

MEMORANDUM

TO: Harnett County Board of Adjustment Members

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

DATE: February 28, 2025

RE: **Monday, March 10, 2025 Meeting**

On this meeting agenda, there are the following:

- Singlewide Manufactured Home in an RA-30 Zoning District.
- Doublewide Manufactured Homes in an RA-30 Zoning District.
- A Private Athletic Facility in an RA-20R Zoning District.
- A Variance of the Rear Setback Requirement & Side Setback Requirement, Article VI, Section 3.0. Applicant is requesting a 21'11" variance from the 25-foot rear setback requirement, a 8'6" variance from the right side setback requirement of 10' and a 1' variance from the left side setback requirement of 10 feet.

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
March 10, 2025 @ 6:00 p.m.

PUBLIC HEARING

Procedure to be followed at each Board of Adjustment Meeting:

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

Special Use

1. BOA2501-0005. Chas Wilder & Stacey Barnwell / Stacey Barnwell. A Singlewide Manufactured home in an RA-30 Zoning District; Pin # 0517-98-3484.000; 4.0 acres; Upper Little River Township; SR # 1129 (Clark Road).
2. BOA2501-0003. Miguel Rodriguez / Blanca Rodriguez Arellano. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0691-37-6847.000; .63 acre; Grove Township; NC Hwy 55 W.
3. BOA2501-0002. Sirin Properties, LLC. A Private Athletic Facility in an RA-20R Zoning District; Pin # 0566-64-5193.000; 19.7 acres; Stewart's Creek Township; Off Hwy 401 S (on Paulfield Lane).

Variance

4. BOA2408-0007. Alfredo Leon Chavez & Liliana Martinez Castro / Alfredo Leon Chavez. The applicant is requesting a 21' 11" variance from the rear setback requirement of 25 feet. A 8'6" variance from the right side setback requirement of 10 feet and a 1' variance from the left side setback requirement of 10 feet; Article VI "General Development Standards"; Section 3.0 "Accessory Structures"; RA-20M Zoning District; Pin # 0514-00-5823.000; 0.3 acres; Anderson Creek Township; SR # 1161 (Rosebud Street).

HARNETT COUNTY
BOARD OF ADJUSTMENTS
March 10, 2025

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

CASE NUMBER: BOA2501-0005
APPLICANT: STACY BARNWELL
OWNER: CHAS SINCERE WILDER & STACY DANIELLE BARNWELL
LOCATION: 278 CLARK RD LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 4.00
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0517-98-3484.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn right onto NC-27 / W Old Rd – Keep left to stay on NC-27 / NC 27 W – Turn left onto Clark Rd – Turn Right – Arrive at 278 Clark Rd.

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Clark Rd. is 600.
- 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												
Manufactured Homes (on individual parcel)							S*	P*	P*	2 per dwelling unit	1	R-3

3.1.2 Manufactured Homes

RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- C. The structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home. Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.
 - 1. In cases where the proposed home is located in Flood Zone AE, the home shall be located on a masonry foundation only, with approved flood vents or breakaway skirting. See "Flood Damage Prevention" Section of this Ordinance for more information.
- D. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.
- E. The tongue or towing device shall be removed or landscaped.

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/278 Clark Rd



Site



Adjacent Property



Street View



Easement Access



Sign Posted



Across Street



SITE PLAN

Chas wilder

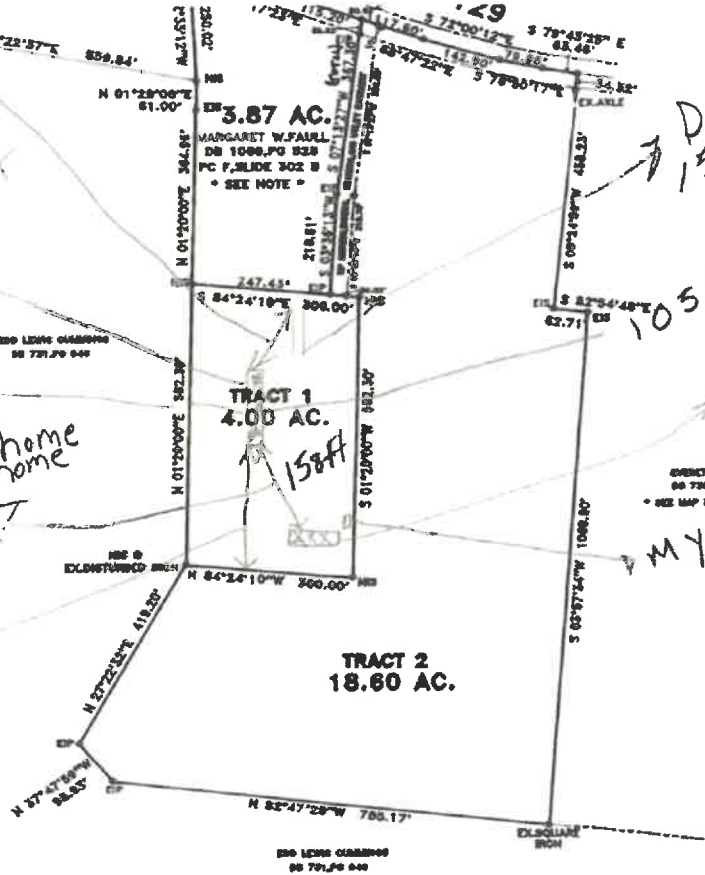
New house
from main road
316 Ft

New home
placement

94 Ft
to the right
of

From my home
to new home
138 Ft

New home
from neighbors
264 Ft



Drive way
150 Ft from
driveway beginning
leaving out

105 feet
to the right

My home

My shed



MAGNETIC NOF

VEY IS A REVISION



Residential Special Use Permit

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

Total Fee: \$175.00
Receipt: _____
Date Submitted: 1-28-25
Meeting Date: April 14, 2025 March 10, 2025
Case #: BJA 2501-0005

Applicant Information

Owner of Record:

Name: Chas Wilder
Address: 278 Clark rd
City/State/Zip: Lillington NC 27546
E-mail: CWilder315@gmail.com
Phone: 704-352-9041

Applicant:

Name: Stacey Barnwell
Address: 401 Elizabeth St
City/State/Zip: Spring Lake NC 28390
E-mail: Stacey@stacy62@aol.com
Phone: 910 603-3300

Property Description

PIN(s): 0417-98-3181-000
Address/SR No.: 278 Clark rd
Directions from Lillington: FROM Lillington come down Hwy 27
Make a left on Clark rd at intersection
make right in gravel drive way

Acreage: 4.0 acres

SP1129
Clark Road
Shrub

Deed Book: 4070 Page: 0350
Zoning District: Harnett County RA30-20
Flood Plain & Panel: Minimal Flood risk N/A
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)
Plat Book: PC#F Page: 753B
Township: Lillington WBR 20
Watershed Dist: NC water supply N/A

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

Required Information:

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

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? I'm moving my disabled grandmother and grandpa down from New York City. She is 82 year old and I want to be able to look after them.
2. Why is this use essential or desirable to you? so I can ensure my grandparents are in good care they want to be with their family
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? My single wide home it has been here for what I believe over 30 years
5. What uses are on the surrounding properties in the general vicinity? as of right now there are 2 neighbors one in the front and one in the back of me and to the left its a farm
6. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding area. It will not affect anyone surrounding me I live about a football field length off the main road. It will just be a home for my grandparents nothing else

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. pretty good drive way gets a little muddy after a few rains but we put gravel out twice a year.
10. How is your trash and garbage going to get to the landfill? I have gross trash company pick it up on Mondays

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. on Clark rd little to no traffic. The main road 27 depending on the time of day can be busy
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? The nearest drive way is across the street which is about 12 feet from start of drive way

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. whatever it take to get my grand mother closer to us and my grandpa.
14. Additional Comments the Board should consider in reviewing your application: To whom this may concern. Im asking for this request to help my disabled grandparents move close to us so we can help them and care for them and my kids to grow up with their grandparent in their lives.


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



1-28-25
Date

Action by the Board of Adjustment

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

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

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

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

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

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

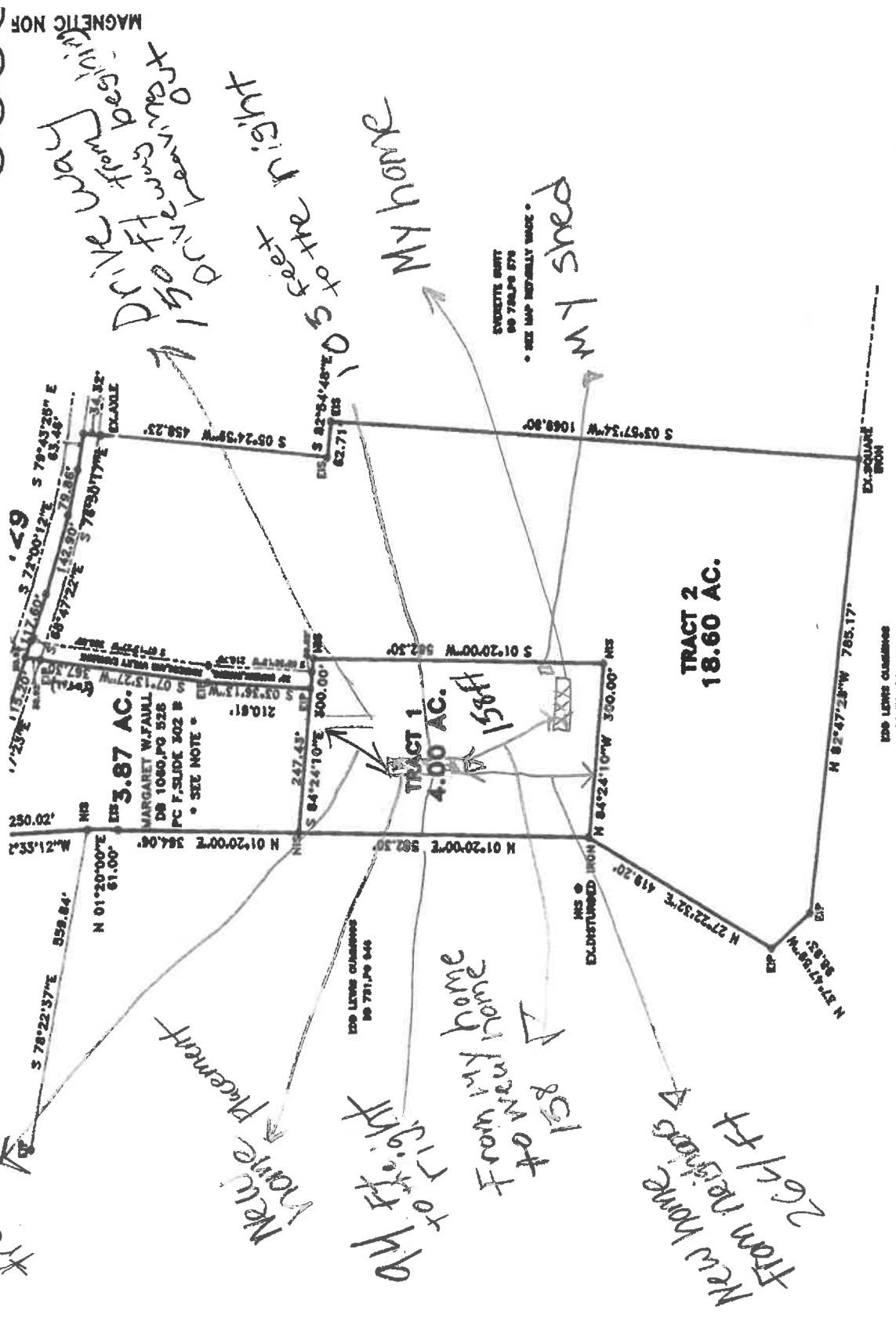
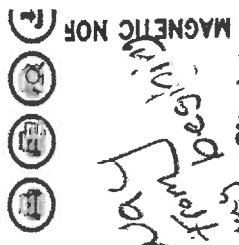
** I have received and read the above statement:


Signature



1-28-25
Date

Chas wilder



THIS IS A REVISION

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

APPLICANT: Stacey Barnwell

CASE NUMBER: BOA2501-0005

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
March 10, 2025

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

CASE NUMBER: BOA2501-0003
APPLICANT: MIGUEL ANGEL MARTINEZ RODRIGUEZ
OWNER: BLANCA RODRIGUEZ ARELLANO
LOCATION: NC 55 W ANGIER, NC 27501
ZONING: RA-30
ACREAGE: 0.63
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0691-37-6847.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr - Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St - Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd - Turn left onto NC-27 / NC 27 E - Keep right to stay on NC-27 / NC 27 E - Turn left onto NC-55 / N McKinley St - Arrive at NC-55 / NC 55 W on the right.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of a manufactured home park, 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 NC 55 W is 7700. The annual daily traffic count for Silas Hayes Rd was unavailable.
- Site distances are good.

BACKGROUND:

- The applicant previously approached staff about placing an additional manufactured home in the manufactured home park (owned by Blanca Arellano) directly adjacent to this property, (0691-37-8965.000). Staff advised that placing an additional manufactured home would be considered an expansion of a grandfathered manufactured home park and that the park would have to come into compliance with existing regulations.
- Additionally, the applicant previously owned PIN#0691-37-6847.000, but through research it was discovered that the ownership of the parcel was transferred to Miguel Rodriguez via a deed dated 6/18/24. However, Blanca Arellano remains the applicant. If Blanca Arellano were to regain ownership of PIN#0691-37-6847.000, a violation would be created due to the manufactured home being located on the parcel.
- 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.

- The structure shall be built to the HUD code for manufactured homes.
- When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- 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.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Manufactured Home Park

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

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

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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/NC 55 W



Across Street



Adjacent Property



Street View



Sign Posted



SITE PLAN

ty





Residential Special Use Permit

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

Total Fee: \$175.00
Receipt: _____
Date Submitted: 1-24-25
Meeting Date: 1-3-10-25
Case #: BOA2504-003

Applicant Information

Owner of Record:

Name: Miguel Angel Martinez Rodriguez
Address: 2534 NC 55W Coats NC 27521
City/State/Zip: Coats NC 27521
E-mail: _____
Phone: 910 530 5897

Applicant:

Name: Blanca Rodriguez Arellano
Address: same (20)
City/State/Zip: Coats NC 27521
E-mail: _____
Phone: 984 275 9179

Property Description

PIN(s): 0691-376847.00 Acreage: 1.63 acres NC 55W
Address/SR No.: 2534 NC 55W Coats NC 27521
Directions from Lillington: _____

Deed Book: 4239 Page: 2516 Plat Book: PC#0 Page: 58A
Zoning District: RA-30 Township: Crane
Flood Plain & Panel: N/A (23) Watershed Dist: NA
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

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

Required Information:

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

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

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.

Miguel Angel Martinez
Property Owner(s) Signature

01-22-25
Date

Written Statement

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

Public Convenience & Welfare

1. Why are you requesting this use? FG HOME IN
2. Why is this use essential or desirable to you? _____
3. Why is this use essential or desirable to the citizens of Harnett County? To buy the Co.

On-site & Surrounding Land Uses

4. What is on the property now? NONE
5. What uses are on the surrounding properties in the general vicinity? TRACT
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. Handed out Park & Redeem

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

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. H-55
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? same

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: 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:

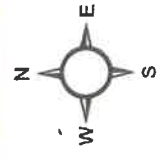
Blanca Rodriguez 01-24-25
Signature Date



Harnett.org/GIS

January 21, 2025

-  County Boundary
-  Address Numbers
-  Road Centerlines
-  NC
-  Parcels



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

APPLICANT: Blanca Rodriguez Arellano

CASE NUMBER: BOA2501-0003

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
March 10, 2025

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

CASE NUMBER: BOA2501-0002
APPLICANT: Sirin Properties LLC
OWNER: Sirin Properties LLC
LOCATION: US 401 South
ZONING: RA-20R
ACREAGE: 19.69
PIN# 0566-64-5193.000
LAND USE CLASSIFICATION: Agricultural

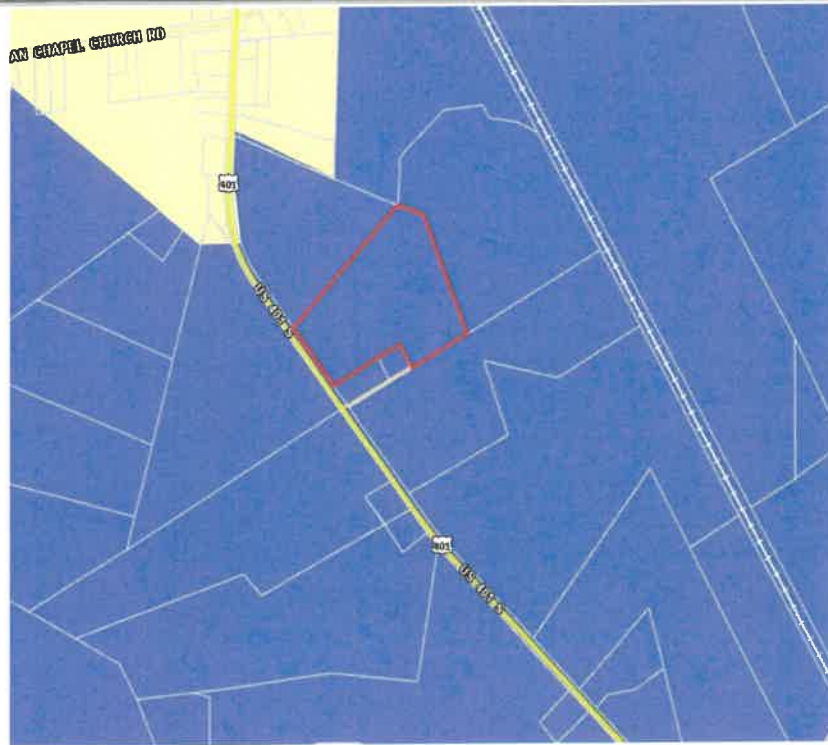
REQUEST: Athletic Fields, Private (Cricket Fields)

AERIAL:



Directions from Lillington: Travel US 401 S – Property is located on the left just before Paul Field Lane.

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 proposed site is currently vacant and predominately utilized for agricultural purposes.
- B. **Surrounding Land Uses:** Single-family residential and agricultural.
- C. **Utilities:** **Water** – Public **Sewer** – Public (Force Main)

TRANSPORTATION:

- Annual average daily traffic count for this section of US 401 S is 2200 vehicle trips per day.
- Site distances to the North and South are good.

BACKGROUND:

- Applicant is requesting to develop athletic fields utilized for recreational activities such as cricket. The applicant requests that the project exceed more than 12 acres and the hours of operation be allowed on Sundays from 9:00 am till dusk.
- If approved, the proposed use will be required to complete the commercial site plan review and development process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- Use regulations are specified within the Unified Development Ordinance for the requested use. If the applicant cannot adhere to certain standards specified, the Board has the ability to grant special use to exempt certain standards specified within Article V, Section 7.5.2 of the Unified Development Ordinance.

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												
Athletic Fields, Private			P* S*	P* S*		S*	P* S*	P* S*	P* S*	25 per field + 1 per 200 sq. ft.	3	A

7.5.2 Athletic Fields, Private

In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

A. Total project acreage shall not exceed 12 acres.

B. Hours of operation are permitted as follows:

1. Monday through Friday hours are limited to 3:00PM to dusk.
2. Saturday hours are limited to 9:00AM to dusk.

3. Facility shall not be in operation on Sunday.

- C. No intercom, loudspeaker, or other similar items shall be permitted.
- D. No lighting shall be permitted.

E. Adequate parking shall be provided so as not to interfere with the surrounding properties.

1. This shall hereby prohibit the use of public right(s)-of-way for overflow parking.
2. Parking areas shall be graded and surfaced with crushed stone, gravel, or other suitable material with a minimum depth of six inches (6").

- 3. All handicapped accessible parking shall be paved.
- 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. Parking spaces shall be a minimum of 50 feet from all residential structures.
- F. All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties and right(s)-of-way.
- G. No outdoor recreational facilities, including fields, shall be permitted in required setback.
- H. Adequate, handicap accessible restroom facilities shall be provided.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Athletic Fields, Private

Privately owned and operated facility that provides outdoor recreational fields for sports including but not limited to: football, baseball, softball, and soccer.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

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

FUTURE LAND USE CATEGORIES/ AGRICULTURAL and RURAL RESIDENTIAL AREAS

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

LAND USE GOALS

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

NATURAL RESOURCE GOALS

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

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

SITE PHOTOS

Site



Street View / North

Adjoining Property



Street View / South



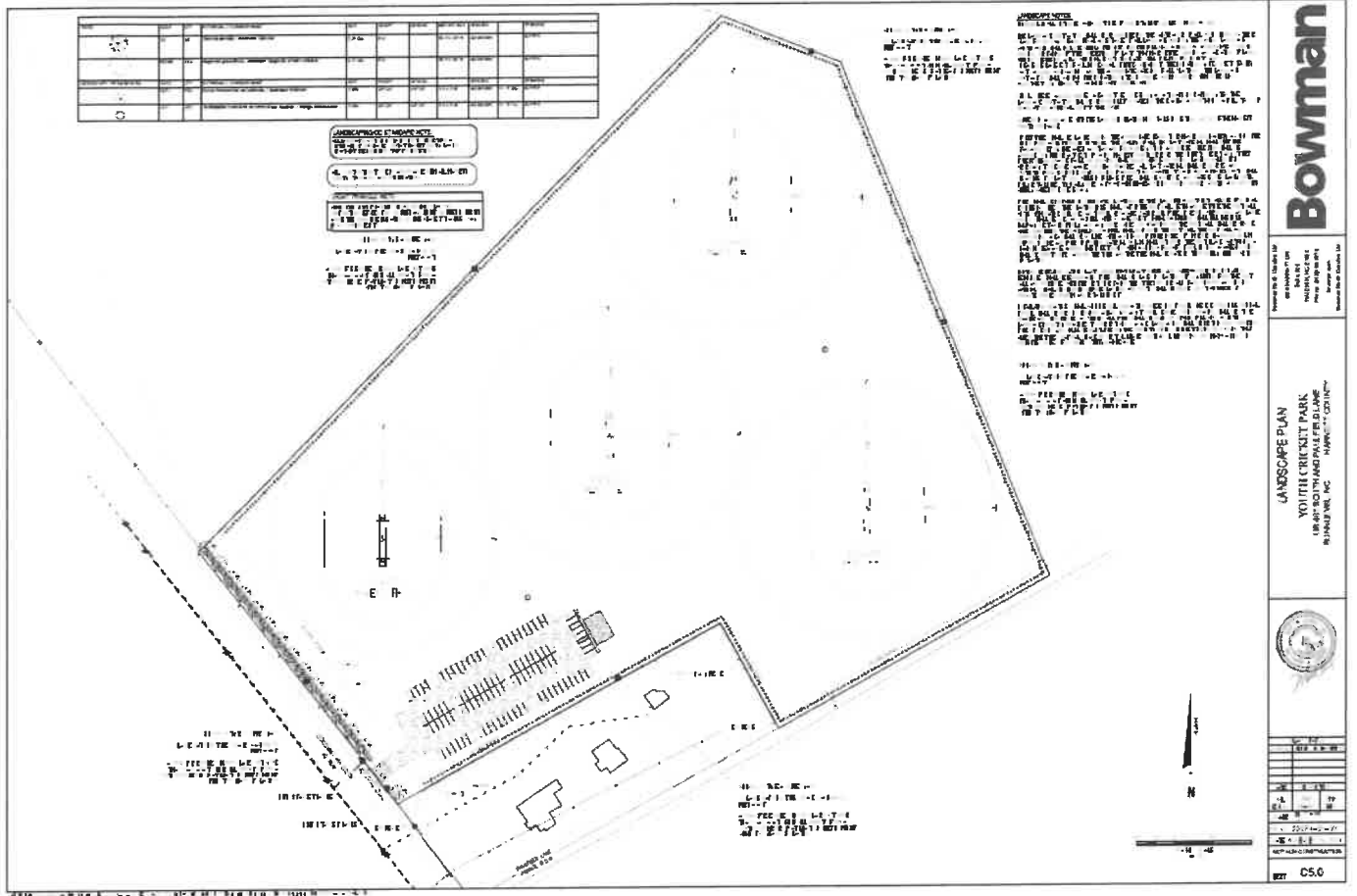
Across Street



Adjoining Property



SUBMITTED SITE PLAN



NO.	DESCRIPTION	DATE	BY	CHECKED BY	SCALE
1	PRELIMINARY PLAN	11/15/01	J. BOWMAN		AS SHOWN
2	REVISIONS				
3	REVISIONS				
4	REVISIONS				
5	REVISIONS				
6	REVISIONS				

LANDSCAPE ELEMENTS
 1. PLANTING SCHEDULE
 2. TREE SCHEDULE
 3. TREE SCHEDULE
 4. TREE SCHEDULE
 5. TREE SCHEDULE
 6. TREE SCHEDULE

NOTES
 1. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 2. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 3. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 4. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 5. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
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 8. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 9. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.
 10. THE SITE IS TO BE DEVELOPED AS A YOUTH CENTER PARK.

Bowman

LANDSCAPE PLAN
 YOUTH CENTER PARK
 1800 SOUTH MAIN STREET
 RICHMOND, VA 23220



DATE	11/15/01
SCALE	AS SHOWN
PROJECT NO.	05.0
CLIENT	YOUTH CENTER PARK
LOCATION	1800 SOUTH MAIN STREET, RICHMOND, VA



Non-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: \$ 1500.00
Receipt:
Date Submitted: 3-10-25
Meeting Date: 1-9-25
Case #: BOP 2501-0002

Applicant Information

Owner of Record:

Name: Sirin Properties, LLC
Address: 120 Harmony Creek Pl
City/State/Zip: Apex, NC 27539
E-mail: srikb99@yahoo.com
Phone: 858-663-3452

Applicant:

Name: Sirin Properties, LLC
Address: 120 Harmony Creek Pl
City/State/Zip: Apex, NC 27539
E-mail: srikb99@yahoo.com
Phone: 858-663-3452

Property Description

PIN(s): 0566-64-5193 Acreage: 19.7 acres
Address/SR No.: 0 Paulfield Ln Bunnlevel, NC 28323
Directions from Lillington: Sirin Properties, LLC
Sirin Properties, LLC
Deed Book: 4112 Page: 0759 Plat Book: 2022 Page: 32
Zoning District: RA-20R Township: Stewart's Creek
Flood Plain & Panel: Not in Flood Zone Watershed Dist: N/A
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use:

Special Use for Private Athletic Facility

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: Driveway Permit has been issued
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 No structures are being proposed for this development

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 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	NA <input type="checkbox"/>
Building Envelope & Required Setbacks	NA <input type="checkbox"/>
Existing & Proposed Utilities	<input checked="" type="checkbox"/>
Signage Location, Easement, Type, & Size	NA <input type="checkbox"/>
Existing Structure(s) Located on Site	NA <input type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	NA <input type="checkbox"/>
Erosion Control Plan Submitted	<input checked="" type="checkbox"/>
Hours & Days of Operation	<input checked="" type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input checked="" type="checkbox"/>
Hazardous Materials to be Stored on Site	NA <input type="checkbox"/>
Existing & Proposed Mechanical Areas	NA <input type="checkbox"/>
Existing & Proposed Trash Containment Areas	NA <input type="checkbox"/>
Existing & Proposed Utility Areas	NA <input type="checkbox"/>
Parking Space Typical	<input checked="" type="checkbox"/>
Parking Lot Material	<input checked="" type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input checked="" type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input checked="" type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	NA <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

Date

01/09/2025

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? (SEE ATTACHED)

2. How will this use benefit the citizens of Harnett County? (SEE ATTACHED)

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? (SEE ATTACHED)

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. _____
The driveway will be 24' wide concrete pad with 25' radii per NCDOT approved permit.

5. Describe the drainage of this property. _____
There is an existing ditch that runs through the property. We are keeping the same drainage system except using stormwater pipes to replace the ditch.

6. How is your trash and garbage going to get to the landfill? _____
The users of the facility will be required to remove their own trash. If a tournament is to be played, the tournament director is responsible to provide trashcans for the event and haul off all trash at the end of the tournament.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. _____
Traffic will be limited to weekday evenings and weekends. The driveway has a 10'x70' sight distance triangles per NCDOT requirements.

8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 263' south from the intersection of Paulfield Land and US 401.

General

9. How many employees will this development employ? 0 Full time employees

10. What is the estimated investment of the development? \$100,000

11. What experience do you have in the proposed field? Owner is a big cricket fan and played in high school and also works with local coaches and academies.

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: _____

Cricket is an emerging game in USA and USA-19 and USA Cricket Team are participating at International levels. In Wake county, Town of Morrisville built a dedicated International Standard Cricket Field and other cricket Fields in Cary, Morrisville & Fuquay Varina attracts many Cricket players across the country and cricket events contribute a lot to local Hotels, Restaurants & Retails Shops. A 2023 report from the Greater Raleigh Convention and Visitors Bureau on the estimated direct economic impact of Major League Cricket matches last summer reveals more than 3 million in revenue generated because of the sport. The proposed Cricket park will help the future generation Youth Cricketers,

NON-RESIDENTIAL SPECIAL USE PERMIT 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

01/09/2025

Date

1- Why are you requesting this use?

The use is a private athletic facility - (Youth Athletic Cricket Park) We are requesting a special use permit to build the athletic fields on property 7 acres larger than the maximum 12 acres. Allow usage on Sundays 9:00 am - dusk. ADA portable toilet will be provided on site per the Civil Site Plans

2- How will this use benefit the citizens of Harnett County?

The athletic park will be used by players and families from the area and also from outside of Harnett County can have a significant positive impact on local businesses and the broader community. Youth athletic park that serves both local residents and visitors from outside the county can create a wide range of benefits for local Hotels, Restaurants & Retail Ships, residents, and the community at large. From economic growth through increased tourism and future job creation to enhancing social bonds and promoting healthy living, the facility can become a hub of both athletic achievement and community vitality. Cricket is an emerging game in the USA and USA-19 and USA Cricket Team are participating at international levels.

3- How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why and how it will or will not affect the surrounding areas?

The existing and surrounding use is agriculture with a few residential homes and farms. This development should not negatively impact the surrounding area because it will remain open fields with landscape buffers.

 . 01/09/25



DATE	2024-01-01
BY	MB
REVISION	01
SCALE	AS SHOWN
DATE FOR CONSTRUCTION	NOT FOR CONSTRUCTION

ABBREVIATIONS	ELEVATION	EL ELEV	LINEAR FEET	PROPERTY OWNER ASSOCIATION
ACRE	ENGINEER	ENGR	MAXIMUM	ASSOCIATION
BACK OF CURB	FINISHED GRADE	FG	MILES PER HOUR	ROADS
BENCHMARK	FINISHED SURFACE	FES	MINIMUM	REINFORCED CONCRETE PIPE
BIVALENT END SECTION	FINISHED FLOOR ELEVATION	FEE	ON CENTER	RIGHT OF WAY
CONCRETE	FINISHED GRADE	FG	OUTSIDE DIAMETER	SANITARY SEWER
CONCRETE	EXISTING	EX	POINT OF CURVE	SQUARE YARD
CONCRETE	GRATE INLET	GI	POLYVINYL CHLORIDE PIPE	STATION
CONCRETE	HIGH DENSITY POLYETHYLENE	HDPE	POINT OF TANGENCY	STORM
CONCRETE	HOUSE OWNERS ASSOCIATION	HOA	POND (MANITRANCE EASMENT)	STRM
CONCRETE	IMPROVED GRADE	IG	PRELIMINARY	TOP OF CURB
CONCRETE	INVERT ELEVATION	IE	PROPERTY LINE	TOP OF PAVEMENT
CONCRETE	JUNCTION BOX	JB	PROPOSED	TOP OF WALK
CONCRETE	WATER SURFACE ELEVATION	WSE		TYPICAL
CONCRETE				WALK

DRAWING LEGEND

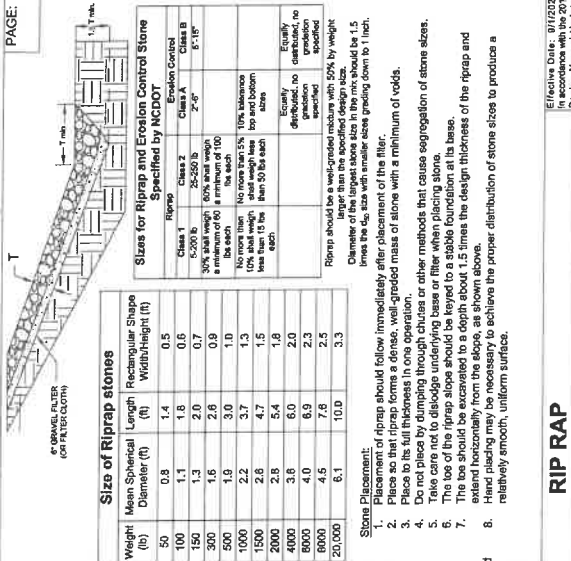
OBJECT AND SYMBOLS	EXISTING	NEW
BENCHMARK	Symbol	Symbol
SANITARY SEWER MANHOLE	Symbol	Symbol
SANITARY SEWER CLEAN-OUT	Symbol	Symbol
WATER VALVE AND BOX	Symbol	Symbol
FIRE HYDRANT ASSEMBLY	Symbol	Symbol
GRATE INLET	Symbol	Symbol
WATER MAIN	Symbol	Symbol
WATER MAIN VALVE	Symbol	Symbol
CONCRETE BEVELED END	Symbol	Symbol
CONTROL STRUCTURE	Symbol	Symbol
MANHOLE - STORM	Symbol	Symbol
R/RAMP	Symbol	Symbol
GRAND TREE	Symbol	Symbol
TREE REMOVED	Symbol	Symbol
TREE PROTECTION	Symbol	Symbol
STREET SIGNSTOP SIGN	Symbol	Symbol
TRAFFIC SIGN	Symbol	Symbol
ELECTRICAL BOX	Symbol	Symbol
TELEPHONE MANHOLE	Symbol	Symbol

LINE TYPES	EXISTING	NEW
PROPERTY BOUNDARY	Symbol	Symbol
CENTRELINE	Symbol	Symbol
LOT LINE	Symbol	Symbol
RIGHT-OF-WAY (ROW) LINE	Symbol	Symbol
EASEMENT	Symbol	Symbol
UNITS OF DISTANCE	Symbol	Symbol
SETBACK	Symbol	Symbol
SANITARY SEWER (GRAVITY)	Symbol	Symbol
SANITARY SEWER (PUMP)	Symbol	Symbol
SANITARY SEWER LATERAL	Symbol	Symbol
WATER LINE	Symbol	Symbol
WATER LATERAL	Symbol	Symbol
GRATE INLET	Symbol	Symbol
GRATE AND GUTTER	Symbol	Symbol
STORM DRAIN	Symbol	Symbol
UNDERGROUND DRAIN	Symbol	Symbol
PHASE LINE	Symbol	Symbol
CONDUIT	Symbol	Symbol
OVERHEAD ELECTRICAL	Symbol	Symbol
UNDERGROUND ELECTRICAL	Symbol	Symbol
UNDERGROUND TELEPHONE	Symbol	Symbol
UNDERGROUND UTILITIES	Symbol	Symbol
FEENCE	Symbol	Symbol
MAJOR CONTOUR	Symbol	Symbol
MINOR CONTOUR	Symbol	Symbol

- ### PERMITTING CONSTRUCTION
- REVISION CLOUD
 - REVISION BOX
- ### ADA NOTES
- ACCESSIBLE ROUTE - EXTERIOR:
 - IF AN ACCESSIBLE ROUTE IS REQUIRED FOR THE USE OF A PUBLIC BUILDING, THE ROUTE SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - UNLESS OTHERWISE SPECIFIED, THE ROUTE SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - UNLESS OTHERWISE SPECIFIED, THE ROUTE SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - RAMPS:
 - ALL RAMPS SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
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 - HANDRAILS:
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 - ALL HANDRAILS SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - PAVEMENT MARKINGS:
 - ALL PAVEMENT MARKINGS SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - ALL PAVEMENT MARKINGS SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - ALL PAVEMENT MARKINGS SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - PARALLEL SPACES:
 - ALL PARALLEL SPACES SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - ALL PARALLEL SPACES SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - ALL PARALLEL SPACES SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - PROPOSED ACCESSIBLE SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE LOCATION OF THE SPACE AND THE LOCATION OF THE SPACE. THE SIGN SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING.
 - ACCESSIBLE ROUTES MUST COMPLY WITH ADA, THE FAS HOUSING ACT AND IFC / ANSI A117.1-2003.



PAGE:



Size of Riprap stones Specified by NCDOT

Weight (lb)	Mean Spherical Diameter (ft)	Length (ft)	Rectangular Shape Width (ft)	Rectangular Shape Height (ft)
50	0.8	1.4	0.5	0.5
100	1.1	1.8	0.6	0.6
150	1.2	2.0	0.7	0.7
300	1.6	2.6	0.8	0.8
500	1.9	3.0	1.0	1.0
1000	2.2	3.2	1.1	1.1
1500	2.6	4.7	1.2	1.2
2000	2.8	5.4	1.3	1.3
4000	3.8	6.0	2.0	2.0
8000	4.0	6.9	2.2	2.2
6000	4.5	7.8	2.4	2.4
20,000	6.1	10.0	3.3	3.3

Subgrade Preparation:

- Prepare the subgrade for riprap and filter to the required lines and grades shown on the plans.
- Compact any fill required in the subgrade to a density approximating that of the surrounding undisturbed material.
- Remove brush, trees, stumps, and other objectionable material.

Stand and Gravel Filter Blanket:

- Place the filter blanket immediately after the ground foundation is prepared.
- When using gravel, spread filter stone in a uniform layer to the specified depth.
- When more than one layer of filter material is used, spread the layers with minimal mixing.

Synthetic Filter Fabric:

- Install filter directly on the prepared foundation.
- Overlap the filter fabric by 12 inches and space another 6 inches every 3 feet along the overlap.
- Bury the upstream end of the cloth a minimum of 12 inches below ground and bury the lower end of the cloth or over lap with the next section as required.
- If damage occurs while placing riprap, remove the riprap, replace with a slightly reduced size layer of filter material with a slightly reduced size of 12 inches and replace the entire sheet.
- If placing large stones or machine placing is difficult, a 4 inch layer of the gravel or sand may be needed to protect the filter cloth.

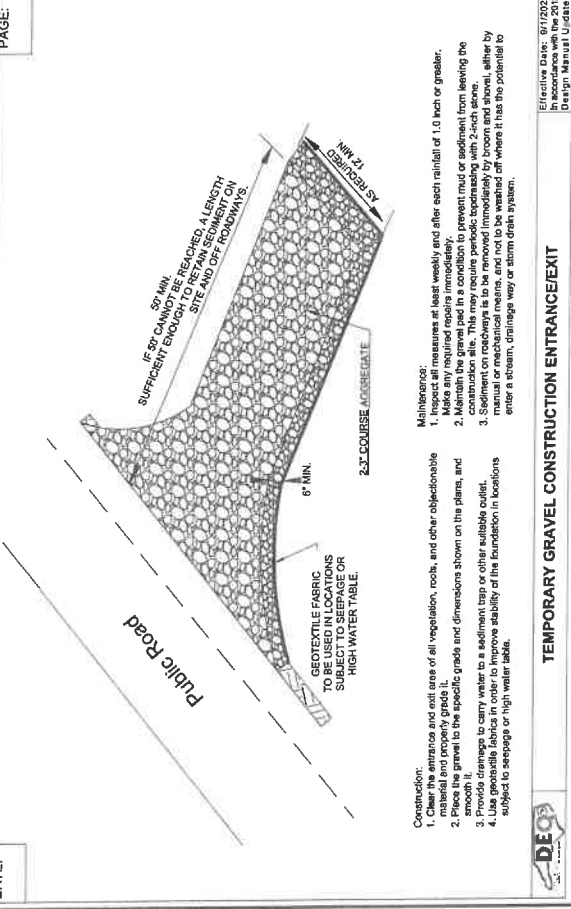
Maintenance:

When a riprap installation has been properly designed and installed, periodic inspections should be made. Control of weed and brush growth may be needed in some locations.

RIP RAP

Effective Date: 9/17/2023
 In accordance with the 2013 Design Manual Updates

PAGE:



Construction:

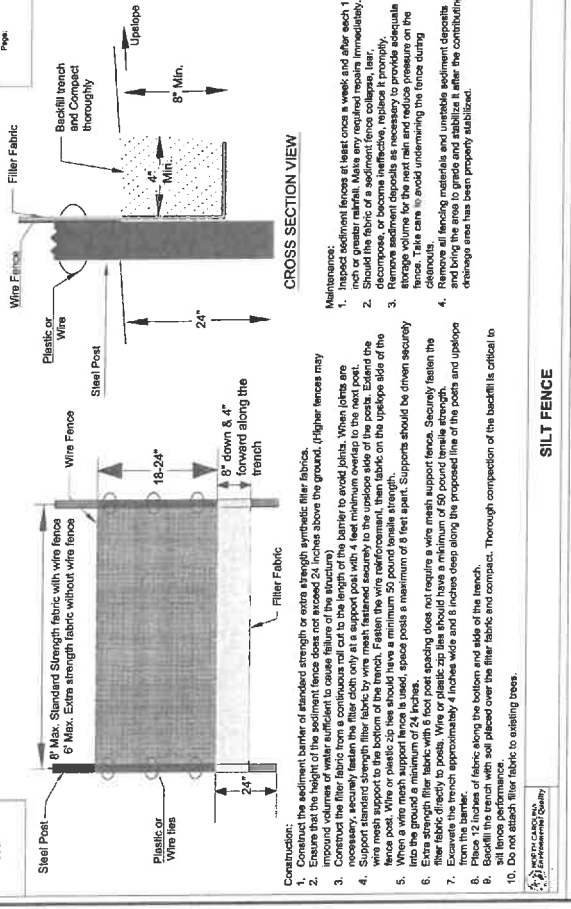
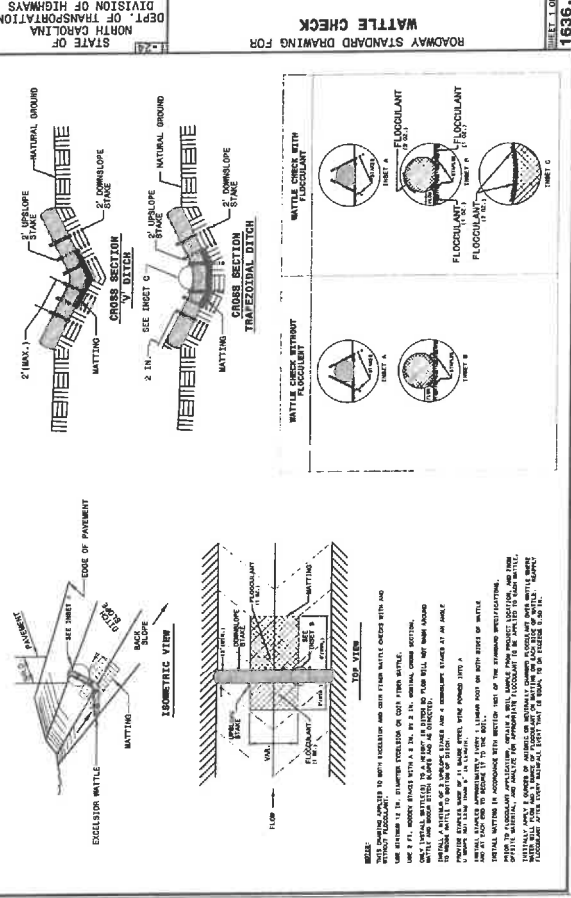
- Clear the entrance and exit area of all vegetation, rocks, roots and other objectionable material and properly grade it.
- Place the gravel to the specific grades and dimensions shown on the plans, and compact it.
- Provide drainage to carry water to a sediment trap or other suitable outlet.
- Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.

Maintenance:

- Inspect the entrance and exit area at least weekly and after each rainfall of 1.0 inch or greater.
- Make any required repairs immediately.
- Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic regrading with 2-inch stone.
- Use geotextile fabrics in order to improve stability of the foundation in locations where manual or mechanical means, and not to be used in areas where they would enter a stream, drainage way or storm drain system.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Effective Date: 9/17/2023
 In accordance with the 2013 Design Manual Updates



Construction:

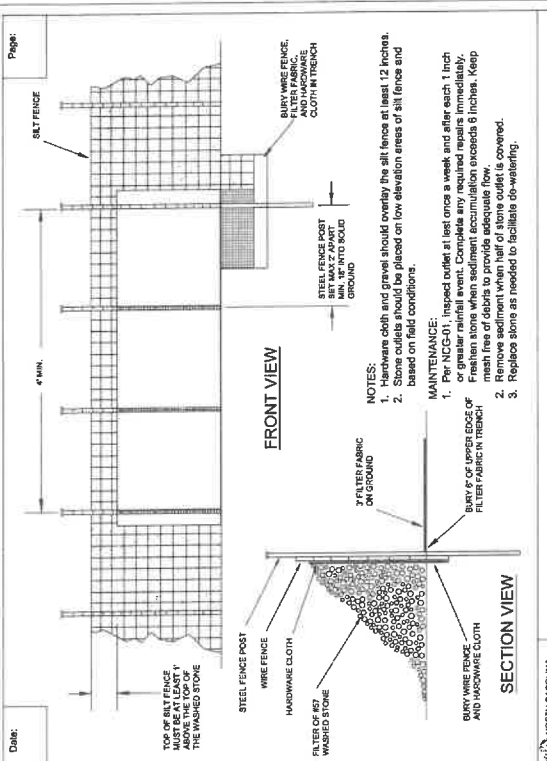
- Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
- Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Riprap fences may be constructed with riprap.)
- Construct the filter fabric from a continuous roll out to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with 4 feet minimum overlap to the next post.
- Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts. Extend the filter fabric to the upslope side of the posts. Fasten the reinforcement, then talk on the upslope side of the fence post. Wire or plastic ties should be used to secure the filter fabric to the support post.
- When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches.
- Extra strength filter fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric to the support post with 4 feet minimum overlap to the next post.
- Excavate the trench approximately 4 inches wide and 8 inches deep along the prepared line of the posts and upslope 12 inches of fabric along the bottom and side of the trench.
- Place 12 inches of fabric along the bottom and side of the trench.
- Do not place soil over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
- Do not attach filter fabric to existing trees.

SILT FENCE

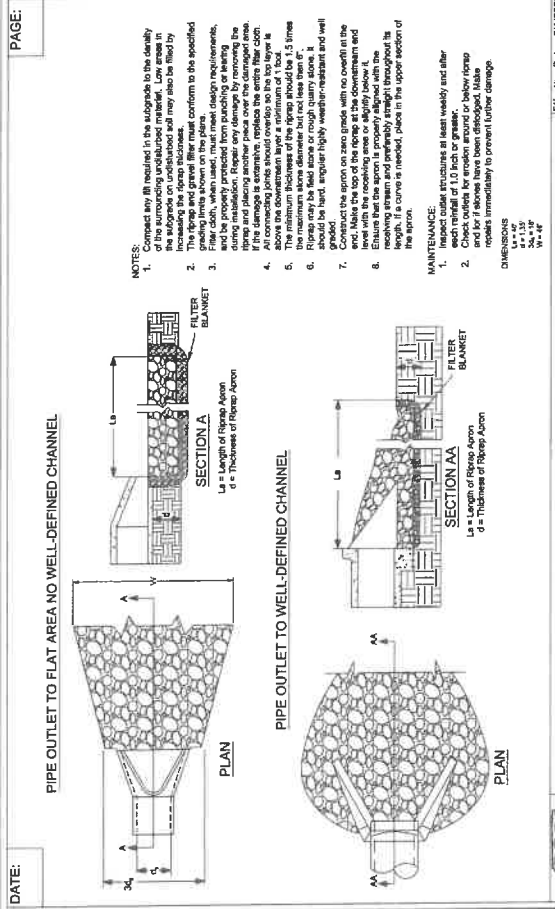
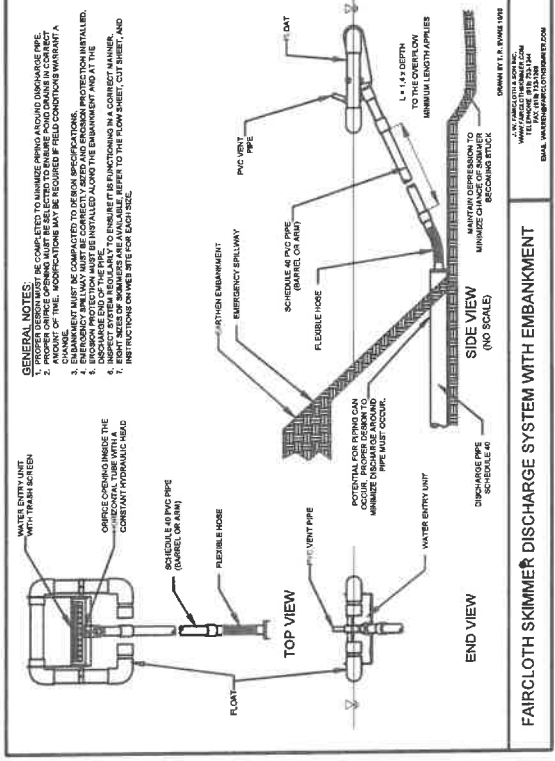
Effective Date: 9/17/2023
 In accordance with the 2013 Design Manual Updates



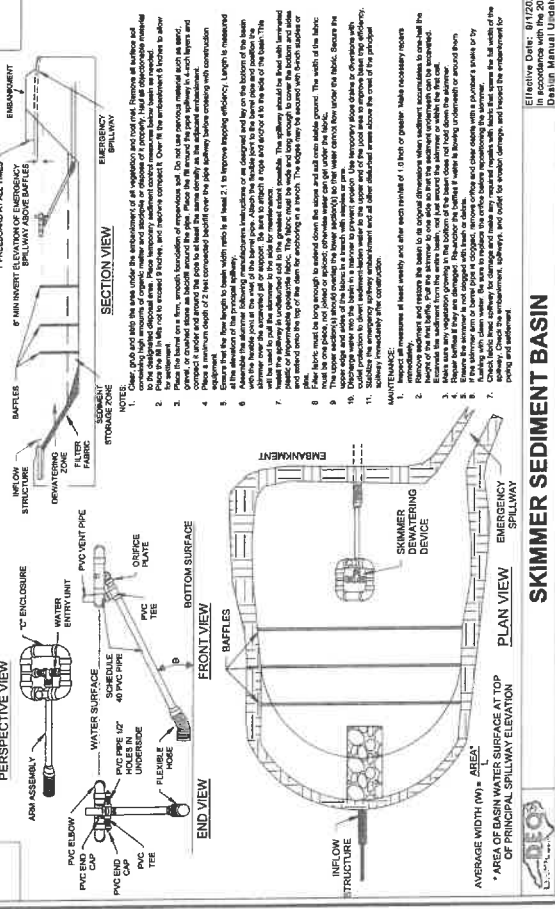
PLAN STATUS	
DATE	DESCRIPTION
DRAWN	
CHECKED	
SCALE	
SHEET	NO. 22024-U-001
DATE	REVISED: 11.2024
NOT FOR CONSTRUCTION	



SILT FENCE OUTLET



OUTLET STABILIZATION STRUCTURE



SKIMMER SEDIMENT BASIN

Bowman North Carolina Ltd.
 Bowman.com
 Raleigh, NC 27609
 Phone: 919.453.4570
 Fax: 919.453.4571
 4008 MARKET DR
 RALEIGH, NC 27609

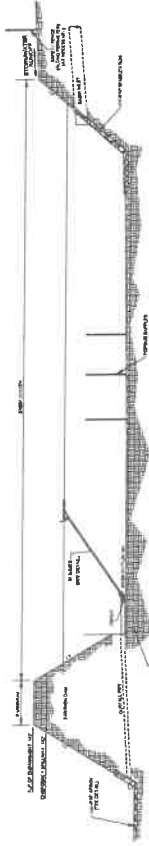
EROSION CONTROL DETAILS (6 OF 5)
 CRICKET PARK
 US 401 SOUTH AND PAULFIELD LANE
 BUNNELL, NC HARNETT COUNTY



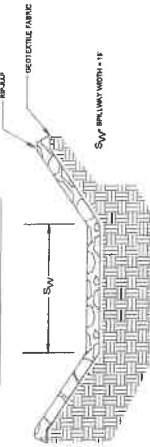
PLAN STATUS			
DATE	DESCRIPTION	BY	CHKD
11/15/2024	REVISED	RLW	RLW
11/15/2024	ISSUED FOR PERMIT	RLW	RLW
11/15/2024	ISSUED FOR CONSTRUCTION	RLW	RLW

SHEET C2.6

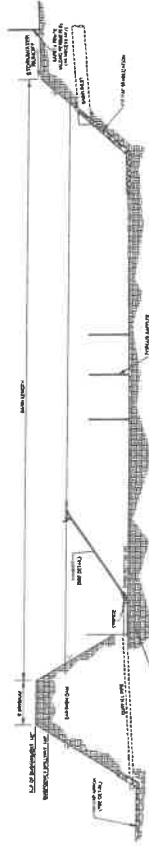
SKUMMER SEDIMENT BASIN SK-1 SECTIONAL VIEW



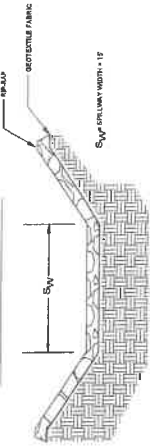
EMERGENCY SPILLWAY DETAIL



SKUMMER SEDIMENT BASIN SK-2 SECTIONAL VIEW



EMERGENCY SPILLWAY DETAIL



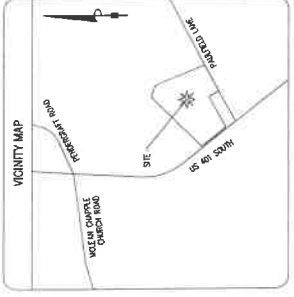
See to name 'SHEET' - 304 Project '153024-01-001' - 15 401 Dallen Pkwy - Bunnett, NC 27002 - Harnett County, NC. Plan Number: 20240111.P153024-01-001-SK-1A.dwg



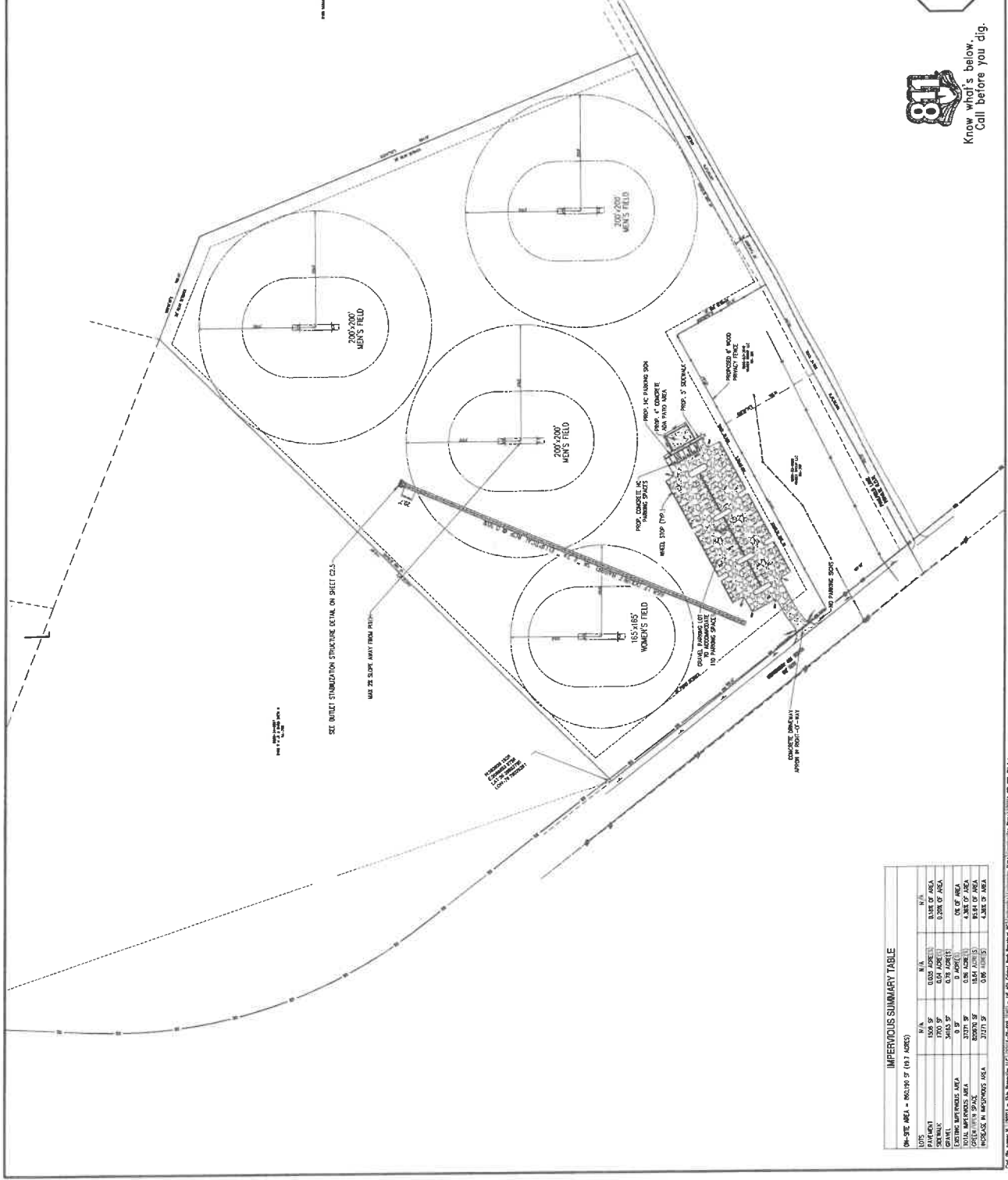
PRELIMINARY
PLAN STATUS

DATE	DESCRIPTION	BY
12/20/23	REVISED	ZAR
12/20/23	DESIGN	CHAM
12/20/23	SCALE	1" = 100'
12/20/23	DATE	NOVEMBER 15, 2024
NOT FOR CONSTRUCTION		

SHEET C3.0



Know what's below.
Call before you dig.
811



IMPERVIOUS SUMMARY TABLE

TYPE	AREA	PERCENT	PERCENT
ASPHALT	1000 SF	0.54%	0.20%
CONCRETE	1000 SF	0.54%	0.20%
PAVEMENT	3000 SF	1.63%	0.61%
GRAVEL	3000 SF	1.63%	0.61%
ROOF	3000 SF	1.63%	0.61%
DRIVEWAY	2000 SF	1.09%	0.42%
PORCH	2000 SF	1.09%	0.42%
WALKWAY	2000 SF	1.09%	0.42%
IMPASURF	37271 SF	20.30%	7.84%
TOTAL	186000 SF	100.00%	38.89%

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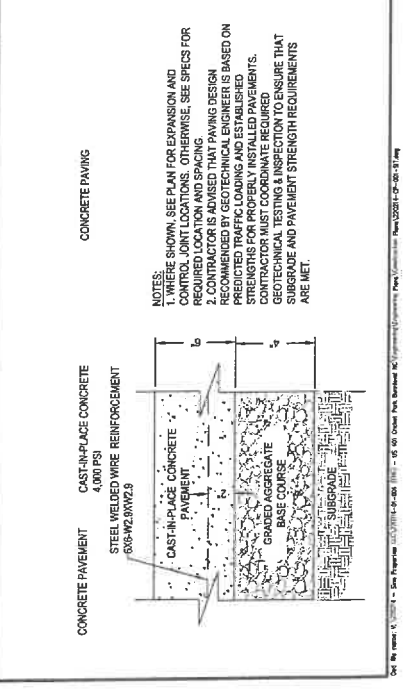
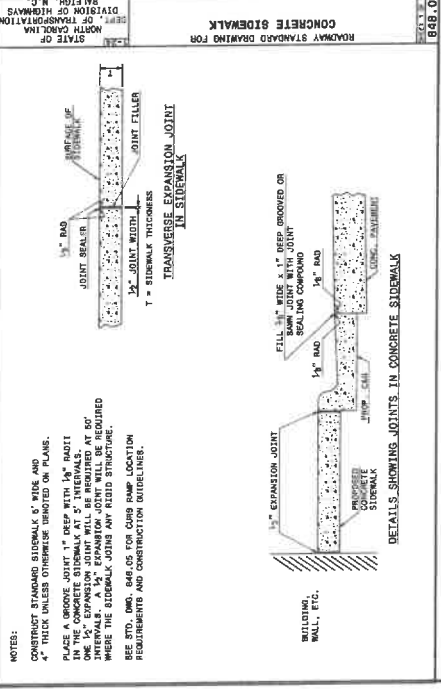
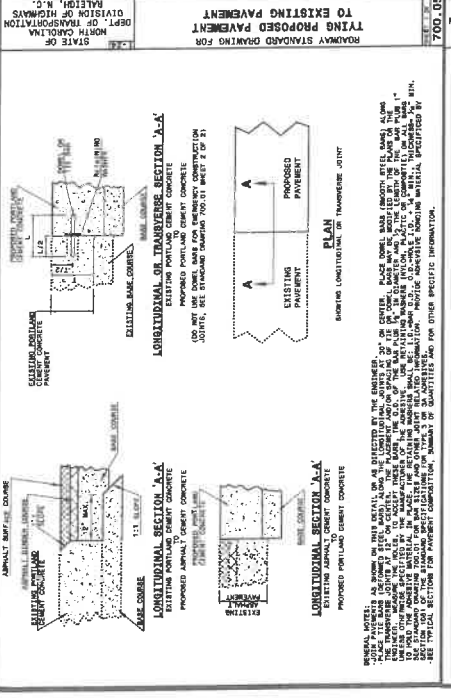
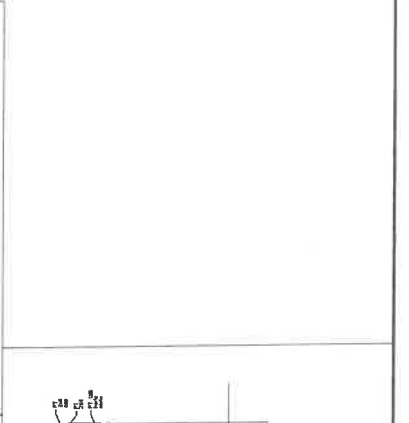
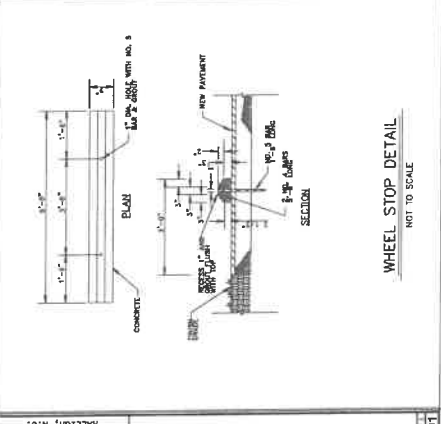
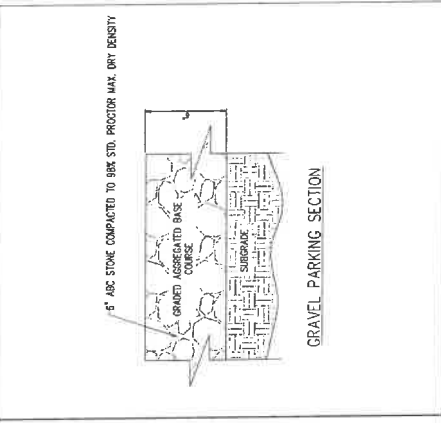
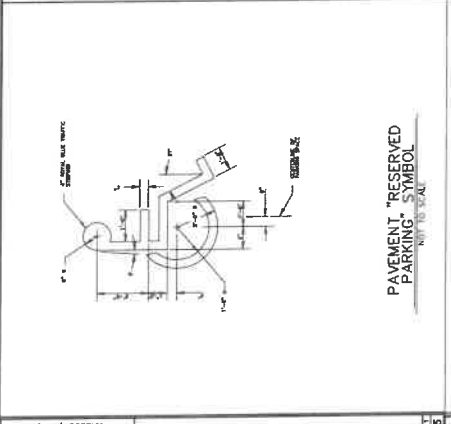
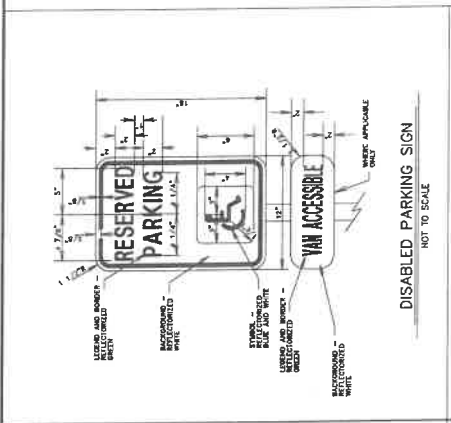


DATE	DESCRIPTION
11/15/2024	REVISED
11/15/2024	ISSUED FOR PERMIT
11/15/2024	ISSUED FOR CONSTRUCTION
11/15/2024	NOT FOR CONSTRUCTION

SCALE: 1" = 4'-0"

DATE: NOVEMBER 15, 2024

NOT FOR CONSTRUCTION



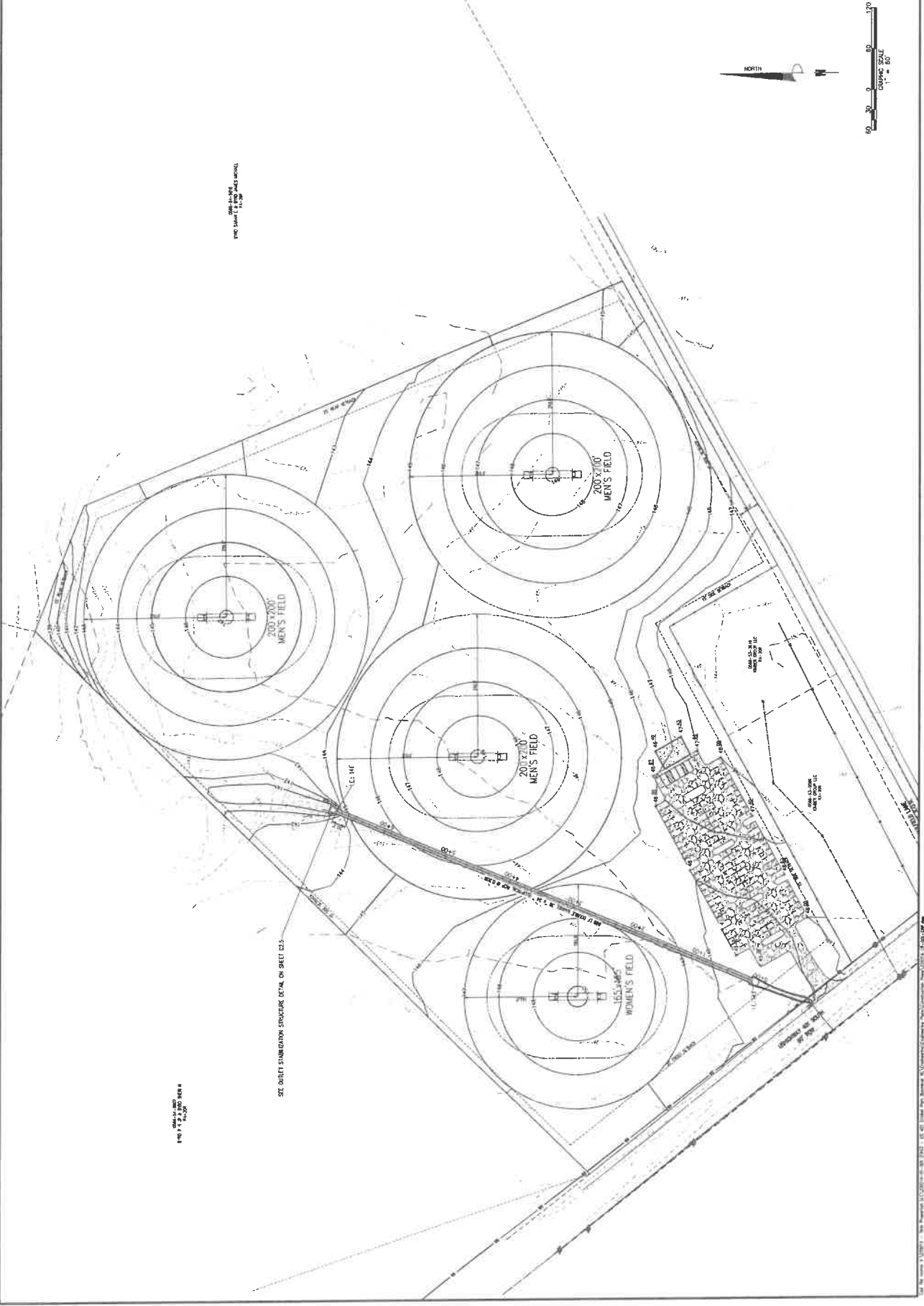
NOTES:

- WHERE SHOWN, SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS. OTHERWISE, SEE SPECS FOR JOINT LOCATION AND SPACING.
- CONTRACTOR SHALL VERIFY THE FINISH DESIGN RECOMMENDED BY GEOTECHNICAL ENGINEER IS BASED ON PREDICTED TRAFFIC LOADINGS AND ESTABLISHED STRENGTHS FOR PROPERLY INSTALLED PAVEMENTS. CONTRACTOR MUST COORDINATE REQUIRED STRENGTHS WITH GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL TEST AND INSPECT TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.



DATE	DESCRIPTION	BY
11/15/24	REVISION	BRW
11/15/24	ISSUE FOR PERMIT	BRW
11/15/24	ISSUE FOR CONSTRUCTION	BRW

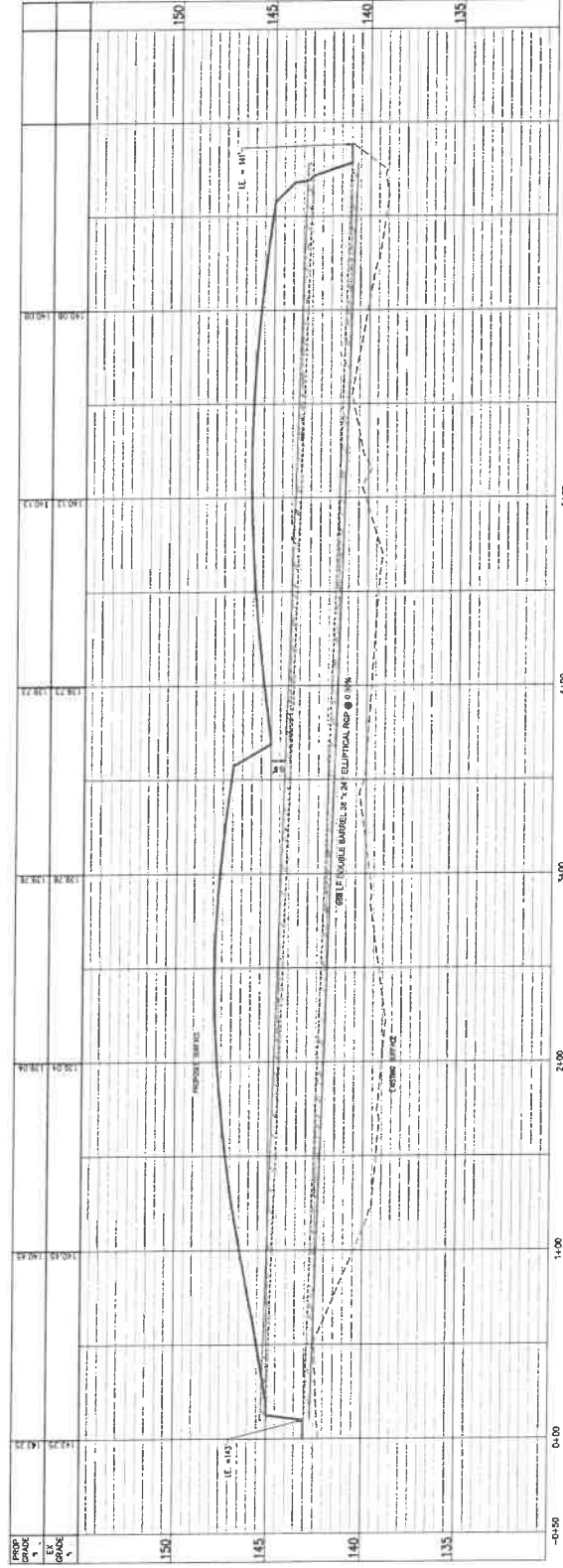
DATE: 11/15/24
 DATE: 11/15/24
 DATE: 11/15/24



11/15/24 11:00 AM



PLAN STATUS	
DATE	01/20/24
DESCRIPTION	
BY	BRW
CHECKED	CHD
SCALE	1"=3'
DRAWN	CHD
DATE	10/15/2024
NO.	220214-01-001
NOT FOR CONSTRUCTION	



STORM SEWER PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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

APPLICANT: Sirin Properties, LLC

CASE NUMBER: BOA2501-0002

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
March 10, 2025

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

CASE NUMBER: BOA2408-0007
APPLICANT: Alfredo Leon Chavez & Liliana Castro Martinez
OWNER: Alfredo Leon Chavez & Liliana Castro Martinez
LOCATION: 186 Rosebud Street
ZONING: RA-20M
ACREAGE: .30 PIN# 0514-00-5823.000
LAND USE CLASSIFICATION: Medium Density Residential

REQUEST: Seeking a variance from side and rear property lines: 21' 11" rear/8' 6" right side/1' left side

AERIAL:



Directions from Lillington: Travel NC 210 South – Turn right onto Ray Road – Turn right onto Rolling Springs Drive – Property is located at the intersection of Rose Bud Street & Rolling Springs Drive.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a single-family structure utilized as the primary residence of the property owner.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites and various commercial facilities.
- C. **Utilities:** Water – Public Sewer – Public

BACKGROUND:

- This application is brought before the Board due to a complaint that was submitted to the Planning Department. The inspection verified a violation of the required setbacks as they relate to the accessory structures located in the side and rear yard.
- A record search of the property does not reference any permits being obtained for the accessory structure.
- The property contains an 800 square foot accessory structure located in the rear yard.
- The exact location of the accessory structure is referenced in the submitted foundation survey.
- The property also contains a small portable shed that is located within the required side setback as well.
- The current ownership of this property is reflected in a recorded deed dated September 7, 2022.
- A Google aerial photo dated April 20, 2022 illustrates a concrete pad on the property in the location of the current accessory structure.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE IV. ZONING & OVERLAY DISTRICTS

SECTION 14.0 DIMENSIONAL REQUIREMENTS

14.2 Residential Zoning Minimum Dimensional Requirements



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

ARTICLE VI. GENERAL DEVELOPMENT STANDARDS

SECTION 3.0 ACCESSORY STRUCTURES

The following regulations shall apply to accessory buildings and/or structures.

A. All accessory buildings shall be located in the rear or side yard and meet the setbacks of the underlying zoning district. An accessory building may be located within the front yard if all of the following requirements are met.

1. The lot is two (2) acres or greater, or five (5) acres or greater if located within a named, major subdivision.
2. The accessory building must be setback at least a minimum of double the front setback requirement and adhere to the minimum side & rear setback for the zoning district.

3. Accessory building square footage shall not be greater than fifty percent (50%) of that of the principal building, unless located on a lot that is equal to or greater than 10 acres.
4. A maximum of one (1) accessory building may be located in the front yard.
5. The accessory building shall be oriented as to not obscure view of principal building from public right-of-way or private access easement.
6. The accessory structure shall be exempt from the above requirements if located on a Bona Fide farm.

B. Accessory buildings not exceeding 600 square feet may be permitted in the required side and rear yards provided such accessory buildings are at least five (5) feet from any property line and do not encroach into any required easements.

C. Accessory buildings not exceeding 50 square feet and used exclusively to house well and pump equipment may be permitted in the required front, side, and rear yards, provided such accessory buildings are at least five (5) feet from any property lines and do not encroach into any required easements or sight angles.

D. An accessory building may be located on another contiguous or non-contiguous lot from the principal use with which it is associated, only to the extent that the principal use itself would also be permitted on such lot.

E. In no case shall a manufactured home, or cargo or trailer portion of a motor vehicle be used as an accessory structure for storage.

F. Portable Storage Units for Residential Purposes

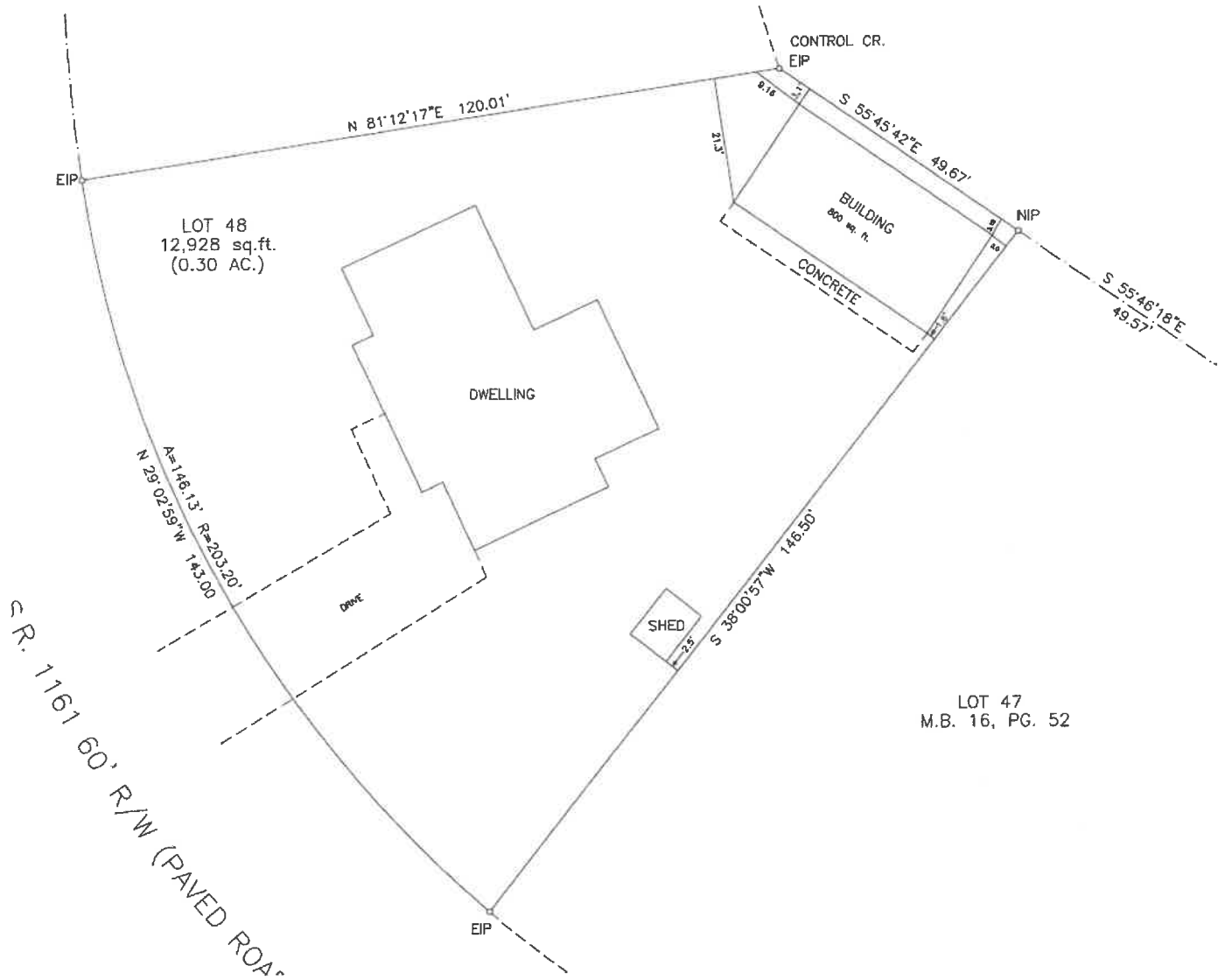
1. Temporary portable storage units may be located within the required front yard for no more than 60 days.
2. Portable storage units shall be permitted in rear or side yards only. Additional portable storage units shall be permitted in the rear or side yard(s) only and shall not be visible from the public right(s)-ofway.
3. No more than two (2) accessory structures shall be located on lots of 10,000 square feet or less, and the total square footage of accessory structure(s) shall not exceed the total square footage of the principle structure.

SITE PHOTOS



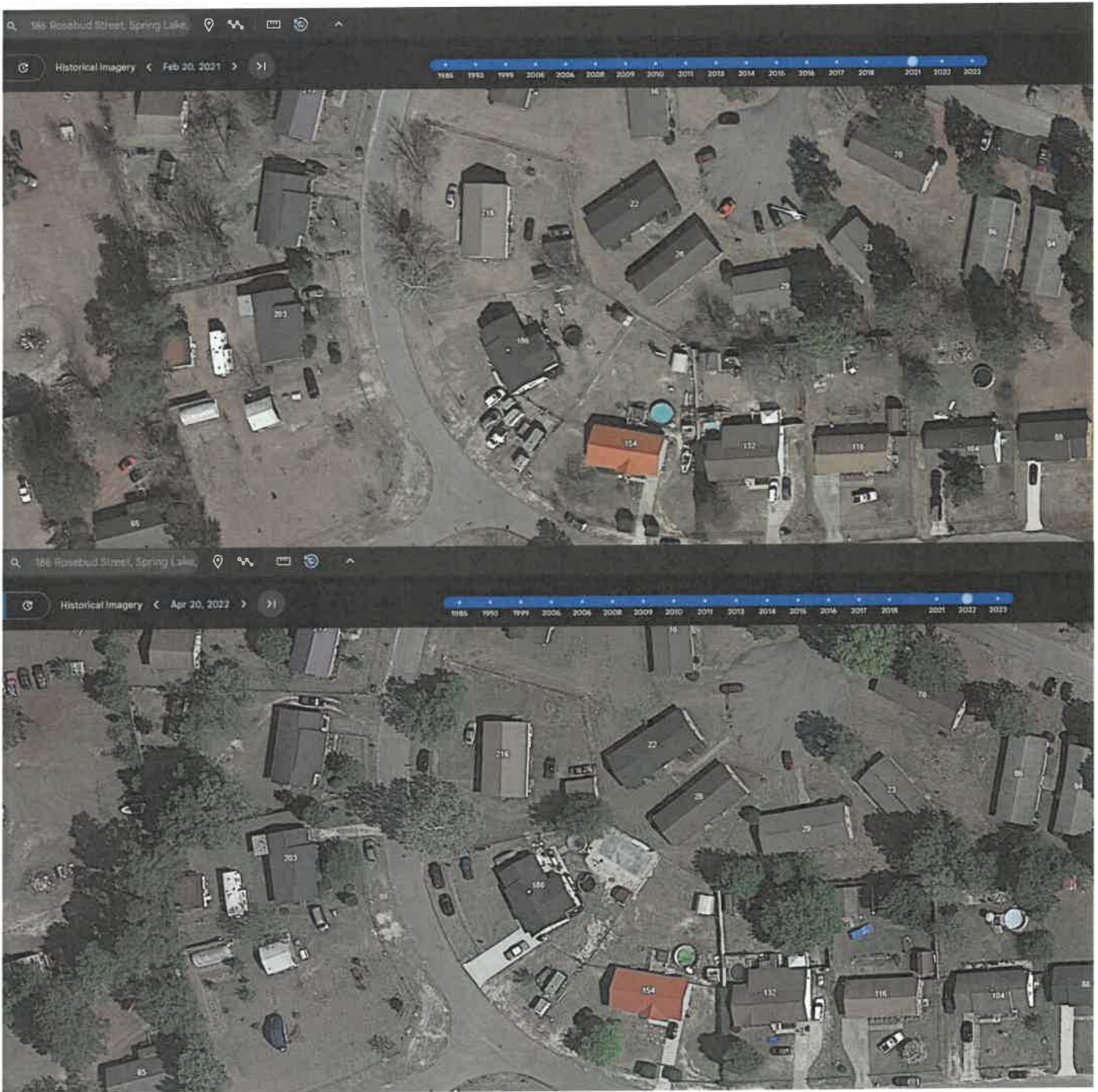


SUBMITTED SITE PLAN



LOT 47
M.B. 16, PG. 52

HISTORICAL IMAGERY



186 Roseland Street, Spring Lake

Historical Imagery < May 9, 2023 >

1985 1993 1999 2006 200A 2008 2009 2010 2011 2012 2014 2016 2018 2019 2021 2022 2023





APPLICATION FOR VARIANCE

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

Total Fee: \$400.00

Receipt:

Permit: B042408-007

Date: Nov. 12, 2024

Applicant Information

Owner of Record:

Name: Alfredo Leon Chavez - Liliana Martinez C.
Address: 186 Rosebud St
City/State/Zip: Spring Lake NC 28390
E-mail: lilis1705@hotmail.com
Phone: (910) 237 7639 - (910) 336 0852

Applicant:

Name: Alfredo Leon Chavez
Address: 186 Rosebud St
City/State/Zip: Spring Lake NC 28390
E-mail: Alfredo Leon1388@gmail.com
Phone: (910) 237 7639

Property Description

PIN(s): 0514-10-5823.000
Address/SR No.: 186 Rosebud St Spring Lake Lot #48 Sect #1 Rolling Spring.
Acreage: 0.3 acres
Directions from Lillington:

Deed Book: 4165-2122 Page:
Existing Zoning: PA-20M - 0.3 (acres)

Plat Book: 16 Page: 52
Township: Anderson Creek

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

The metal building is to close to pro

Article VI sect. 3.0 B

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

The metal building is to close to property lines.

metal building was set in the property when property was bought

Attachments

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

Signatures

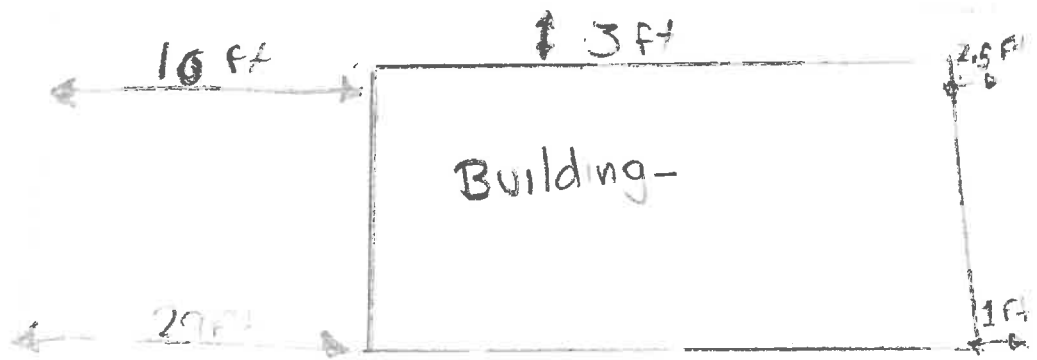
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Property Owner Signature

Date 8-28-2024

Authorized Agent Signature

Date



Dw

Crop



Home

**HARNETT COUNTY BOARD OF ADJUSTMENT
VARIANCE WORKSHEET**

APPLICANT: Alfredo Leon Chavez

CASE NUMBER: BOA2408-0007

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. _____