

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

November 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 November 8, 2021 the Harnett County Board of Adjustment makes the following findings of fact:

Special Use Permit BOA2110-0003	James & Phyllis Thomas. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0631-70-5849.000; .69 +/- acres; Upper Little River Township; SR # 1257 (South River Road).		
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 site was formerly utilized for a residential purposes and contains an existing source of potable water. The proposed use is similar in character to other residential uses in the surrounding area.</u>	Motion By: <u>Simpkins</u> Second By: <u>Cruickshank</u> Vote: For <u>4</u> / Against <u>1</u> (Pope)	
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 suggest or verify that the proposed use would endanger the public health and safety.</u>	Motion By: <u>Sharlow</u> Second By: <u>Simpkins</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>The proposed use will be similar to other developed properties found to be located in the surrounding area. The property is currently vacant and the proposed use will supply housing needs for the community.</u>	Motion By: <u>Simpkins</u> Second By: <u>Cruickshank</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>The proposed use is an allowed special use in the current zoning district. It will be required to complete all regulatory review and approvals prior to a certificate of occupancy is obtained.</u>	Motion By: <u>Ruhland</u> Second By: <u>Simpkins</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 for the district in which it is located. Verification of regulatory compliance will be performed by appropriate departments to ensure all developmental guidelines set forth are adhered to.</u>	Motion By: <u>Cruickshank</u> Second By: <u>Simpkins</u> Vote: For <u>5</u> / Against <u>0</u>	
I move that special use permit application BOA2110-0003 has met all of the finding of facts in the affirmative and the special use permit be approved.		Motion By: <u>Sharlow</u> Second By: <u>Simpkins</u> Vote: For <u>5</u> / Against <u>0</u>	