

HARNETT COUNTY
BOARD OF ADJUSTMENTS

March 8, 2021

Staff Contact: Sarah Arbour, Planner I
(910) 814-6414 or Sarbour@harnett.org

CASE NUMBER: BOA2101-0004
APPLICANT: Greenfield Housing Center – Brian Honeycutt
OWNER: Ted Jefferson Faircloth Jr.
LOCATION: 3111 Old Buies Creek Rd.
ZONING: RA-30 ACREAGE: .869 PIN: 0672-67-4239.000
REQUEST: Special Use Permit for a Single Section Manufactured Home in the RA-30 Zoning District

MAP



PHYSICAL CHARACTERISTICS

- The parcel is currently vacant. The single section manufactured home shown in the vicinity map was removed in 2017.
- Surrounding land uses consist of residential home sites and agricultural activities.
- Public water and private septic will be utilized.

TRANSPORTATION:

- Sight distances are moderate along Old Buies Creek Rd.
- Traffic counts for Raven Rock Rd. are 1,500 AADT.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

COUNTY UDO USE REGULATIONS:

RA-30 Zoning District

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 BOARD OF ADJUSTMENT
Harnett County Commons Area
309 W. Cornelius Harnett Boulevard, Lillington, NC 27546

March 8, 2021 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on March 8, 2021 the Harnett County Board of Adjustment makes the following findings of fact:

Special Use Permit	Ted Jefferson Faircloth Jr / Greenfield Housing Center-Brian Honeycutt. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0672-67-4239.000; .79 +/- acres; Black River Township; SR # 1542 (Old Buies Creek Road).	
BOA2101-0004		
The requested use <input checked="" type="checkbox"/> is <input type="checkbox"/> is not in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:	<u>The requested use is similar in character and nature to existing uses currently located in the surrounding area.</u>	Motion By: <u>Sharlow</u> Second By: <u>Cruickshank</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use <input type="checkbox"/> will <input checked="" type="checkbox"/> will not materially endanger the public health and safety for the following reasons:	<u>No evidence has been submitted that would verify that the requested use would endanger the public health or safety.</u>	Motion By: <u>Cruickshank</u> Second By: <u>Sharlow</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use <input type="checkbox"/> will <input checked="" type="checkbox"/> will not substantially injure the value of adjoining property, or alternatively, the requested use <input type="checkbox"/> is <input type="checkbox"/> is not or <input type="checkbox"/> will <input type="checkbox"/> will not be a public necessity for the following reasons:	<u>No evidence has been presented that would verify that the requested use would injure the value of adjoining properties</u>	Motion By: <u>Sharlow</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use <input checked="" type="checkbox"/> will <input type="checkbox"/> will not meet all required conditions and specifications for the following reasons:	<u>If approved, the requested use is required to complete a permitting, review and inspection process to ensure regulatory compliance has been adhered to.</u>	Motion By: <u>Cruickshank</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u>
The requested use <input checked="" type="checkbox"/> is <input type="checkbox"/> 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 in the district in which it is located. The use is required to adhere to all developmental guidelines set forth by Harnett County regulatory documents.</u>	Motion By: <u>Sharlow</u> Second By: <u>Cruickshank</u> Vote: For <u>5</u> / Against <u>0</u>
I move that special use permit application BOA2101-0004 has met all of the findings of fact in the affirmative and the special use permit be approved without any added conditions.		Motion By: <u>Sharlow</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u>



Residential Conditional Use Permit

Planning Department
108 E. Front Street
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$175.00
Receipt: _____
Permit: BOA 2101-0004
Date: 3/8/2021
Case #: _____

Applicant Information

Owner of Record:
Name: Ted Jefferson Faircloth Jr
Address: P.O. Box 112
City/State/Zip: Angier NC 27501
E-mail: tjfaircloth69@gmail.com
Phone: 919-594-0293

Applicant:
Name: Greenfield Housing Center - Brian Horeyett
Address: 2117 US 70 E
City/State/Zip: Gaucher NC 27529
E-mail: brian@greenfieldhomes.com
Phone: 919-772-2220 / 919-961-5167

Property Description

PIN(s): 0672-67-4239 Acreage: .869 acres
Address/SR No.: 3111 Old Buies Creek Rd., Angier NC 27501
Directions from Lillington: NC Hwy 210 towards Angier, Rt Old Coasts Rd → Sheriff Johnson
Left Old Buies Creek. Home site on left
Deed Book: 3559 Page: 0385 Plat Book: 2000 Page: 725
Zoning District: Harnett County Township: Black River
Flood Plain & Panel: _____ Watershed Dist: _____
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use:

Conditional Use for Replacement Single Wide manufactured home

Required Information: (Applications will not be accepted without this 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? Requesting to replace a SW manufactured home with a new SW manufactured home
2. Why is this use essential or desirable to you? This will be my Primary Residence
3. Why is this use essential or desirable to the citizens of Harnett County? New factory built home

On-site & Surrounding Land Uses

4. What is on the property now? Home site of removed SW manufactured home (8/2012)
5. What uses are on the surrounding properties in the general vicinity? Residential home sites
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. All homes are rural and this will be owner occupied and maintained to a very high standard

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 - 25 ft.
9. Describe the drainage of this property. Slopes to left
10. How is your trash and garbage going to get to the landfill? Trash collection service

Traffic

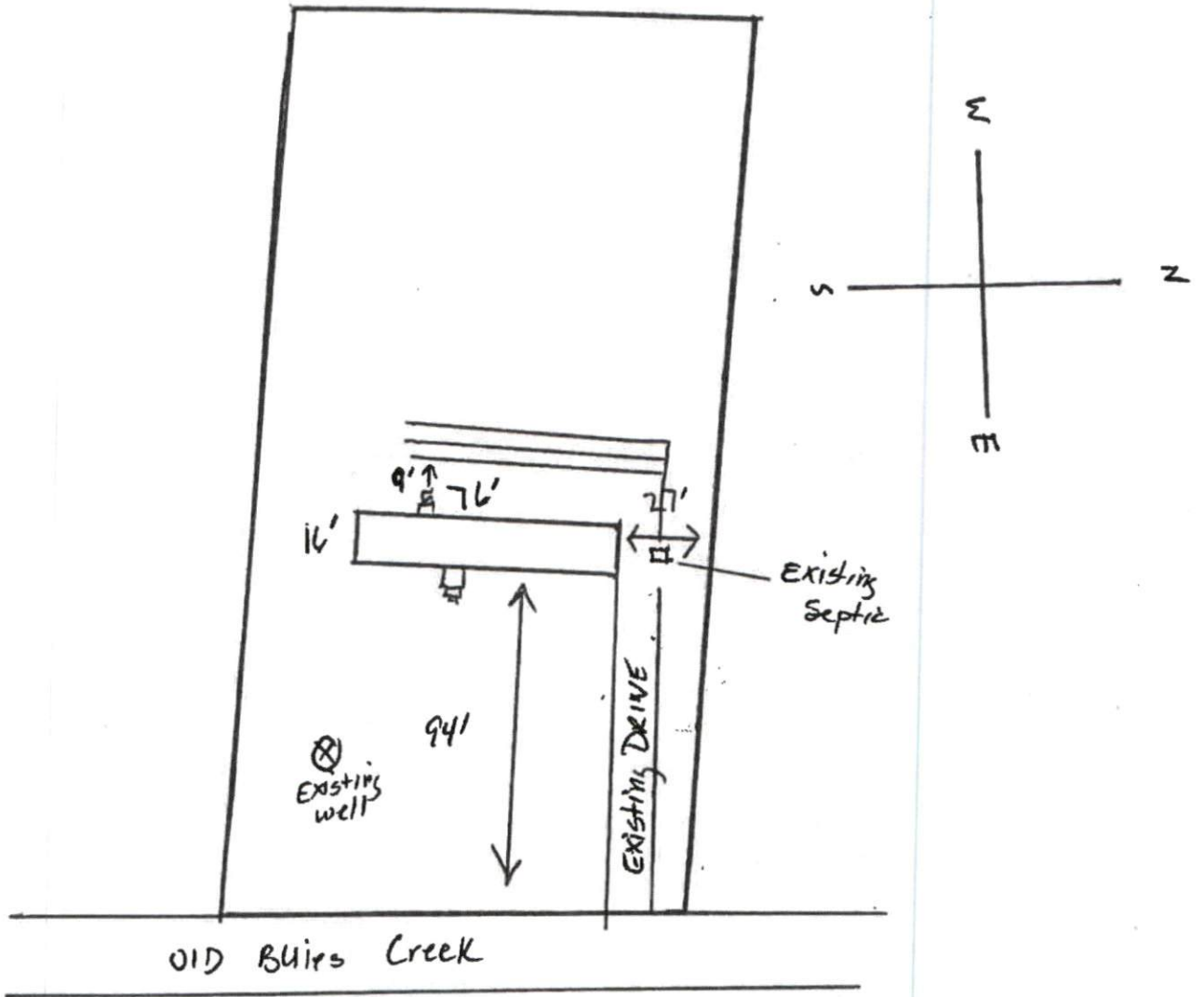
11. Describe the traffic conditions and sight distances at the State Road that serves the property. Rural area between Angier and Lillington with minor traffic flow
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 100 ft

Conditions

13. State any conditions that you would be willing to consider as part of the approved Conditional Use Permit. None noted

14. Additional Comments the Board should consider in reviewing your application: This will be an owner occupied home (new home). Existing septic and well are on site. 1 SW home to be on the property and should not be a detriment to any surrounding properties

Fed Faircloth Jr.
3111 Old Buirs Creek Rd.
Angier



HARNETT-DEVELOPMENT
108 E. Front St
Lillington, NC 27546
910-893-7525

CC SALE

MID: xxxxxxxx2888
TID: xxxx8677

Ref #: 413286041
Batch #: 6531008
Date/Time: 01/13/21 03:20:46 PM
Inv/Tkt #: 210113152012974
Appr Code: 01256T
MasterCard
5xxxxxxxxxx0669
Keyed
Address: No Match & 5 Digit Zip: No Match

Amount USD\$ 175.00

Approved

Mode: Card
Network: MASTERCARD

CUSTOMER COPY



Cash Register Receipt

Harnett County

Receipt Number
R10228

DESCRIPTION	QTY	PAID
ProjectTRAK		\$175.00
BOA2101-0004 Address: 3111 OLD BUIES CREEK RD APN: 0672-67-4239.000		\$175.00
BOARD OF ADJUSTMENT FEES		\$175.00
RESIDENTIAL CONDITIONAL USE PERMIT	0	\$175.00
TOTAL FEES PAID BY RECEIPT: R10228		\$175.00

Date Paid: Wednesday, January 13, 2021

Paid By: Rodney K McGhee

Cashier: DJ

Pay Method: EMV 01256T|413286041

