

MEMORANDUM

TO: Harnett County Board of Adjustment Members
FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *T Byrd*
DATE: October 31, 2024
RE: **Tuesday November 12, 2024 Meeting**

On this meeting agenda, there are the following:

- Two (2) Singlewide Manufactured Homes in an RA-30 Zoning District.
- A Social Hall in an RA-30 Zoning District.
- Offices for Business & Professional Use in an RA-30 Zoning District.
- Masonry & Landscaping Services in an RA-20M Zoning District.

PLEASE CALL in advance if you **WILL NOT** be able to attend the meeting.

AGENDA
HARNETT COUNTY BOARD OF ADJUSTMENT
Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

(Tuesday) November 12, 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 2409-0002. Jose Jesus Peru & Mayra Sotomayor. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0577-58-8551.000; 4.26 acres; Lillington Township; SR # 2021 (Titan Roberts Road).
2. BOA2410-0001. Farrar B Family Limited Partnership C/O Wayne Farrar / Angelica McLaurin. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0518-86-2800.000; 67.4 acres; Upper Little River Township; SR # 1245 (Mt. Olive Church Road).
3. BOA2408-0006. Miguel Angel Guerrero Villa / Miguel & Cristian Rodriguez. A Social Hall in an RA-30 Zoning District; Pin # 1603-05-1155.000; 16.2 acres; Grove & Black River Township; SR # 1505 (Piney Grove Road).
4. BOA2409-0001. F and S Land Development, LLC. Offices for Business or Professional Uses in an RA-30 Zoning District; Pin #'s 0645-19-2986.000 & 0646-10-2128.000; 2.07 acres; Buckhorn Township; NC Hwy 42.
5. BOA2410-0002. Celestino Narvarez Gutierrez. Masonry & Landscaping Services in an RA-20 M Zoning District; Pin # 1611-00-3658.000; .85 acres; Grove Township; SR # 1558 (Ebenezer Church Road).

HARNETT COUNTY
BOARD OF ADJUSTMENTS

November 12, 2024

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

CASE NUMBER: BOA2409-0002
APPLICANT: JESUS PERU
OWNER: JESUS PERU & MAYRA SOTOMAYOR
LOCATION: 2644 TITAN ROBERTS RD ERWIN, NC 28339
ZONING: RA-30
ACREAGE: 5.03
LAND USE CLASSIFICATION: Agricultural and Environmentally Sensitive

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

AERIAL: PIN#: 0577-58-8551.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn left onto Titan Roberts Rd. Arrive at 2644 Titan Roberts Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a manufactured home, supplies and equipment for a personal service establishment, and natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites, a personal service establishment, 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 Titan Roberts Rd is 1700.
- Site distances are poor to the west and good to the east.

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.
- Upon the required site visit of the property, zoning violations were detected. Materials indicating the operation of a personal service establishment on the subject property and adjacent parcel (2642 Titan Roberts Rd) were present. The applicant was notified of the violation and is currently working to remedy the issue. The applicant/owner will be submitting a non-residential special use permit for a personal service establishment to go before the Board of Adjustments on January 13, 2025.

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.

Environmentally Sensitive Areas: 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 & STRATEGIES

LU-2: Encourage growth where infrastructure exists.

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

SITE PHOTOS

Site



Site



Site



Site



Street View



Street View/Across Street



Access to property/Adjacent Property



Sign Posted



SITE PLAN





Residential Special Use Permit

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

Total Fee: \$175.00
Receipt:
Date Submitted: 9-17-24
Meeting Date: NOV. 12, 2024
Case #: B002409-0002

Applicant Information

Owner of Record:

Name: JOSE JESUS DONPABLO PERU
Address: 2644 Titan Roberts Rd
City/State/Zip: Lillington NC 27546
E-mail: masotomayorims@gmail.com
Phone: 910 890 1423

Applicant:

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

Property Description

PIN(s): 05-77-58-8551.000 Acreage: 4.26 acres
Address/SR No.: 2644 Titan Roberts Rd
Directions from Lillington: Take Ross road go approx 3 miles turn left on Titan Roberts Rd 1/4 mile on right
Deed Book: 3517 Page: 710 Plat Book: 2005 Page: 67
Zoning District: RA-30 Township:
Flood Plain & Panel: Watershed Dist:
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

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

Required Information:

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

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

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 type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input checked="" type="checkbox"/>
Deed Reference of Tract(s)	<input checked="" type="checkbox"/>
Zoning Classification of Tract(s)	<input checked="" type="checkbox"/>
Location (Including Township, County, & State)	<input checked="" type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input checked="" type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input 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 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 type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/>
Hazardous Materials to be Stored on Site	<input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input type="checkbox"/>
Existing & Proposed Utility Areas	<input type="checkbox"/>
Parking Space Typical	<input type="checkbox"/>
Parking Lot Material	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input type="checkbox"/>

Signatures

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



 Property Owner(s) Signature



 Date

9-17-24

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

9-17-24



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

APPLICANT: Jose Peru & Mayra Sotomayor CASE NUMBER: BOA2409-0002

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
November 12, 2024

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

CASE NUMBER: BOA2410-0001
APPLICANT: ANGELICA MCLAURIN
OWNER: FARRAR B FAMILY LIMITED PARTNERSHIP C/ WAYNE PHILLIP FARRAR
LOCATION: 1136 MT OLIVE CHURCH RD LILLINGTON, NC
ZONING: RA-30
ACREAGE: 67.40
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0518-86-2800.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn right onto NC-27/ W Old Rd – Keep left to stay on NC-27/ NC27 W – Turn right onto Mount Olive Church Rd – Arrive at 1136 Mount Olive Church Rd.

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Mount Olive Church Rd. is 350.
- 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 G CODE CLASS
RESIDENTIAL USES												
Manufactured Homes (on individual parcel)							S*	P*	P*	2 per dwelling unit	1	R-3

3.1.2 Manufactured Homes

RA-30 Zoning District

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

- 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

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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



Across Street



Street View



Street View



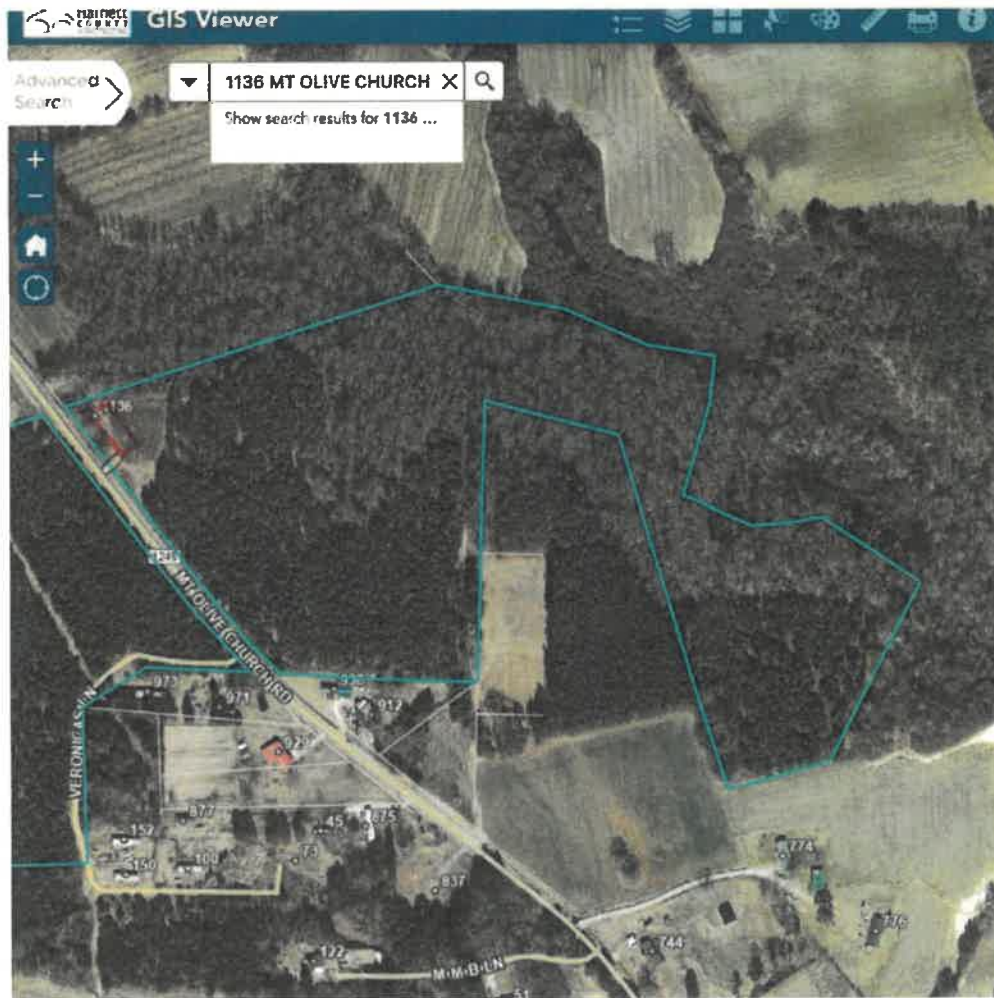
Adjacent Property



Sign Posted



SITE PLAN





Residential Special Use Permit

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

Total Fee: \$175.00
Receipt: _____
Date Submitted: 10-7-24
Meeting Date: Nov. 12, 2024
Case #: B0A2410-0001

Applicant Information

Owner of Record: % Wayne P. Farrow
Name: Farrow B Family Partnership
Address: 1136 Mt Olive Ch Rd
City/State/Zip: Lillington NC 27546
E-mail: lawnmanager1@AOL.com
Phone: (919) 618-2965

Applicant:
Name: Angelica McLaurin
Address: 47 David Lewis Ln
City/State/Zip: Lillington NC 27546
E-mail: Angelicamclaurin90@gmail.com
Phone: 910-429-6169

Property Description

PIN(s): 0518-86 2800-000 Acreage: 67.4 acres
Address/SR No.: 1136 Mt Olive Ch Rd
Directions from Lillington: 27 W for 8 miles rt on Mt Olive Ch Rd address
2 miles on right

Deed Book: 1381 Page: 0191 Plat Book: _____ Page: _____
Zoning District: RA-30 Township: Upper Lillington Watershed Dist: NA
Flood Plain & Panel: _____
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use: Single Wide Mobile Home Single Family
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: _____
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

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 place mobile home
2. Why is this use essential or desirable to you? To be closer to my elderly Parents
3. Why is this use essential or desirable to the citizens of Harnett County? N/A

On-site & Surrounding Land Uses

4. What is on the property now? Tree Farm Woodlands and long leaf pines.
5. What uses are on the surrounding properties in the general vicinity? Mobile homes and farm land
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.
Gravel Drive way with 20" pipe installed by NCS&T
9. Describe the drainage of this property.
property is very little slope and very sandy. there is a ditch along Mt Olive ch Rd + ditch beside property
10. How is your trash and garbage going to get to the landfill? Private vehicle

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property.
The traffic is not very heavy, primarily residents + farm land.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? Nearest Driveway is 500 feet.

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: I grew up in this community and my elderly Parents live close by and I need to be close to them to help care for them.



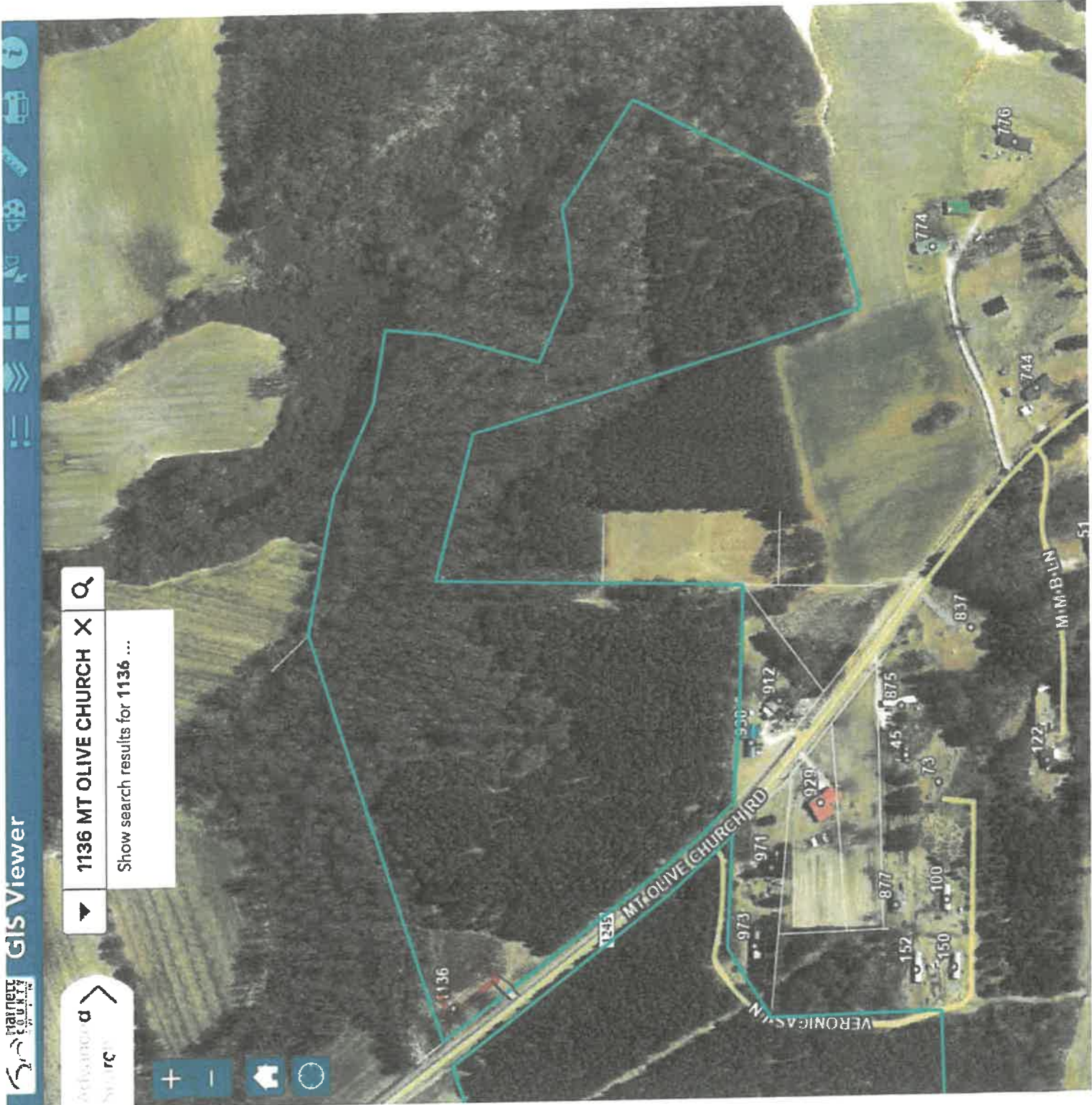
GIS Viewer



Address: 1136
Show search results for 1136 ...

1136 MT OLIVE CHURCH X Q

Show search results for 1136 ...



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

**APPLICANT: Farrar B Family Limited Partnership CASE NUMBER: BOA2410-0001
Angelica McLaurin**

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
November 12, 2024

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

CASE NUMBER: BOA2408-0006
APPLICANT: Miguel Rodriguez & Cristian Rodriguez
OWNER: Miguel Angel Guerrero Villa
LOCATION: Piney Grove Road Angier, NC 27501
ZONING: RA-30 Acreage: 16.12 PIN#: 1603-05-1155.000
LAND USE CLASSIFICATION: Agricultural

REQUEST: Social Hall & Similar Activities

AERIAL:



Directions from Lillington: Travel US 401 South toward Campbell College – Turn left onto Leslie Campbell Ave. – Turn left onto Old Stage Road N. – Turn right onto Piney Grove Road - Property is located on the right just before Johnston County Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently unoccupied. Signs of previous agricultural use and undisturbed wooded area. Existing barn.
- B. **Surrounding Land Uses:** Residential home sites, manufactured home parks, agricultural and forestry uses.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Piney Grove Road is unavailable.
- Site distances are good.

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct social hall and other related activities such as weddings, birthday parties and other party events.
- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of the property for Social Hall related activities.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.

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
EDUCATIONAL & INSTITUTIONAL USES												
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			S	S	S	S	1 per 200 sq. ft.	2	A-3

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

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

FUTURE LAND USE CATEGORIES/ AGRICULTURAL and RURAL RESIDENTIAL AREAS

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

LAND USE GOALS & STRATEGIES

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

LU-2: Encourage growth where infrastructure exists.

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

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property

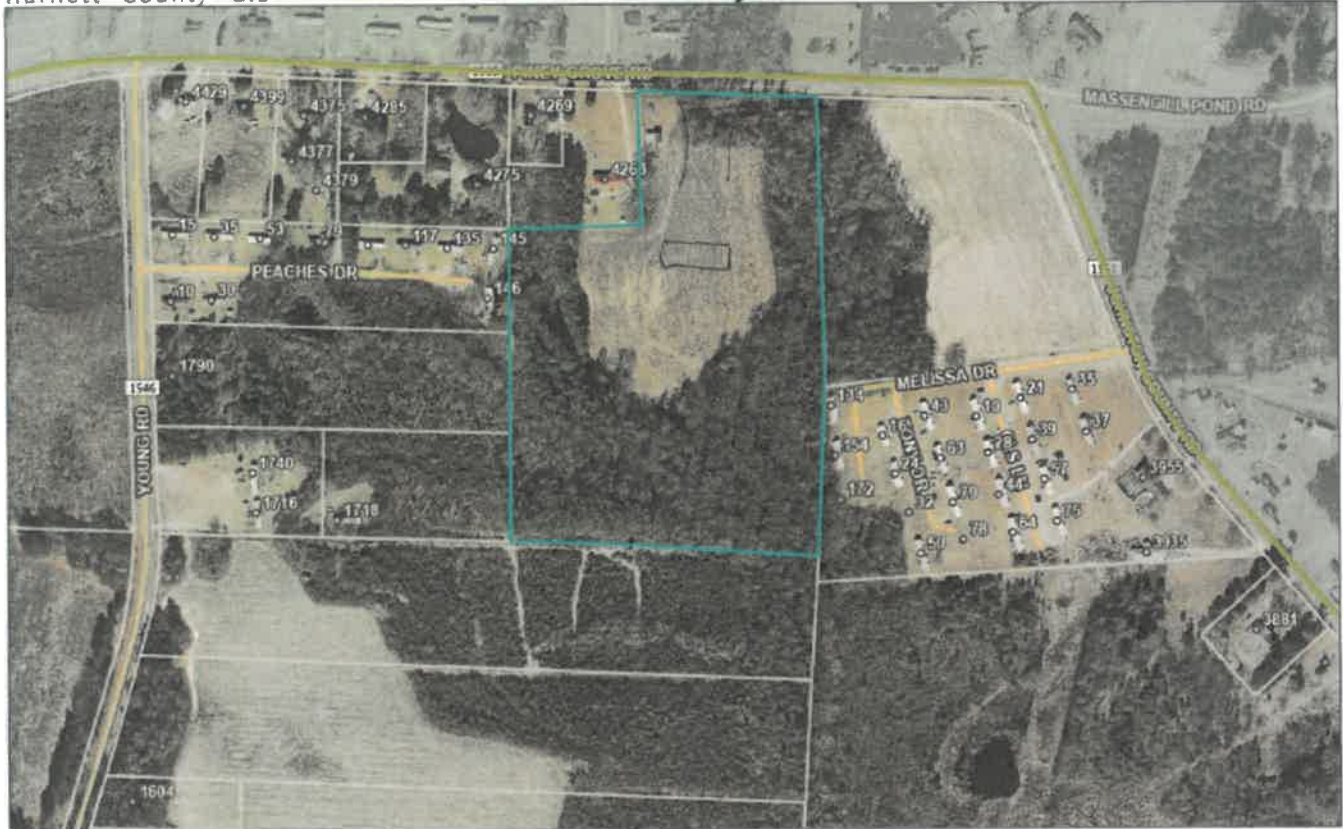


SUBMITTED SITE PLAN

Harnett County GIS

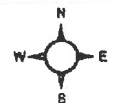
Harnett County GIS

NOT FOR LEGAL USE



Harnett.org/GIS
August 27, 2024

- Surrounding County Boundaries
- County Boundary
- Address Numbers
- Road Centerlines
- Parcels





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: \$500
Receipt: _____
Date Submitted: 8-27-24
Meeting Date: Nov. 12, 2024
Case #: BOA2408-0006

Applicant Information

Owner of Record:

Name: Miguel Gue I Guereo Ville
Address: 4963 Piney Grove Rd.
City/State/Zip: Angier NC 27501
E-mail: _____
Phone: 910-723-6585

Applicant:

Name: Miguel Rodriguez + Cristian Rodriguez
Address: 1105 Meadowgreen Drive
City/State/Zip: Raleigh NC 27603
E-mail: _____
Phone: 919-798-2417

Property Description

PIN(s): 1603-05-1156.000 Acreage: 0.6 acres
Address/SR No.: _____
Directions from Lillington: Turn to N main st all the way passing downtown Angier and turn a right at piney Grove Rd.
Deed Book: 3919 Page: 0893 Plat Book: 2020 Page: 377
Zoning District: PA-30 Township: Orange + Black River
Flood Plain & Panel: _____ Watershed Dist: _____
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use:

Special Use for Social Hall

Required Information:

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

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

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

Signatures

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

Miguel Guerrero
Property Owner(s) Signature

8/27/24
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:

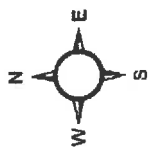


Signature


Date

08/27/2024



 Surrounding County Boundaries
 County Boundary
 Road Centerlines
 Parcels
 Address Numbers

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

APPLICANT: Miguel & Cristian Rodriguez

CASE NUMBER: BOA2408-0006

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
November 12, 2024

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

CASE NUMBER: BOA2409-0001
APPLICANT: F & S Land Development, LLC.
OWNER: F & S Land Development, LLC.
LOCATION: NC 42 Fuquay-Varina, NC 27526
ZONING: RA-30
ACREAGE: 1.13 & 0.92 (Combined 2.05) PIN#: 0645-19-2986.000 / 0646-10-2128.000
LAND USE CLASSIFICATION: Low Density Residential
WATERSHED: High Quality Watershed

REQUEST: Offices (Business or Professional) with associated accessory uses

AERIAL:



Directions from Lillington: Travel US 401 North toward Fuquay – Turn left onto Christian Light Road – Turn left onto Oakridge Duncan Road – Right onto NC 42 – Properties are located on the left just after passing Lonnie Betts Drive.

PHYSICAL CHARACTERISTICS

- A. **Site:** Both parcels are currently vacant.
- B. **Surrounding Land Uses:** Single-family residential home sites and a variety of commercial / industrial activities.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of NC 42 is 5200 vehicle trips per day.
- Site distances are good to the west and fair to the east due to slight curvature and elevation change in this section of NC 42.

BACKGROUND:

- The applicant is requesting a Special Use Permit to allow for the construction and operation of office space for business and professional purposes along with associated accessory uses (flex space).
- These properties did come before the Board of Adjustment in May of 2023 under different ownership and was granted a Special Use Permit for the construction and operation of an automobile repair facility.
- The applicant has not completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use.
- 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 would also require outside review and permitting from other agencies pertaining to storm water, natural resource controls and transportation.
- If the applicant’s request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.

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
Offices, General												
Offices (Business of Professional)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B

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

Low Density Residential: Single family detached residential intended to remain predominantly suburban in character and provide for low-density single-family residential development on lots smaller than those in Rural Residential areas. Gross densities of 1-3 dwelling units per acre depending on utilities, soils and character of adjacent development

LAND USE GOALS & STRATEGIES

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

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

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property



SUBMITTED SITE PLAN



- 1. SITE LOCATION
- 2. PROJECT DESCRIPTION
- 3. FID
- 4. PROPERTY OWNER
- 5. PROJECT LOCATION
- 6. TOTAL NUMBER OF LOTS
- 7. TOTAL GFA
- 8. ZONING
- 9. REGULATORY AGENCIES
- 10. EXISTING UTILITIES
- 11. EXISTING ROADWAY
- 12. EXISTING UTILITIES
- 13. EXISTING UTILITIES
- 14. EXISTING UTILITIES
- 15. EXISTING UTILITIES
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- 46. EXISTING UTILITIES
- 47. EXISTING UTILITIES
- 48. EXISTING UTILITIES
- 49. EXISTING UTILITIES
- 50. EXISTING UTILITIES

RE
 REGISTERED ENGINEER
 PROFESSIONAL ENGINEER
 PRELIMINARY SITE PLAN

F. ANDERSON ENGINEERING, LLC
 10000 N. 100th St., Suite 100
 Edmond, Oklahoma 73116
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 Email: f.anderson@fae.com

PROJECT NO. _____
 SHEET NO. _____
 DATE: _____
 SCALE: _____
 PROJECT: _____
 SHEET: _____
 PREPARED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 TITLE: _____
 C3.0
 OF 33 SHEETS





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: \$300
Receipt: _____
Date Submitted: 9-9-24
Meeting Date: Nov. 12, 2024
Case #: BDA 2409-001

Applicant Information

Owner of Record:

Name: F and S Land Development, LLC
Address: 460 Ausley Rd
City/State/Zip: Fuquay-Varina, North Carolina 27526
E-mail: stephensonbuildersinc@gmail.com
Phone: (919) 730-7802

Applicant:

Name: F and S Land Development, LLC
Address: 460 Ausley Rd
City/State/Zip: Fuquay-Varina, North Carolina 27526
E-mail: stephensonbuildersinc@gmail.com
Phone: (919) 730-7802

Property Description

PIN(s): 0645-19-2986.000 & 0646-10-2128.000 Acreage: 2.07 acres
Address/SR No.: 0 NC 42, Fuquay-Varina 27526
Directions from Lillington: Take US 401 North toward Fuquay-Varina. Turn Left on Wagstaff Rd. Continue straight on Betts Rd at Barefoot Road. Turn Left on NC 42 Hwy. Site is on right approx. 1,080 ft.
Deed Book: 4245 Page: 1914 Plat Book: N/A Page: _____
Zoning District: RA-30 Township: N/A
Flood Plain & Panel: Zone X / 3720064600J & 3720064500J Watershed Dist: N/A
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use:

Special Use for Commercial/Light Industrial Flex Space

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 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 checked="" type="checkbox"/>
Existing Structure(s) Located on Site	<input checked="" type="checkbox"/>
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input checked="" type="checkbox"/>
Erosion Control Plan Submitted (EC Plan to be submitted upon approval of SUP)	<input 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 N/A	<input type="checkbox"/>
Existing & Proposed Mechanical Areas N/A	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input checked="" type="checkbox"/>
Existing & Proposed Utility Areas N/A	<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 N/A	<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.

Philip D. Thompson

 Property Owner(s) Signature

9/6/24

 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? RA-30 allows some commercial and industrial uses via special use permit. The adjacent property is being developed for storage use. This property will add an additional vehicle access to that development and will add commercial/industrial flex space for the clients of the adjacent storage use and general public.

2. How will this use benefit the citizens of Harnett County? Commercial and Industrial Flex Space is an underrepresented use in Harnett County. This facility will provide valuable space for businesses and trades to have office & warehouse space and generate jobs in Hamett County which helps Economic Development and pay for schools, parks, utilities, etc.

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? The proposed use will provide a quality space for locals to start businesses or bring their businesses closer to home. The proposed use will compliment the adjacent storage facility and provide another vehicular access point for the storage facility. The hours of operation will ensure no noise impact to surrounding properties

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. A new 24 ft wide asphalt driveway is proposed to serve this facility and provide cross-access to the adjacent storage facility to the rear (north).

5. Describe the drainage of this property. The property currently drains to the south and east, toward the adjacent residences and NC Hwy 42. The existing drainage patterns will be preserved. A Stormwater Control Measure (SCM) is planned for the southern portion of the property.

6. How is your trash and garbage going to get to the landfill? A commercial dumpster enclosure has been proposed for private trash collection. The dumpster enclosure is proposed to the north side and rear of the proposed building.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. The proposed driveway is located on a straight and level section of NC 42 Hwy. As such, sight distances are clear of obstructions. Traffic Volumes on this portion of NC 42 are considered moderate (5,900 AADT). There are no known traffic concerns at this time.

8. What is the approximate distance between your driveway and the next nearest driveway or intersection? The nearest intersection to the west is approximately 240 ft away (Lonnie Betts Drive). The nearest intersection to the east is approximately 730 ft away (Betts Rd & OC Hester Rd). There is a small residential driveway approximately 100 ft west of the proposed driveway location. The site only has approx. 100 ft of frontage on NC 42. The driveway has been shifted as far east as possible to maximize driveway separation.

General

9. How many employees will this development employ? Approximately 25

10. What is the estimated investment of the development? \$2.5M

11. What experience do you have in the proposed field? Our development team has been developing quality projects, commercial and residential, throughout Harnett County for decades. We are currently developing the adjacent storage facility, which is greatly needed in this area.

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. If the County desires, we may consider limiting certain noxious uses, such as land fills, or adult oriented businesses. We are open to discuss any reasonable considerations the Board feels would make this project more desirable to the community and surrounding properties.

13. Additional comments the Board should consider in reviewing your application: Our team is developing the adjacent storage facility and other projects within Harnett County. We remain diligent in developing quality projects to serve and employ the citizens of Harnett County. This project will provide valuable jobs, tax revenue and business opportunities to the citizens of Harnett County, while providing an under served type of commercial real estate.

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:

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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.

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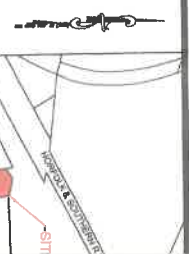
** I have received and read the above statement:


Signature

9/6/24
Date



SCALE: 1" = 30'
 30' 0 30'
 SCALE OF MAP MAY VARY
 DUE TO METHOD OF REPRODUCTION



SITE DATA INFORMATION:	
1. NAME:	F AND S DEVELOPMENT, LLC
2. STREET ADDRESS:	0 NC 42 FLOYD/COLUMBIA, NORTH CAROLINA 0946-19-2989.000 & 0946-10-12128.000
3. P.L.N.:	VACANT
4. EXISTING LAND USE:	LIGHT INDUSTRIAL
5. PROPOSED LAND USE:	04-30 (SPECIAL USE RESIDENTIAL)
6. TOTAL NUMBER OF LOTS:	1
7. TOTAL SITE AREA:	60,237 SF (2.07 ACRES)
8. DISTURBED AREA:	2 ACRES
9. CURRENT/PROPOSED ZONING:	04-30 (SPECIAL USE RESIDENTIAL)
10. EXISTING BUILDING USE & SF:	NONE
11. PROPOSED BUILDING SF:	16,000 SF (GROSS)
12. PROPOSED BUILDING LOT COVERAGE:	17.75%
13. BUILDING SETBACKS:	FRONT - 25 FT. SIDE - 10 FT. REAR - 25 FT. 30 FT
14. MAX BUILDING HEIGHT:	NO
15. PROPOSED BUILDING HEIGHT:	NO
16. INSIDE CITY LIMITS:	NO (PER FEMA MAP 870200400 & EFFECTIVE DATE: 10/23/2009)
17. INSIDE FLOOD HAZARD BOUNDARY:	1 PER 2 BAY LAYERS (LARGEST BAY 48 BAY LAYERS / 2 * 24 679CS (MIN) 24 BAY LAYERS (1 ADA + 23 REGULAR))
18. PARKING REQUIREMENTS:	0 SF / 0 ACRES 64 AND SF / 1.20 ACRES (90.77%) 64 AND SF / 1.20 ACRES (90.77%)
19. TOTAL PARKING PROVIDED:	UT TO MAIN ST CORNER / CORNER (STREET NUMBER 15411 SQ. YARDS)
20. EXISTING PROPOSED TOTAL IMPERVIOUS:	4267 / 1514
21. WATERBURY RIVER BASIN:	
22. DEED BOOK / PAGE:	

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECTURAL, STRUCTURAL, & MECHANICAL ENGINEERS OF ANY CHANGES TO THE ORIGINAL CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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

APPLICANT: F and S Land Development

CASE NUMBER: BOA2409-0001

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

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

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

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

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

CONDITIONS TO CONSIDER:

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

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 12, 2024

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

CASE NUMBER: BOA2410-0002
APPLICANT: Celestino Narvaez Gutierrez
OWNER: Celestino Narvaez Gutierrez
LOCATION: 2070 Ebenezer Church Road Coats, NC 27521
ZONING: RA-20M Acreage: 0.84 PIN#: 1611-00-3658.000
LAND USE CLASSIFICATION: Agricultural

REQUEST: Personal Service Establishment (Landscaping & Masonry Services)

AERIAL:



Directions from Lillington: Travel US 401 South toward Campbell College – Turn left onto Leslie Campbell Ave. – Continue onto NC 27 East – Left onto Ebenezer Church Road - Property is located on the right just after passing Festus Road.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently contains an occupied manufactured home.
- B. Surrounding Land Uses:** Residential home sites, religious structure, agricultural and forestry related land uses.
- C. Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for this section of Ebenezer Church Road is unavailable.
- Site distances are good.

BACKGROUND:

- The applicant is requesting a Special Use Permit to conduct a Personal Service Establishment related to providing landscaping and masonry services with accessory storage of trade-associated materials.
- The applicant has not completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and through review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.

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
COMMERCIAL USES												
Personal Service Establishment	P	P	P			S	S	S	S	1 per 300 sq. ft.		B

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

Section 2.0 General Definitions & Acronyms

Personal Service Establishment

A facility primarily engaged in providing services involving the care of a person or personal goods or apparel, including but not limited to a laundry mat, beautician, plumber, carpenter, electrician, or other trade establishment.

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.

SITE PHOTOS

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property



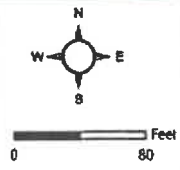
SUBMITTED SITE PLAN

Harnett County GIS *Concrete* *Coats* Harnett County GIS *RA 20M* NOT FOR LEGAL USE



Harnett COUNTY
100% FARELSEA
Harnett.org/GIS
September 17, 2024

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels





Non-Residential Special Use Permit

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

Total Fee: \$250.00
Receipt: _____
Date Submitted: 10-8-24
Meeting Date: 11-12-24
Case #: DOA2410-002

Applicant Information

Owner of Record:

Name: Celestino Narvaez Gutierrez
Address: 2070 Ebmezer Church Rd, Coats
City/State/Zip: Coats, N.C., 27521
E-mail: NC-Masonry LLC @ Hotmail.com
Phone: 919-539-7487 - 919-285-2550

Applicant:

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

Property Description

PIN(s): 1611-00-3658.00 Acreage: .85 acres
Address/SR No.: 2070 Ebmezer Church Rd
Directions from Lillington: Hwy 27 East, turn left on Ebmezer Church rd

Deed Book: 4015 Page: 0732 Plat Book: _____ Page: _____
Zoning District: RA20M Township: Grave
Flood Plain & Panel: _____ Watershed Dist: NR
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) Private (Septic Tank)

Requested Use:

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: _____
- 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.



 Property Owner(s) Signature

10-8-24

 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? So that I can make my permit
permissible.
2. How will this use benefit the citizens of Harnett County? because it will provide
proof for permit needed.

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? I don't
believe it will affect them at all. my property is
also zoned.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Drive
way is 30 feet in width with dirt surface.
5. Describe the drainage of this property. If water is on the property it
will then run down into the creek.
6. How is your trash and garbage going to get to the landfill? I will take it to
the landfill myself.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Approximately
600 ft to the next property with little traffic on a daily
basis.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? Approximately 600 ft from my driveway to the nearest
driveway.

General

9. How many employees will this development employ? 9 Employees
10. What is the estimated investment of the development? \$10,000
11. What experience do you have in the proposed field? 25 years

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit.
If there's any conditions I'll consider them all, I just need
my material allowed in my property.
13. Additional comments the Board should consider in reviewing your application: I work in
construction, I need my spare material for future jobs, is how
I make a living.

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.
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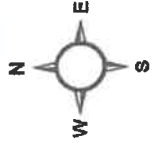
Signature

10-8-24

Date



- County Boundary
- Address Numbers
- Road Centerlines
- Parcels



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

APPLICANT: Celestino Narvarez Gutierrez

CASE NUMBER: BOA2410-0002

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

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CONDITIONS TO CONSIDER:

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