



July 11, 2022

**SPECIAL USE
PERMIT APPROVAL**

Charles Borg
100 Kudzu Lane
Angier, NC 27501

RE: SPECIAL USE PERMIT
APPLICATION/PERMIT # BOA2205-0004
PIN # 0599-26-3492.000

To Mr. Charles Borg

On July 11, 2022 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 identified as PIN #0599-26-3492.000. The Board granted the special use permit without any additional conditions added to the regulatory development requirements.

Please continue to work with the Harnett County Central Permitting to obtain all required development permits 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 July 11, 2024, 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

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

July 11, 2022 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on July 11, 2022 the Harnett County Board of Adjustment makes the following findings of fact:

<p>Special Use Permit BOA2205-0004</p>	<p align="center">David & Kathryn M. Surles / Charles Borg. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0599-26-3492.000; 5.67 +/- acres; Grove Township; SR # 2007 (Clayhole Road).</p>	
<p>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:</p>	<p><u>Testimony has verified that the property previously contained two structures similar to what is being proposed. Similar structures are also located within the area.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Smith</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> will <input checked="" type="checkbox"/> will not materially endanger the public health and safety for the following reasons:</p>	<p><u>The property was utilized for the exact use for an extended period of time without any documentation of health or safety issues. No professional evidence has been submitted that would verify any potential hazards associated with this type of use.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Simpkins</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>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:</p>	<p><u>The proposed use is similar in nature to other residential properties in the area. It conforms to the community by way of providing similar housing needs for residents.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Smith</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> will <input type="checkbox"/> will not meet all required conditions and specifications for the following reasons:</p>	<p><u>The proposed use conforms with the guidelines set forth by regulatory documents and will be required to complete a permitting and inspection process to ensure all development guidelines are adhered to.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Sharlow</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>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:</p>	<p><u>Testimony was given that the manufactured home would be installed by a professional company that will verify all guidelines and regulations are adhered to. Proper inspections will ensure all requirements have been met.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Smith</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that special use permit application BOA2205-0004 has met all of the finding of facts in the affirmative and the special use permit be approved.</p>		<p>Motion By: <u>Simpkins</u> Second By: <u>Smith</u> Vote: For <u>5</u> / Against <u>0</u></p>