

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

December 12, 2022 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on December 12, 2022 the Harnett County Board of Adjustment makes the following findings of fact:

<p>Special Use Permit BOA2211-0004</p>	<p align="center">Clyde & Cora Vandergriff / Clayton Homes. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0662-88-7977.000; 1.03 +/- acres; Black River Township; Off NC 210 N (on Mary Mathews 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>The requested use will be replacing a previous structure of similar type and construction that was previously located on this site.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Andrews</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 proposed use will be utilized for residential purposes which is consistent with the current use of the surrounding area.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Pope</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 requested use will be a new manufactured home and no testimony has been provided that would verify this use would injure adjoining property values.</u></p>	<p>Motion By: <u>Simpkins</u> Second By: <u>Pope</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>Prior to final approval, the requested use is required to complete the development review and inspection process to ensure regulatory compliance.</u></p>	<p>Motion By: <u>Pope</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>The requested use is an allowed Special Use within the zoning district in which it is located. The developmental process of permitting, review and inspection will verify all regulatory guidelines are adhered to.</u></p>	<p>Motion By: <u>Sharlow</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that special use permit application BOA2211-0004 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>Pope</u> Vote: For <u>5</u> / Against <u>0</u></p>