

DECISION OF THE
TOWN OF COATS BOARD OF ADJUSTMENT

The Town of Coats Board of Adjustment held a hearing on July 2, 2020 upon the request of Allen Calvin McNeill for a variance from the Zoning Ordinances of the Town of Coats.

Present for the hearing were Board of Adjustment members Robert Barefoot, Hazel Stephenson, Shirley Allen, Marshall Jones, Commissioner John Raynor, Commissioner Allen Mosby, and Chairman Walter Weeks. Also present and presenting evidence and testimony were Nick Holcomb, Town Manager and Zoning Administrator for the Town of Coats and Allen Calvin McNeill.

Based upon the documents, testimony, and other evidence presented, the Board of Adjustment makes the following Findings of Fact:

1. Allen Calvin McNeill is an owner of a vacant lot located at 110 S. Railroad Street, Coats, North Carolina, which is located in Zone C-2, Neighborhood Commercial District under the Town of Zoning Ordinances.
2. On August 21, 2017, the Board of Adjustment granted Mr. McNeill a variance for the vacant lot permitting construction of a building measuring 12 feet by 12 feet.
3. However, Mr. McNeill was unable to construct such a building on the lot because of requirements set by the Americans with Disabilities Act.
4. Mr. McNeill has therefore renewed a request for variance in order to permit construction of a building measuring 20 feet by 16 feet for use as a barber shop/hair salon that will comply with the Americans with Disabilities Act requirements.
5. As was established at the prior hearing before the Board of Adjustment in its decision dated September 18, 2017, at the time Mr. McNeill acquired the property at 110 Railroad Street, there was a burned residence on the lot. At the time, Mr. McNeill was required to tear down the residence, but he was delayed in rebuilding the structure. (Findings of Fact No. 6, Decision of Board of Adjustment, September 18, 2017).
6. The minimum lot size for Zone C-2 is 6,000 square feet; however the lot at 110 S. Railroad Street is only 4,356 square feet. The setback requirements in Zone C-2 are 20 feet for front, side, and rear setbacks.
7. Existing structures on the property adjacent to 110 S. Railroad Street do not meet the current Zone C-2 setback requirements. (Findings of Fact No. 8, Decision of Board Adjustment, September 18, 2017).

Following the presentation of the evidence the Board unanimously determined the following pursuant to North Carolina General Statutes §160A-388(d):

1. An unnecessary hardship would result from the strict application of the Zoning Ordinances to the property at 110 S. Railroad Street, Coats, North Carolina.
2. The hardship results from conditions that are peculiar to the property's size.
3. The hardship did not result from actions taken by the applicant or the property owner.
4. 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.

Based upon the foregoing determination, the Town of Coats Board of Adjustment GRANTS a variance from the provisions of Zone C-2 for the property located at 110 S. Railroad Street, Coats, North Carolina for the construction of a building in conformity with the attached map and drawing.

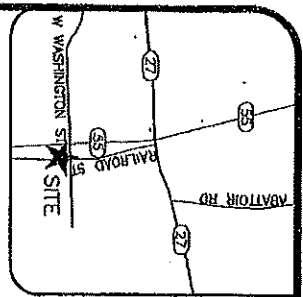
This the ____ day of July, 2020.

**Town of Coats
Board of Adjustments**

By:



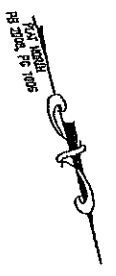
Walter Weeks, Chairman



18.00'	DIVISION	9.00'
100.0'	PARKING	18.00'
(NTS)		

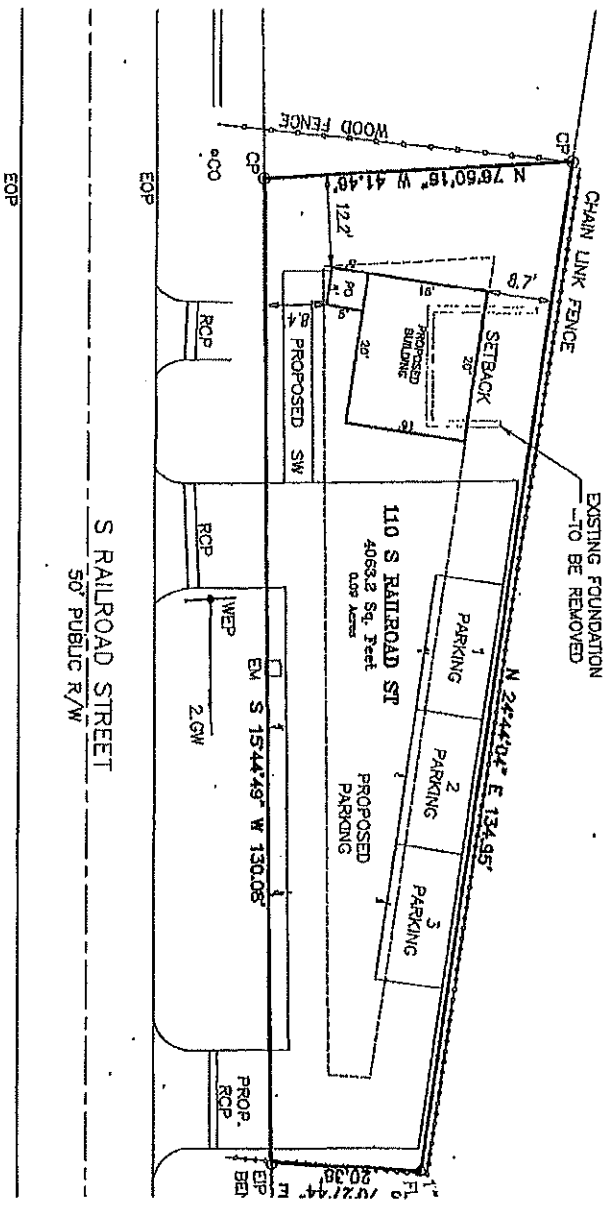
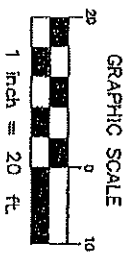
- LEGEND**
- EM=ELECTRIC METER
 - GW=GLY WIRE
 - EOP=EDGE OF PAVEMENT
 - WEP=WOOD ELECTRIC POLE
 - CO=CLEARCUT
 - ROP=REINFORCED CONCRETE PIPE
 - =EXISTING IRON PIPE (EIP)
 - ⊙=EXISTING IRON REBAR (EIR)
 - ⊙=CALCULATED POINT (CP)

SETBACKS	FRONT	SIDE	REAR
	8'	12'	8.5'
IRREVERSIBLE AREA			
PROP BLDG	343.00 SQ.FT.		
PROP PARKING	2,231.58 SQ.FT.		
PROP WALK	121.41 SQ.FT.		
TOTAL	2,697.99	SQ.FT.	



THIS SURVEY IS OF PARCELS OF LAND / NEW STREET OR OL-
P R E L I
 SHAWN T. RUMBERG
 THIS MAP IS ONLY FOR RECORDECTION. NO T

NOTES:
 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION RESEMBLED ON THE FACE OF THIS PLAT.
 4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH NORTH CAROLINA STANDARDS, G.S. 47-30 AND REQUIREMENTS OF LAW, BUT WITHOUT A FULL TITLE REPORT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 5. FRONT AND BACK YARD SETBACK SHALL BE CONSISTENT WITH THE RESIDENCE ON THE ADJACENT PROPERTY AND A MINIMUM OF 12' SIDE YARD SETBACK. VARIANCE APPROVED BY TOWN OF COATS BOARD OF ADJUSTMENT ON 9/18/2017.




S RAILROAD STREET
 50' Public R/W

CERTIFICATE OF SERVICE

The undersigned Clerk of the Town of Coats hereby certifies that a copy of the Decision of the Town of Coats Board of Adjustment on the request for a variance by Allen Calvin McNeill, was served on Allen Calvin McNeill by depositing a copy of the same in the United States Mail first class postage prepaid and addressed to:

Allen Calvin McNeill, ²²²³~~2195~~ Bailey Road, Coats, North Carolina 27521

This the th10 day of July, 2020



Karen Wooten
Clerk for the Town of Coats



TOWN OF COATS

ZONING PERMIT APPLICATION

NOTE: Attach a site plan that includes property lines (front, side, and rear), location of proposed structures (including driveways, decks, etc.), and existing structures. This plan should be drawn to scale. This permit along with plans shall be submitted to the Harnett County Building Inspections Department.

Permit No.: 3-5-20-1 Date: 3/5/20 Fee: \$50.00

Parcel ID*: 07069016280007 Area Zoned As: C-2 - Neighborhood Commercial

APPLICANT:

PROPERTY OWNER:

Name (Print) Allen McNeill

Name same

Address 2223 Bailey Rd

Address 110 S Railroad St.

City, State Coats NC

City, State _____

Zip Code 27521

Zip Code _____

Phone # 910-591-9675

Phone # _____

Location of Property: IN-TOWN ETJ _____ ETJ (contiguous) _____

Present Use of Property: vacant

PROPOSED USE OF PROPERTY:

- Single Family Dwelling: # Rooms: _____ # Bedrooms: _____ Square Feet: _____
- Multi Family Dwelling: # of Units: _____ #Bedrooms (per unit): _____ Square Feet (per unit) _____
- Mobile Home (single lot): Single wide: _____ Double Wide: _____
- Mobile Home Park: Section 16, Zoning Ordinance must apply
- Business: Total # of employees per day 1 Type of business Barber Shop / Hair Salon
- Others (specify): _____

Existing structure: Renovate: _____ Addition: _____ Demolish: _____

WATER AND SEWER SUPPLY:

Water: Private Public Proposed Existing
 Sewer: Private Public Proposed Existing

Applicant: I certify that all of the information presented in this application is true, complete, and accurate to the best of my knowledge. False information is grounds for rejection of the application.

Signature: Allen McNeill Date: 3-5-2020

ZONING ADMINISTRATOR USE ONLY

Notes: BOA approved variance 9/18/2017, 12' side yard setback, front even w/ adjacent property **APPROVED**

12' x 12' building w/ bathroom.

Approved: Denied:

Zoning Administrator: Nick Helton Date: 3/5/2020

TOWN OF COATS ZONING
VALID FOR 12 MONTHS

THIS PERMIT IS VALID FOR 12 MONTHS