

MEMORANDUM

TO: Harnett County Board of Adjustment Members
FROM: Teresa Byrd, Senior Dept. Support Specialist/Board Clerk *T Byrd*
DATE: October 1, 2025
RE: **Monday, October 13, 2025 Meeting**

On this meeting agenda, there are the following:

- A Gunsmithing Business in an RA-30 Zoning District.
- A Variance of the number of parking spaces as shown in the Use Types and Regulations Table Article V, Section 1.2.

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
October 13, 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. BOA2508-0002. Brandon & Corinne Thomas. A Gunsmithing Business in an RA-30 Zoning District; Pin # 0663-61-6021.000; .6 acres; Black River Township; SR # 1362 (Adams Pointe Court).

Variance

2. BOA2509-0001. Lloyd Enterprises LP / Michael Taylor, Mungo Homes. The applicant is requesting a Variance on the number of parking spaces as shown in the Use Types and Regulations Table; Article V, Section 1.2; RA-20R Zoning District; Pin #'s 0508-41-0412.000 & 0508-41-7271.000; 212.12 acres; Barbecue Township; NC Hwy 27 W.

HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 13, 2025

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

CASE NUMBER: BOA2508-0002
APPLICANT: Brandon Thomas & Corinne Thomas
OWNER: Brandon Thomas & Corinne Thomas
LOCATION: 140 Adams Pointe Court Angier, NC 27501-5449
ZONING: RA-30 Acreage: .58 PIN#: 0663-61-6021.000
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: WS-IV-P / Cape Fear River (Lillington)

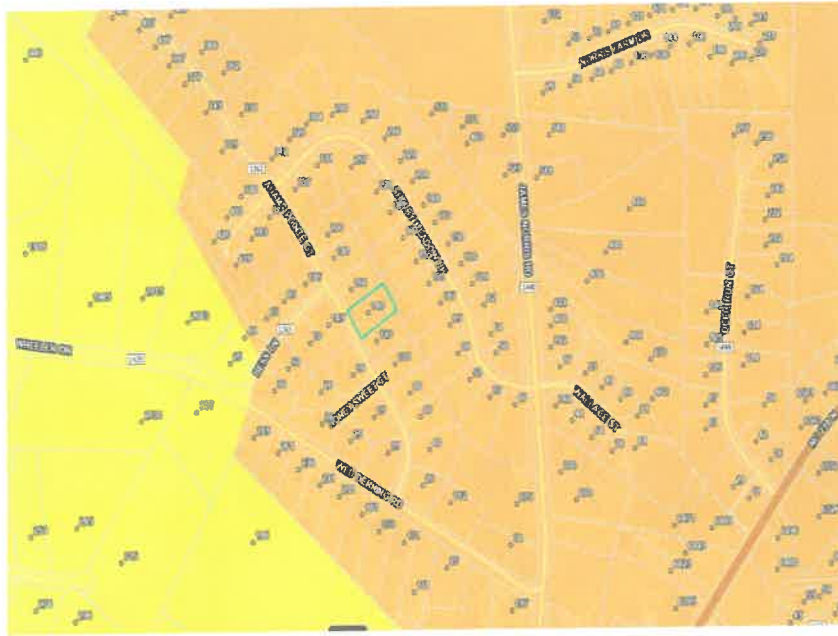
REQUEST: Gunsmithing / Without Associated Test Fire Berm

AERIAL:

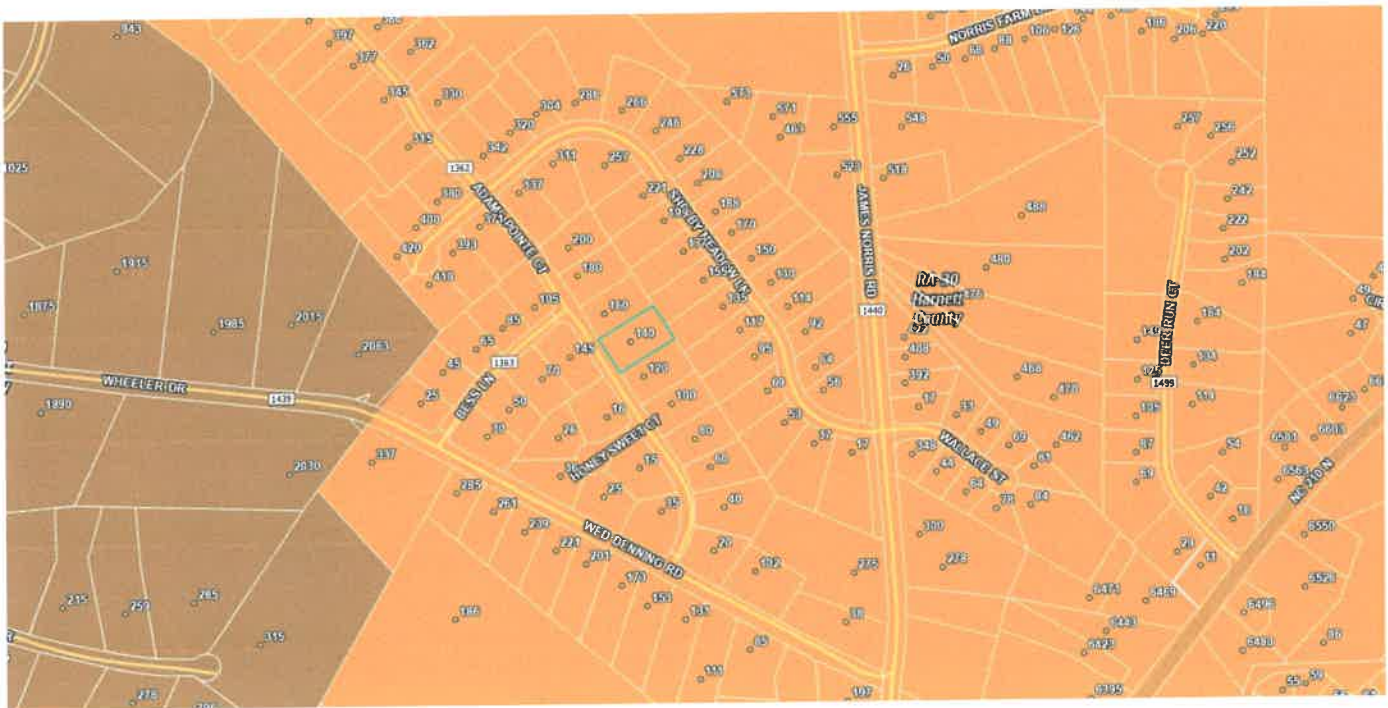


Directions from Lillington: Travel NC 210 North – Turn left onto James Norris Rd. – Turn left onto Wed Denning Rd. – Turn right onto Adams Pointe Ct. - Property is located on the right at 140 Adams Pointe Ct.

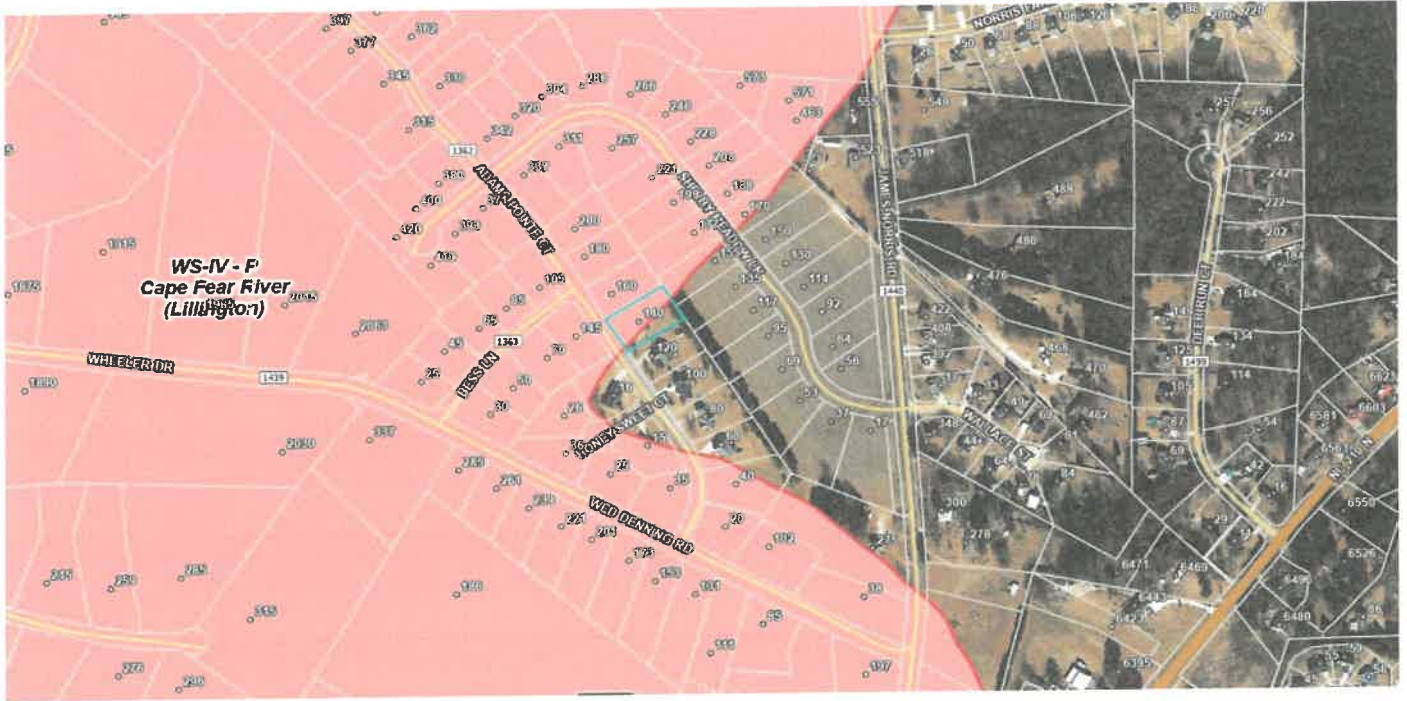
LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



NC WATERSHED MAP



PHYSICAL CHARACTERISTICS

A. Site: There is an existing single family dwelling currently occupied by the applicant.

B. Surrounding Land Uses: Surrounding land uses consist of residential home sites, agricultural and forestry uses.

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

TRANSPORTATION:

- Annual daily traffic count for Adams Pointe Ct. is unavailable.
- Site distances are good along Crestview Place.



BACKGROUND:

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

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
OTHER USES												
Gunsmithing	S*	S*	S*	S*		S*	S	S*	S*		1	

11.4 Gunsmithing

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

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

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Gunsmithing

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

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

ED-3: Support, grow, and strengthen existing business and industries across Harnett County

Strategy 3B: Support entrepreneurship and business development

B8: Support low-impact home based business and support “cottage industries” in mixed-use districts, residential areas, and agricultural areas, while reducing negative impacts on adjacent residential areas.

SITE PHOTOS

Site



Across Street



Adjoining Property

Adjoining Property



Street View

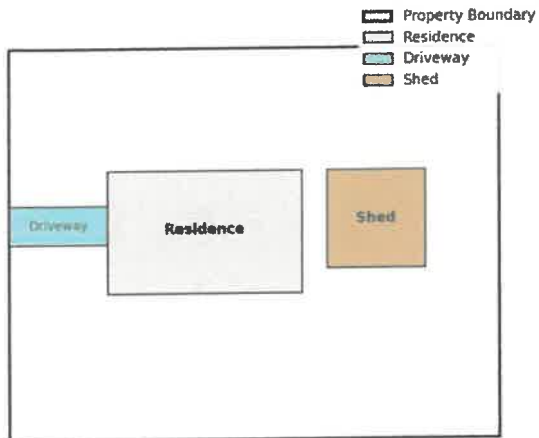


Street View



SUBMITTED SITE PLAN

Sketch Plan - 140 Adams Pointe Ct, Angier, NC



Owner/Applicant: Brandon Thomas
140 Adams Pointe Ct Angier NC
Parcel ID 040663 0008 08
Floodplain Zone X
Zoning District RA-30

Federal Firearms License (FFL) –
Home-Based E-Commerce Business
Conducting an online sales business
under a Federal Firearms License, with
all transactions, records, and storage
handled in compliance with ATF
regulations. No on-site retail sales to
the general public. No traffic expected
beyond normal residential use.



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: \$200
Receipt: _____
Date Submitted: 8-25-25
Meeting Date: _____
Case #: BOA2508-002

Applicant Information

Owner of Record:

Name: Brandon Thomas, Corinne Thomas
Address: 140 Adams Pointe Ct
City/State/Zip: Angier NC 27501
E-mail: BBT4805@GMAIL.COM
Phone: 336 457 5675

Applicant:

Name: Brandon Thomas, Corinne Thomas
Address: 140 Adams Pointe Ct
City/State/Zip: Angier NC 27501
E-mail: BBT4805@GMAIL.COM
Phone: 336 457 5675

Property Description

PIN(s): 0663 - 61 - 6021.000 Acreage: .6 acres

Address/SR No.: 140 Adams Pointe Ct

Directions from Lillington: Go towards to Angier from Lillington on 210, turn on James Norris rd then turn on wheeler then get on Adams Pointe Ct

Deed Book: 4287 Page: 0294

Plat Book: 2001 Page: 1160

Zoning District: RA-30

Township: Black River

Flood Plain & Panel: ZONE X

Watershed Dist: NC Water Supply

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

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

'Watershed'
WS-IV-P

Requested Use:

Federal Firearms License (FFL) – Home-Based E-Commerce Business

Special Use for Conducting an online sales business under a Federal Firearms License, with all transactions, records, and storage handled in compliance with ATF regulations. No on-site retail sales to the general public. No traffic expected beyond normal residential use.

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. **Sketch plans shall not be considered as a site-specific vesting plan nor grant any vested rights as referenced in NCGS 160D-108.1.** 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)	☐
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	☐
Surveyor/Engineer Contact Information (Name, Address, & Phone)	☐
Parcel ID Number/Tax ID of Tract(s)	☐
Deed Reference of Tract(s)	☐
Zoning Classification of Tract(s)	☐
Location (Including Township, County, & State)	☐
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	☐
Watershed District Noted & Extent of Coverage Depicted	☐
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	☐
North Point, Graphic Scale, & Vicinity Map	☐
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	☐
Existing Boundaries of Tract(s) Showing Bearings & Distances	☐
Gross Acreage of Development	☐
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	☐
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	☐
Building Envelope & Required Setbacks	☐
Existing & Proposed Utilities	☐
Signage Location, Easement, Type, & Size	☐
Existing Structure(s) Located on Site	☐
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	☐
Erosion Control Plan Submitted	☐
Hours & Days of Operation	☐
Impervious Surface (% Coverage of Lot)	☐
Hazardous Materials to be Stored on Site	☐
Existing & Proposed Mechanical Areas	☐
Existing & Proposed Trash Containment Areas	☐
Existing & Proposed Utility Areas	☐
Parking Space Typical	☐
Parking Lot Material	☐
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	☐
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	☐
Spillage & Pollution Prevention & Response Methods	☐
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	☐

Signatures

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

Property Owner(s) Signature

8/11/2025
Date

Written Statement

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

Public Convenience & Welfare

1. Why are you requesting this use? To expand my online business.
Without an FFL I am limited to what I can sell online
2. How will this use benefit the citizens of Harnett County? This will bring in more money to the local community without impacting the citizens

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? There will be no impact to the surrounding houses. My business is a fully online e commerce store. Packages are hand delivered to UPS every day to ensure no excessive traffic from delivery trucks.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Concrete driveway 20 feet wide, only used for residential use. No sells on site of property.
5. Describe the drainage of this property. French drains are installed where needed. There is adequate drainage.
6. How is your trash and garbage going to get to the landfill? Carolina Trash and Septic is responsible.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Traffic is extremely light throughout the day.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 150 Feet.

General

9. How many employees will this development employ? 1
10. What is the estimated investment of the development? \$0
11. What experience do you have in the proposed field? 4 Years running this business

Conditions

12. State any conditions that you would be willing to consider as part of the approved Special Use Permit. There will be zero impact to my property, my neighbors or the community.

13. Additional comments the Board should consider in reviewing your application: Since I operate an e commerce business, I will be bringing revenue into the community without altering my surroundings.
Thank you for your consideration.

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.

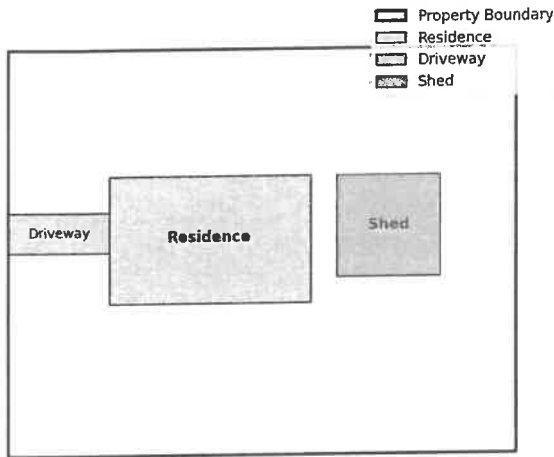
** I have received and read the above statement:


Signature

8/22/25
Date

Owner/Applicant: Brandon Thomas
140 Adams Pointe Ct Angier NC
Parcel ID 040663 0008 08
Floodplain Zone X
Zoning District RA-30

Sketch Plan - 140 Adams Pointe Ct, Angier, NC



Federal Firearms License (FFL) –
Home-Based E-Commerce Business
Conducting an online sales business
under a Federal Firearms License, with
all transactions, records, and storage
handled in compliance with ATF
regulations. No on-site retail sales to
the general public. No traffic expected
beyond normal residential use.

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

APPLICANT: Brandon & Corinne Thomas

CASE NUMBER: BOA2508-0002

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

October 13, 2025

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

CASE NUMBER: BOA2509-0001
APPLICANT: Michael Taylor / Mungo Homes
OWNER: Lloyd Enterprises LP
LOCATION: NC 27 W
ZONING: RA-20R & Conservation
ACREAGE: 212.12 PIN# 0508-41-0412.000 & 0508-41-7271.000
LAND USE CLASSIFICATION: Rural / Agriculture & Conservation

REQUEST: Seeking a variance from the required 1.5 parking spaces per bedroom + 1 space per bedroom for units exceeding 2 bedrooms.

AERIAL:



Directions from Lillington: Travel NC 27 W from Lillington – Properties are located on the right side of the road across from Western Harnett High School.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently vacant.
- B. **Surrounding Land Uses:** Single Family Residential / Educational Institutions / Agricultural
- C. **Utilities:** Water – Public Sewer – Public

BACKGROUND:

- The project previously received Board of Adjustment approval for a multi-family development in June of 2025 with the following conditions: 1. The construction of a street stub to provide access to PIN 0508-32-0153.000. This access shall be dedicated right-of-way to the property line and the street construction to the edge of the stream buffer. 2. A traffic impact analysis will be submitted at the time of the Development Review Board and the analysis will be reviewed by the Harnett County Transportation Consultant. The improvements shall be installed at the NCDOT recommendations. 3. The project is limited to 385 townhomes.
- The applicant is requesting that the Board of Adjustment replace the parking standard applicable to multifamily dwellings of 1.5 spaces per bedroom + 1 space per bedroom over 2, with the standard applicable to single family dwellings of 2 spaces per dwelling. The proposed development references 228 3-Bedroom Townhomes which would require 912 parking spaces. The proposal also calls for 114 2-Bedroom Townhomes which would require 342 parking spaces. Total spaces required would be 1,254. The requested variance would reduce the total amount of spaces by 570 spaces.

UDO	#	Unit	Bedrooms	Space Req	
	228	TH	3	4	912
	114	TH	2	3	342
Total Spaces Req					1254

Variance	#	Unit	Bedrooms	Space Req	
	228	TH	3	2	456
	114	TH	2	2	228
Total Spaces Req					684

Reduction Requested 570

- The Board may impose conditions on the requested variance approval as long as those conditions reasonably relate to the variance. Example: A condition may be placed on the approval that the street widths be increased to a 29 ft. width in order to accommodate on street parking.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

SECTION 1.0 Use Types & Regulations

1.2 Table of Use Types & Regulations

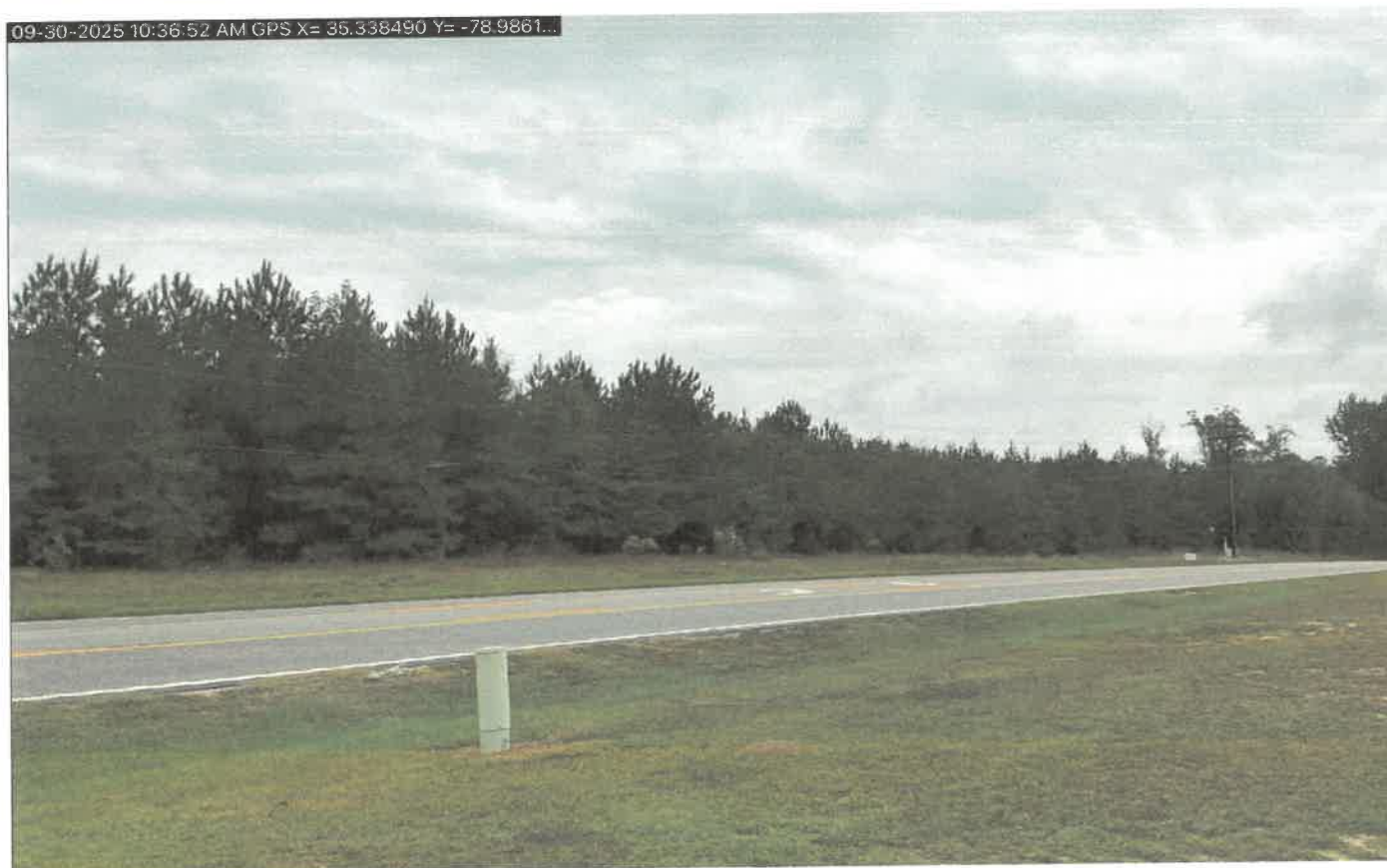
	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
Multifamily Dwelling (three (3) or more dwelling units on individual parcel)				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2	2	R-2
Townhome Development				P*			S*	S*	P* S*	1.5 per bdrm + 1 per bdrm over 2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

SITE PHOTOS

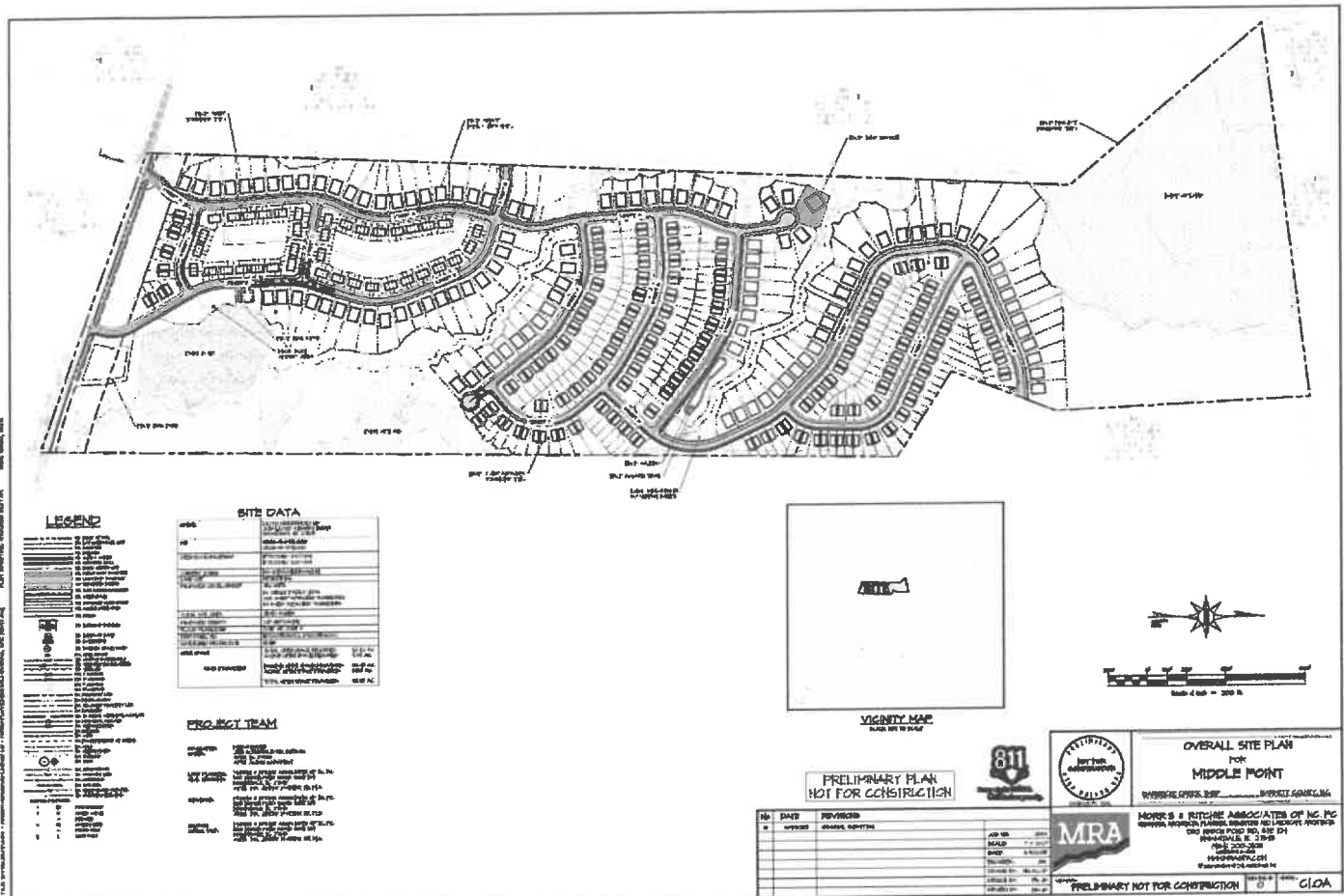
09-30-2025 10:36:38 AM GPS X= 35.338478 Y= -78.986154



09-30-2025 10:36:52 AM GPS X= 35.338490 Y= -78.9861...



FULL-SCALE TESTING OF A NEW TYPE OF REINFORCED CONCRETE WALL PANEL



APPLICATION FOR VARIANCE

Harnett
COUNTY

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

Total Fee: \$400

Receipt: _____

Permit: _____

Date: _____

Applicant Information

Owner of Record:

Name: LLOYD ENTERPRISES LP
Address: 3156 SPRING HILL CHURCH ROAD
City/State/Zip: LILLINGTON, NC 27546
E-mail: _____
Phone: _____

Applicant: MICHAEL TAYLOR

Name: ~~ALEXIS CARAMBOT~~ (MUNGO HOMES)
Address: 2521 SCHIEFFELIN ROAD, SUITE 116
City/State/Zip: APEX, NC 27502
E-mail: ~~ACARAMBOT@MUNGO.COM~~ mtaylor@mungo.com
Phone: ~~919-503-2720~~ 919-345-6627

Property Description

PIN(s): 0508-41-0412 & 0508-41-7271 Acreage: 212.12 acres
Address/SR No.: O W.NC 27
Directions from Lillington: HEAD SOUTH ON MAIN ST, TURN RIGHT ON W OLD RD, TURN LEFT ON NC-27
FOR 10 MILES, PROPERTY WILL BE ON RIGHT.

Deed Book: 1573 Page: 0246
Existing Zoning: RA-20R

Plat Book: 2007 Page: 144
Township: BARBECUE CREEK

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

See Attachment A

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

See Attachment A

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

9/6/25

Authorized Agent Signature

Date

9/26/2025

Findings of Fact (The Board of Adjustment will evaluate the application to ensure that **all** of the following provisions are fulfilled)

- A. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- B. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- C. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved

Note: There must be four (4) Board of Adjustment members present at the meeting to hear a request for a Variance. Four (4) out of the five (5) Board of Adjustment members must vote in favor of granting a Variance. If only four (4) Board of Adjustment members are present at the meeting, then all four (4) members must vote in favor of granting the Variance. If only three (3) members vote in favor of granting the Variance, the request is denied.

Attachment A

Ordinance Text to Be Varied

A variance is requested to replace the parking standard applicable to multifamily dwellings of 1.5 spaces per bedroom + 1 space per bedroom over 2 with the standard applicable to single family dwellings of 2 spaces per dwelling unit.

Reason/Justification for Variance

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Strict application of the parking requirements for the proposed townhomes would unnecessarily and negatively impact the proposed neighborhood in several ways. First, it would disproportionately burden owners of attached homes versus their neighbors in detached homes by approximately doubling the pavement required per unit without a corresponding benefit. Secondly, the narrower lots and greater parking requirements would drastically reduce the green space available to residents of the attached units and result in a sea of pavement in this portion of the neighborhood, with no measurable difference in automobile ownership patterns between residents of these two types of housing. Finally, additional retaining walls would be required in some locations in order to accommodate the unneeded pavement, resulting in yet further cost burdens specific to the attached homes and unnecessarily disrupting the provision of the first rung on the housing ownership ladder.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

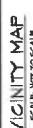
The site contains significant topographical changes, with approximately 50' of grade change within the multifamily portion of the project. The creation of buildable lots within this area necessitates a transition area between existing and finished grade. In order to provide the required additional parking areas, retaining walls would be necessary in order to convert areas that would otherwise have a slope of 33% to parking areas having a grade of 5-8% in most areas and no greater than 2% slope for spaces needed for compliance with Americans with Disabilities Act standards.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The topographic limitations of the site are naturally occurring.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that the public safety is secured and substantial justice is achieved.

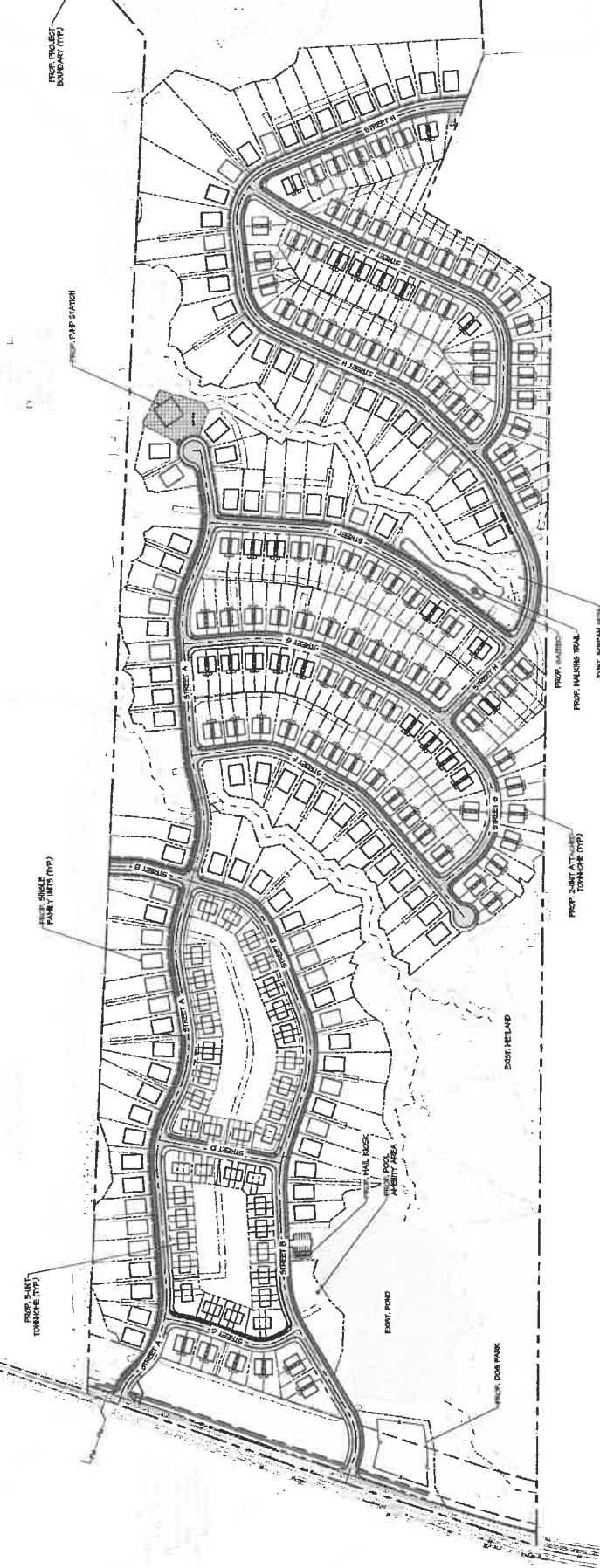
Among the purposes of the ordinance are to provide for pleasing visual environments to create conditions essential to public health, safety, and the general welfare and to protect the natural environment and other valuable resources. Reduction in paved area devoted to parking will better align with the vehicle ownership patterns of expected residents, improve the visual environment by reducing the space devoted to parking in favor of additional green and planted areas in front of the proposed residences, and reduce the stormwater runoff caused by additional and unnecessary paved area. Additionally, the proposed project is designed as a low-impact development, utilizing a set of design principles focused on reducing stormwater runoff and promoting greater retention and infiltration, and a key component of that effort is to maintain a maximum of 24% impervious surface across the site – a goal at cross purposes with the increased pavement required by applicable parking standards. The resulting improvement in environmental stewardship and beautification through green and planted areas are in line with the spirit, purpose and intent of the ordinance by fostering an improved visual environment and general welfare while protecting the natural environment. Reducing impact on surrounding properties and reducing the cost of the most affordable housing units will promote substantial justice to residents and neighbors.



REVISIONS

[illegible][illegible]

DEVELOPED BY OWNER:	MURKIN, INCORPORATED 2021 S. COMMERCIAL, SUITE 110 ATLANTA, GA 30334 ATTN: ALBERT CANNADY
LAND PLANNING CIVIL ENGINEER:	MORRIS & RITCHIE ASSOCIATES OF, INC. 2500 RICHMOND ROAD, SUITE 104 NORFOLK, VA 23502 ATTN: MR. JEREMY H. KENNEY, P.E.
SURVEYOR:	MORRIS & RITCHIE ASSOCIATES OF, INC. 2500 RICHMOND ROAD, SUITE 104 NORFOLK, VA 23502 ATTN: MR. JEREMY H. KENNEY, P.E.
ENVIRONMENTAL CONSULTANT:	MORRIS & RITCHIE ASSOCIATES OF, INC. 2500 RICHMOND ROAD, SUITE 104 NORFOLK, VA 23502 ATTN: MR. JEREMY H. KENNEY, P.E.

[illegible]

**HARNETT COUNTY BOARD OF ADJUSTMENT
VARIANCE WORKSHEET**

**APPLICANT: Lloyd Enterprises LP
Mungo Homes-Michael Taylor**

CASE NUMBER: BOA2509-0001

1. An unnecessary hardship **would/would not** result from the strict application of this Ordinance for the following reasons: _____

2. The hardship **does/does not** result from conditions that are peculiar to the property in question because of its location, size, shape, topography, or other specific features that are not applicable to other lands or structures in the same district for the following reasons: _____

3. The hardship **does/does not** result from the actions taken by the applicant or the property owner for the following reasons: _____

4. The requested variance **is/is not** consistent with the spirit, purpose, and intent of the Ordinance such that public safety will be secured and substantial justice will be achieved for the following reasons: _____

CONDITIONS TO CONSIDER:

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

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services

420 McKinney Parkway

Lillington, NC 27546

June 9, 2025 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on June 9, 2025 the Harnett County Board of Adjustment makes the following findings of fact:

Special Use Permit BOA2504-0007	Lloyd Enterprises LP / Alexis Carambot, Mungo Homes. Multi-family Residential Townhome Units in an RA-20R Zoning District; Pin #'s 0508-41-0412.000 & 0508-41-7271.000; 212.12 acres; Barbecue Township; NC Hwy 27 W.	
The requested use ☒ is ☐ is not in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:	<u>The proposed use is in an area that contains other subdivisions that have been previously developed within a mile radius of the proposed site.</u>	Motion By: <u>Cole</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use ☐ will ☒ will not materially endanger the public health and safety for the following reasons:	<u>As a condition of the Special Use Permit, a traffic impact analysis study should be performed and actions taken to mitigate any public health or safety issues.</u>	Motion By: <u>Pope</u> Second By: <u>Andrews</u> Vote: For <u>5</u> / Against <u>0</u>
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:	<u>The professional appraisal report verifies that the proposed use would not injure or effect the adjoining property values.</u>	Motion By: <u>Summers</u> Second By: <u>Andrews</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use ☒ will ☐ will not meet all required conditions and specifications for the following reasons:	<u>This project will meet all requirements and permits under Article V, Section 3.2.1 Multi-Family Residential Development as specified within the Harnett County UDO prior to issuance of any certificates of occupancy.</u>	Motion By: <u>Andrews</u> Second By: <u>Summers</u> Vote: For <u>5</u> / Against <u>0</u>
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:	<u>The requested use is an allowed Special Use under Article V, Section 3.2.1 Multi-Family Townhome Development of the Harnett County UDO. It has also been found to be consistent with the Harnett County Comprehensive Land Use Plan.</u>	Motion By: <u>Andrews</u> Second By: <u>Summers</u> Vote: For <u>5</u> / Against <u>0</u>
I move that special use permit application BOA2504-0007 has met all of the finding of facts in the affirmative and the special use permit be approved with the following conditions added: 1. The construction of a stub street to provide access to PIN 0508-32-0153. This access shall be dedicated right-of-way to the property line and the street construction to the edge of the stream buffer. 2. A traffic impact analysis (TIA) will be submitted at the time of the Development Review Board. This TIA will be reviewed by the		Motion By: <u>Andrews</u> Second By: <u>Summers</u> Vote: For <u>5</u> / Against <u>0</u>

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services

420 McKinney Parkway

Lillington, NC 27546

Harnett County Transportation Consultant. The improvements shall be installed at the North Carolina Department of Transportation's Recommendations.

3. The project is limited to 385 townhomes.