development in areas with high-quality environmental features.

NR-3 Position Harnett County as a Destination for Eco-Tourism.

NR-4 Provide active and passive recreation opportunities to preserve and enhance the quality of life.

NR-5 Raise awareness of the County's unique natural assets.

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property





Non-Residential Special Use Permit

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

Total Fee: _____
Receipt: _____
Date Submitted: 11/14/2024
Meeting Date: 12/09/2024
Case #: BOA2411-0003

Applicant Information

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E-mail: hunt@drakelanding.net
Phone: 919-669-8482

Applicant:

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

Property Description 0664-13-0320.000

PIN(s): 0664-13-6129.000 0664-04-3212.000 Acreage: 224 acres
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Directions from Lillington: US 401 N to Chalybeate Springs Road turn right. Property is located 1 mile on the left at the Drake Landing Entrance.

Deed Book: 3067 Page: 0704 Plat Book: _____ Page: _____
Zoning District: RA-30 / Conservation Township: Hectors Creek
Flood Plain & Panel: _____ Watershed Dist: WS-IV-P
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use: Recreational Facility (Outdoor Disc Golf)
Special Use for _____

Required Information:

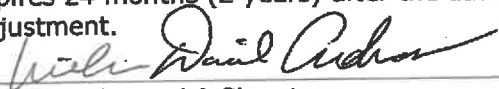
- Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
- It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project.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

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

TITLE BLOCK INFORMATION	
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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

11-14-24

 Date

Written Statement

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

Public Convenience & Welfare

1. Why are you requesting this use? To provide non shooting entertainment for the public
2. How will this use benefit the citizens of Harnett County? To provide recreation to the citizens of Harnett County as well as the surrounding 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? Will not affect the surrounding properties, residents, or business due to current CUP's that involve outdoor shooting activities.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Entrance to Drake Landing parking lot and covered parking field as well as a newly constructed entrance that is not approved with soft road.
5. Describe the drainage of this property. Well drained with a series of ditches and ponds that capture runoff.
6. How is your trash and garbage going to get to the landfill? dumpsters serviced by Ferrier Clean.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Both entrances have excellent sight distance in both directions.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? Drake Landing Entrance is 80-100yds from Leebetter Rd and Chalkwater Springs Rd. Second Entrance is located 200-300yds from nearest driveway.

General

9. How many employees will this development employ? 2 to 10 depending on event
10. What is the estimated investment of the development? 20 thousand
11. What experience do you have in the proposed field? Have partnered with several professional disc golf players

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.

13. Additional comments the Board should consider in reviewing your application:

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

STA3C2 - STATION NUMBER COURSE 2
 RRIS - REST ROOMS / SNACKS
 CEC - CORPORATE EVENT CENTER
 ST - SKEET/TRAP STATION
 HB - HAY BALE
 A1 - ARCHERY COURSE STATION 1
 SA - SHOOTING AZIMUTH

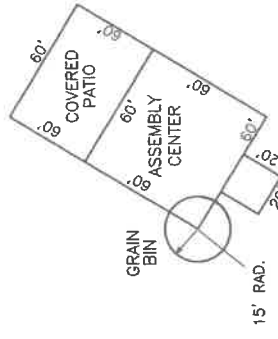
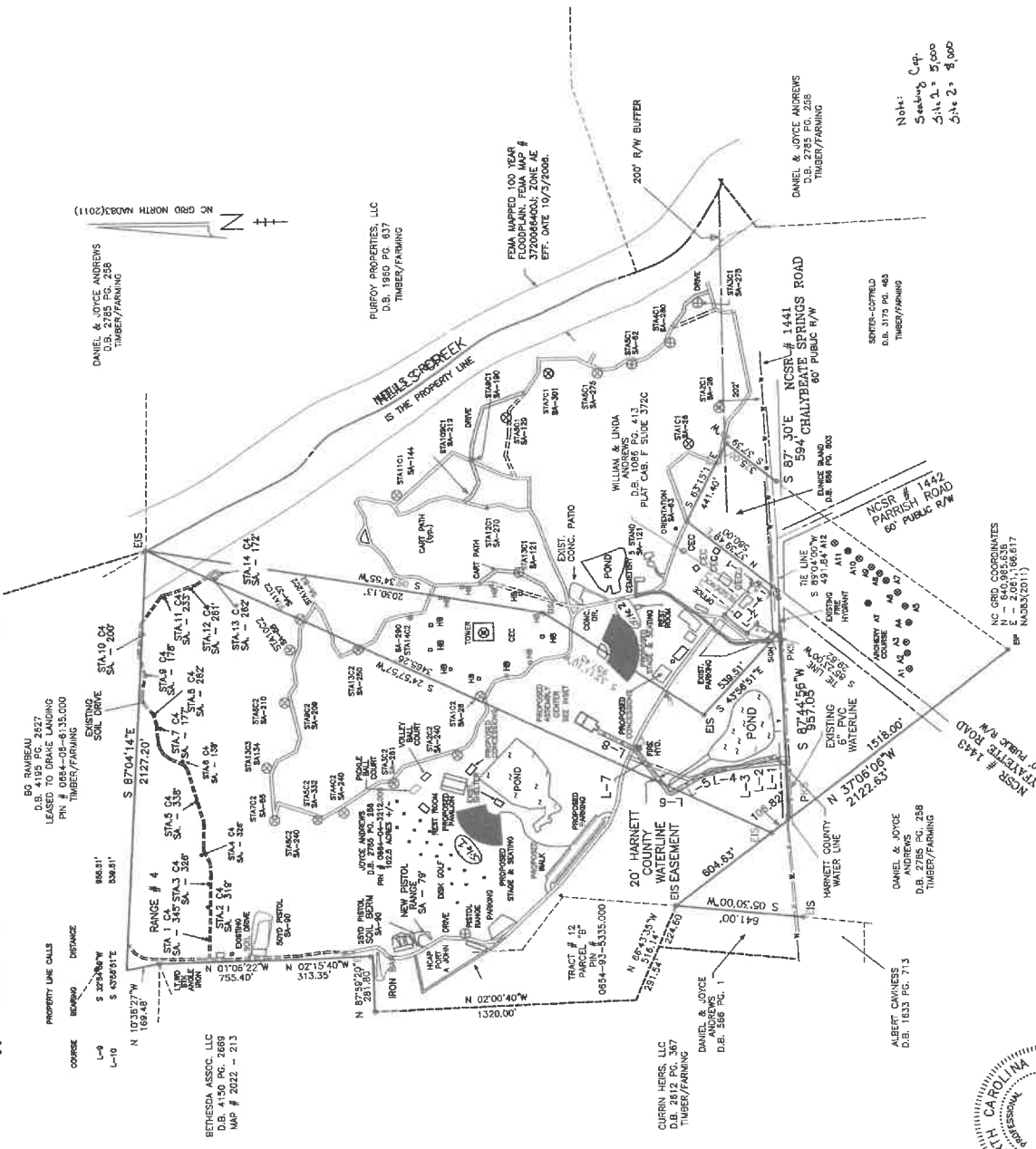
CURVE RADIUS
 C-1 25.0

CONTINUE 20' WATERLINE EASEMENT

COURSE	BEARING	DISTANCE
L-1	N 60°00'00"E	10.00'
L-2	N 12°02'31"W	118.74'
L-3	N 12°30'00"W	68.54'
L-4	N 0°32'03"W	158.89'
L-5	N 29°41'18"W	211.18'
L-6	N 60°00'00"E	100.00'
L-7	N 82°00'00"E	227.43'
L-8	N 27°00'00"E	201.43'

PROPERTY LINE CALLS

COURSE	BEARING	DISTANCE
L-9	S 27°00'00"E	138.91'
L-10	S 43°08'17"E	138.91'

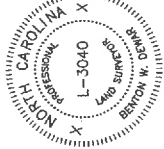


ENTRANCE
 INSET (no scale)
 ASSEMBLY CENTER
 DETAIL

NOTES:
 HOURS OF OPERATION
 8:00 A.M. TO 8:00 P.M. MONDAY THROUGH SATURDAY
 12:00 P.M. TO 8:00 P.M. SUNDAY
 IMPERVIOUS SURFACE COVERAGE - > 5%
 PISTOL RANGE DIMENSIONS
 AMMUNITION IN LOCKED STORAGE
 LARGEST CALIBER - 45 ACP
 SIDE BERMS - 10'
 PARKING SPACE - 9' x 18'
 POLE BACKSTOP - 20' GRASS
 FENCING SURROUNDING FIRING RANGES
 MATERIAL USED - SOL & TIMBERS
 STA. 1B - SHOOTING STATION
 SA - SHOOTING AZIMUTH
 A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 3720084001; ZONE 'X'.
 EFF. DATE 10/3/2008.

N.C. GRID COORDINATES AND LOCATIONS FROM
 GPS RTK OBSERVATIONS REFERENCED TO
 NODS CORIS MONUMENT 'NCU'.
 DRAWING CREATED FROM A PARTIAL SURVEY
 AND DEED DESCRIPTIONS.
 AREA BY COORDINATES.
 SUBJECT TO ABOVE AND OR UNDERGROUND UTILITIES AND OR EASEMENTS.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION FOR CONSTRUCTION OF A HIGHWAY OR BRIDGE OR THE DETERMINATION OF AN EXCEPTION TO THE OPERATION OF SUBSTANTIAL.
 S.W. Daniel
 11. BEYOND A SURVEY CERTIFICATE THAT THIS PLAN WAS DRAWN UNDER THE SUPERVISION OF AN ACTUAL SURVEYOR WHO HAS BEEN LICENSED BY THE BOARD OF GEOLOGICAL AND MINERAL ENGINEERING, THAT THE SURVEYOR HAS REVIEWED AND CORRECTED, INDICATED BY SHOWN THESE DRAWINGS, THAT THE BASIS OF PREPARATION OF THIS SURVEY AS CALICATED IS THE FIELD MEASUREMENTS AND THE INFORMATION FURNISHED BY THE LICENSEE NUMBER AND EXPI. DATE OF _____ A.D. 20____
 S.W. Daniel



Note:
 Seeking Cap.
 Site 1 = 5,000
 Site 2 = 4,000

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

APPLICANT: William Dan Andrews

CASE NUMBER: BOA2411-0003

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

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

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

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

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

CONDITIONS TO CONSIDER:

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