



Residential Special Use Permit

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

Total Fee: \$175.00
Receipt: _____
Date Submitted: 10-18-21
Meeting Date: 11-8-21
Case #: BOA-2110-0003

Applicant Information

Owner of Record:

Name: James L Thomas
Address: 1350 Joe Collins Rd
City/State/Zip: Lillington N.C. 27546
E-mail: linthom@gmail.com
Phone: 910-985-7414

Applicant:

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

Property Description

PIN(s): 0631-70-5849.000 Acreage: .69 acres
Address/SR No.: 3831 South RIVER Rd Lillington NC 27546
Directions from Lillington: 4 miles out South River Rd at the intersection
Book 4060 Pg 2-4 with Joe Collins Rd
Deed Book: 888 Page: 759-760 Plat Book: _____ Page: _____
Zoning District: RA30 Township: Upper Little River
Flood Plain & Panel: Minimal Flood Risk Watershed Dist: WS-IV
Water: Public (Harnett County) Private (Well)
Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use:

Special Use for To allow a manufactured home on this property

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 N/A
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

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 obtain permission to place a manufactur. home on this property
2. Why is this use essential or desirable to you? To provide income
3. Why is this use essential or desirable to the citizens of Harnett County? Area would be maintained (grass cut) and taxes would be increased. Water tap would be used.

On-site & Surrounding Land Uses

4. What is on the property now? Nothing
5. What uses are on the surrounding properties in the general vicinity? The left lot is vacant and I use as part of my yard. The right lot is a hay field. The remaining lot is where I live behind this property.
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. I own all the property around this lot. The land across South River Rd is waste land so this change should have no effect on the neighbors.

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. Driveway will be 16ft wide and will be gravel
9. Describe the drainage of this property. Property drains well. No standing water
10. How is your trash and garbage going to get to the landfill? Republic Waste serves us

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. Rural area having light traffic. Sight distance is good with 1/2 mile in each direction.
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 250 feet to intersection of Joe Collins Rd.

Conditions

13. State any conditions that you would be willing to consider as part of the approved Special Use Permit. Flexible and open to suggestions
14. Additional Comments the Board should consider in reviewing your application: Manufactured homes are numerous in this area.

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"/> NONE
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 type="checkbox"/> NONE
Building Envelope & Required Setbacks	<input type="checkbox"/> NONE
Existing & Proposed Utilities	<input checked="" type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/> NONE
Existing Structure(s) Located on Site	<input type="checkbox"/> NONE
SITE PLAN	
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/> NONE
Erosion Control Plan Submitted	<input type="checkbox"/> NONE
Hours & Days of Operation	<input type="checkbox"/> NONE
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/> NONE
Hazardous Materials to be Stored on Site	<input type="checkbox"/> NONE
Existing & Proposed Mechanical Areas	<input type="checkbox"/> NONE
Existing & Proposed Trash Containment Areas	<input type="checkbox"/> NONE
Existing & Proposed Utility Areas	<input type="checkbox"/> NONE
Parking Space Typical	<input checked="" type="checkbox"/> Sketched on MAP
Parking Lot Material	<input type="checkbox"/> Gravel
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/> NONE
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/> NONE
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/> NONE
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input type="checkbox"/> NONE

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.

James Thomas
 Property Owner(s) Signature

10-18-21

10/14/21
 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: 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

10/14/21
Date



10-18-21



Cash Register Receipt

Harnett County

Receipt Number
R14005

DESCRIPTION	QTY	PAID
ProjectTRAK		\$175.00
BOA2110-0003 Address: 3831 SOUTH RIVER RD APN: 0631-70-5849.000		\$175.00
BOARD OF ADJUSTMENT FEES		\$175.00
RESIDENTIAL CONDITIONAL USE PERMIT	0	\$175.00
TOTAL FEES PAID BY RECEIPT: R14005		\$175.00

Date Paid: Monday, October 18, 2021

Paid By: James Thomas

Cashier: JD

Pay Method: CHECK 2711



NORTH CAROLINA,
HARNETT COUNTY.

I, Jessica Capri-Giles, a Notary Public in and for the aforesaid State and County, do hereby certify that Robert Melton McLamb personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 13th day of October, 2021.

Jessica Capri-Giles
Signature of Notary Public

Jessica Capri-Giles
Printed Name of Notary Public

My Commission Expires: 7/16/2024



NORTH CAROLINA,
HARNETT COUNTY.

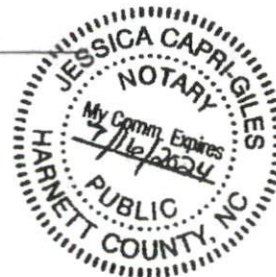
I, Jessica Capri-Giles, a Notary Public in and for the aforesaid State and County, do hereby certify that Susan M. McLamb personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 13th day of October, 2021.

Jessica Capri-Giles
Signature of Notary Public

Jessica Capri-Giles
Printed Name of Notary Public

My Commission Expires: 7/16/2024



HARNETT COUNTY TAX ID#

0031-70-5049-000

0031-70-5049-000
WRONGY LOW



Recording Time, Book and Page
LP, Attorneys at Law, 65 Bain St., Lillington, NC 27546
te, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546

is made no record search, or title examination of the property described
or tax consequences, unless contained in a separate written certificate.

9 acres, Upper Little River Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of October, 2021 by and between

GRANTOR	GRANTEE
Robert Melton McLamb and wife, Susan M. McLamb PO Box 2137 Lillington, NC 27546-2137	James Linwood Thomas and wife, Phyllis Thomas 1350 Joe Collins Road Lillington, NC 27546

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Lillington Township, Harnett County, North Carolina and more particularly described as follows:

Parcel ID No.: 13-0631-0055

BEGINNING at a new set p.k. nail corner with James L. Thomas (Deed Book 846, Page 439-440) located in the centerline of N.C.S.R. 1257 (60' R/W), said corner also being located South 31 deg. 39 min. 00 sec. East 83.42 feet from the centerline intersection of N.C.S.R. 1257 and N.C.S.R. 1258 (60' R/W); thence the beginning point

and continuing as the centerline of N.C.S.R. 1257 South 31 deg. 39 min. 00 sec. East 155.00 feet to a found p.k. nail corner with Kathleen G. Thomas (Deed Book 593, Page 144); thence leaving the centerline and as the Northern line of Kathleen G. Thomas and passing her corner and continuing as a new line with James Larry Thomas (Deed Book 635, Page 388-390) South 59 deg. 51 min. 00 sec. West 218.00 feet to a new set re-bar corner; thence a new line with James Larry Thomas North 12 deg. 00 min. 00 sec. West 163.00 feet to a new set re-bar corner; thence a new line with James Larry Thomas (Deed Book 846, Page 439-440) North 59 deg. 51 min. 00 sec. East 163.14 feet to the point of beginning and containing 0.69 acres and being a portion of those tracts deeded to James L. Thomas and recorded in Deed Book 635, Page 388-390, and Deed Book 846, Page 439-440, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 888, Page 759-760, Harnett County Registry.

A map showing the above described property is recorded at Map # _____, Harnett County Registry.

The above described property does does not include the primary residence of the Grantor.

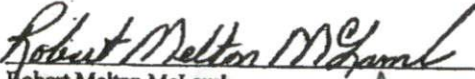
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

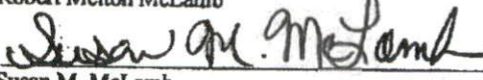
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)
Robert Melton McLamb

 (SEAL)
Susan M. McLamb



DEVELOPMENT SERVICES
PLANNING DEPARTMENT

November 9, 2021

**SPECIAL USE
PERMIT APPROVAL**

James L. Thomas
1350 Joe Collins Rd.
Lillington, NC 27546

RE: SPECIAL USE PERMIT
APPLICATION/PERMIT # BOA2110-0003
PIN # 0631-70-5846.000

Mr. Thomas,

On November 8, 2021 the Harnett County Board of Adjustment approved a residential special use permit for a single section manufactured home in the RA-30 zoning district located on the property PIN # 0631-70-5849.000. The Board granted the permit without imposing additional use conditions.

All required developmental permits from Harnett County Central Permitting must be obtained in order to validate this permit.

Please be advised that the special use permit is valid for a period of two years from the date of approval. If no action is taken before November 8, 2023, the special use permit will become invalid.

Please contact the Harnett County Planning Department at (910) 893-7525 option 2 with any questions.

Thank You,

Sarah Arbour,
Planner I, Harnett County Development Services

Permit #BRES2111-0039

Attachment Permit

Permit Info Site Info Inspections Reviews

Type	Reviewer	Status	Submitted	Completed	More Info
ENVIRONMENTAL	MARK OSBORNE	APPROVED	11/17/2021	11/30/2021	More Info
MH INTAKE	CP Bucket	DISAPPRO...	11/17/2021	11/17/2021	More Info

Septic Tank inspected
and approved 11/17/2021