



Initial Application Date: 5/22/2023

Application # \_\_\_\_\_

CU# \_\_\_\_\_

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 420 McKinney Pkwy, Lillington, NC 27546 Phone: (910) 893-7525 ext:1 Fax: (910) 893-2793 www.harnett.org/permits

\*\*A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION\*\*

LANDOWNER: JIM YAN Mailing Address: 337 LADY MARIAN CT
City: CARY State: NC Zip: 27518 Contact No: 919 452 4761 Email: JIMJYAN@GMAIL.COM

APPLICANT: JIM YAN Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Contact No: \_\_\_\_\_ Email: \_\_\_\_\_

\*Please fill out applicant information if different than landowner

ADDRESS: 5436 NC 55 W, ANGIER, NC 27501 PIN: 0683-30-8583.000

Zoning: RA-30 Flood: V Watershed: V Deed Book / Page: 3784/326-329

Setbacks - Front: 55' Back: \_\_\_\_\_ Side: 10' Corner: 72'

PROPOSED USE:

SFD: (Size x ) # Bedrooms: # Baths: Basement(w/wo bath): Garage: Deck: Crawl Space: Slab: Monolithic Slab:
TOTAL HTD SQ FT GARAGE SQ FT (Is the bonus room finished? ( ) yes ( ) no w/ a closet? ( ) yes ( ) no (if yes add in with # bedrooms)

Modular: (Size x ) # Bedrooms # Baths Basement (w/wo bath) Garage: Site Built Deck: On Frame Off Frame
TOTAL HTD SQ FT (Is the second floor finished? ( ) yes ( ) no Any other site built additions? ( ) yes ( ) no

Manufactured Home: X SW DW TW (Size 14 x 60) # Bedrooms: 2 Garage: (site built? ) Deck: (site built? )
2/9 8/10/2023

Duplex: (Size x ) No. Buildings: No. Bedrooms Per Unit: TOTAL HTD SQ FT

Home Occupation: # Rooms: Use: Hours of Operation: #Employees:

Addition/Accessory/Other: (Size x ) Use: Closets in addition? ( ) yes ( ) no

TOTAL HTD SQ FT GARAGE

Water Supply: V County Existing Well New Well (# of dwellings using well ) \*Must have operable water before final
(Need to Complete New Well Application at the same time as New Tank)

Sewage Supply: V New Septic Tank Expansion Relocation Existing Septic Tank County Sewer
(Complete Environmental Health Checklist on other side of application if Septic)

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? ( ) yes ( ) no

Does the property contain any easements whether underground or overhead ( ) yes ( ) no

Structures (existing or proposed): Single family dwellings: Manufactured Homes: V Other (specify):

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Signature of Owner or Owner's Agent

Date 5/22/2023

\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\*

\*This application expires 6 months from the initial date if permits have not been issued\*\*

APPLICATION CONTINUES ON BACK

strong roots • new growth



**"This application expires 6 months from the initial date if permits have not been issued"**

**"This application to be filled out when applying for a septic system inspection."**

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

**Environmental Health New Septic System**

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
  - Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
  - Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
  - If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
  - **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- Environmental Health Existing Tank Inspections**
- Follow above instructions for placing flags and card on property.
  - Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (if possible) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
  - **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

**"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"**

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted       Innovative       Conventional       Any  
 Alternative       Other by gravity

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- YES     NO    Does the site contain any Jurisdictional Wetlands? *in the back of land 15 ac away*
- YES     NO    Do you plan to have an irrigation system now or in the future?
- YES     NO    Does or will the building contain any drains? Please explain. \_\_\_\_\_
- YES     NO    Are there any existing wells, springs, waterlines or Wastewater Systems on this property? *County water*
- YES     NO    Is any wastewater going to be generated on the site other than domestic sewage?
- YES     NO    Is the site subject to approval by any other Public Agency?
- YES     NO    Are there any Easements or Right of Ways on this property? *Wetland easement*
- YES     NO    Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

**I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I**

**Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Structures And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.**

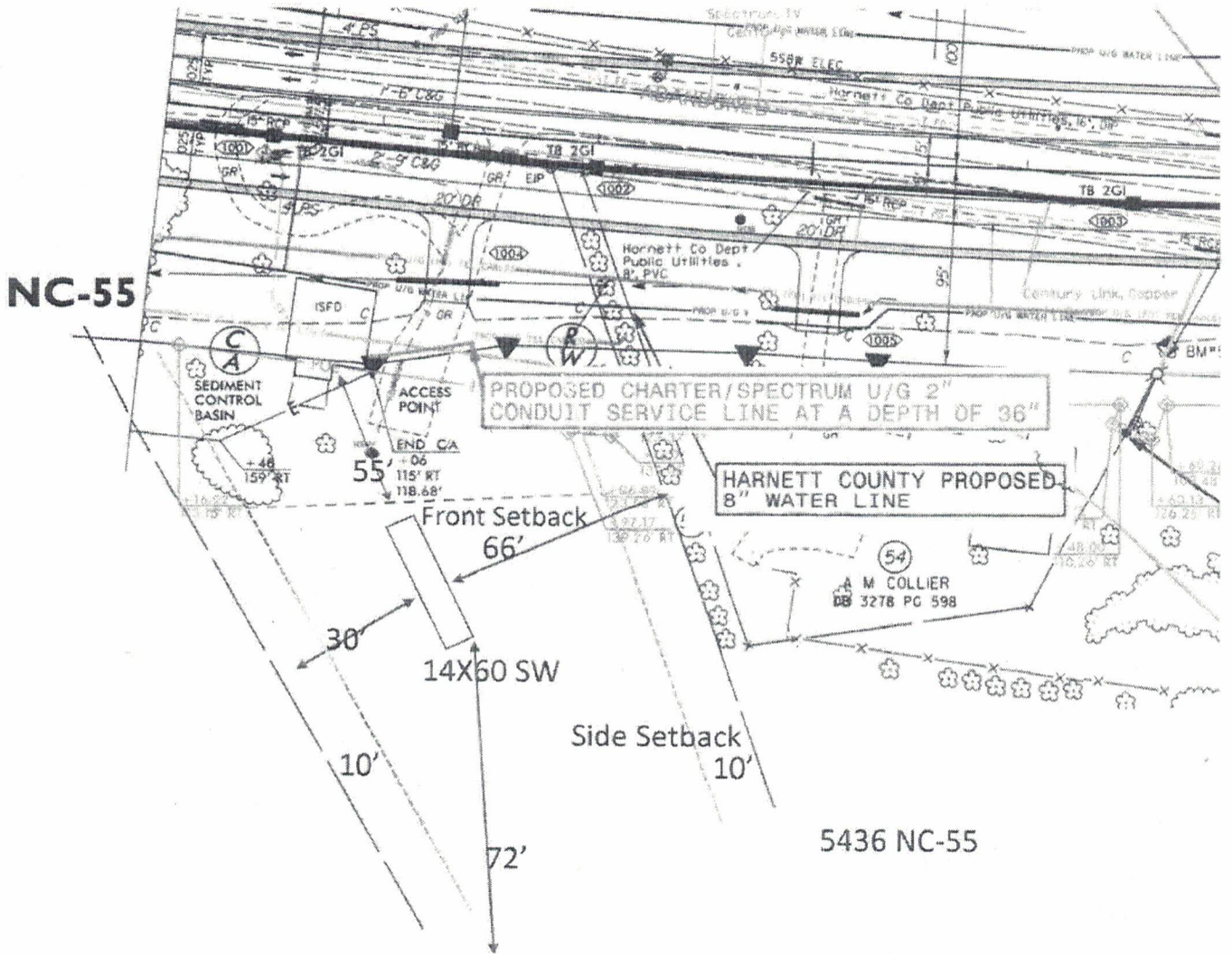
Single-wide Mobile Home Setbacks

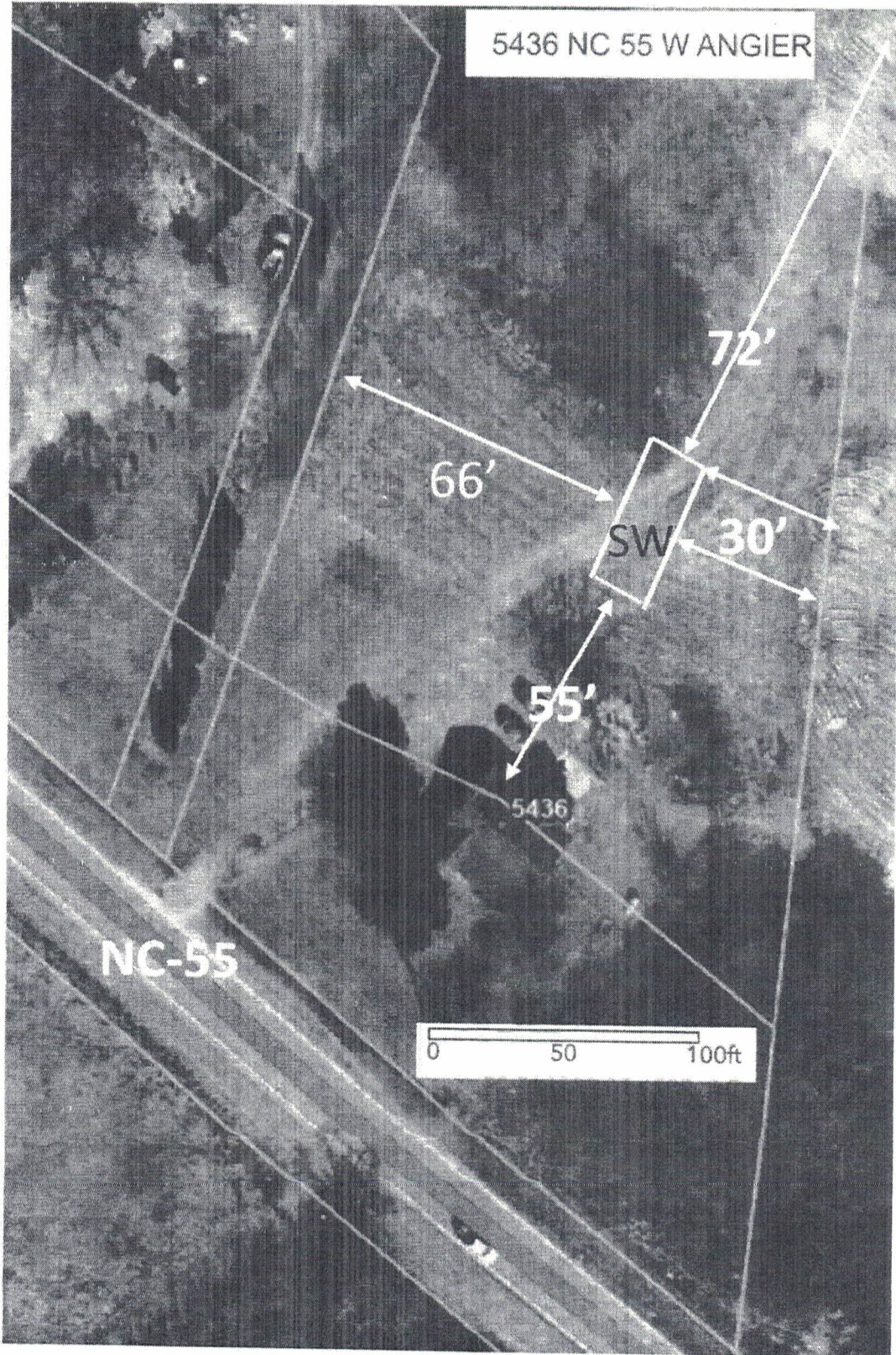
FRONT – 55'

SIDE: 10'

SIDE CORNER -72'

OPEN SPACE – 15.38 Acres





HARNETT COUNTY  
BOARD OF ADJUSTMENTS

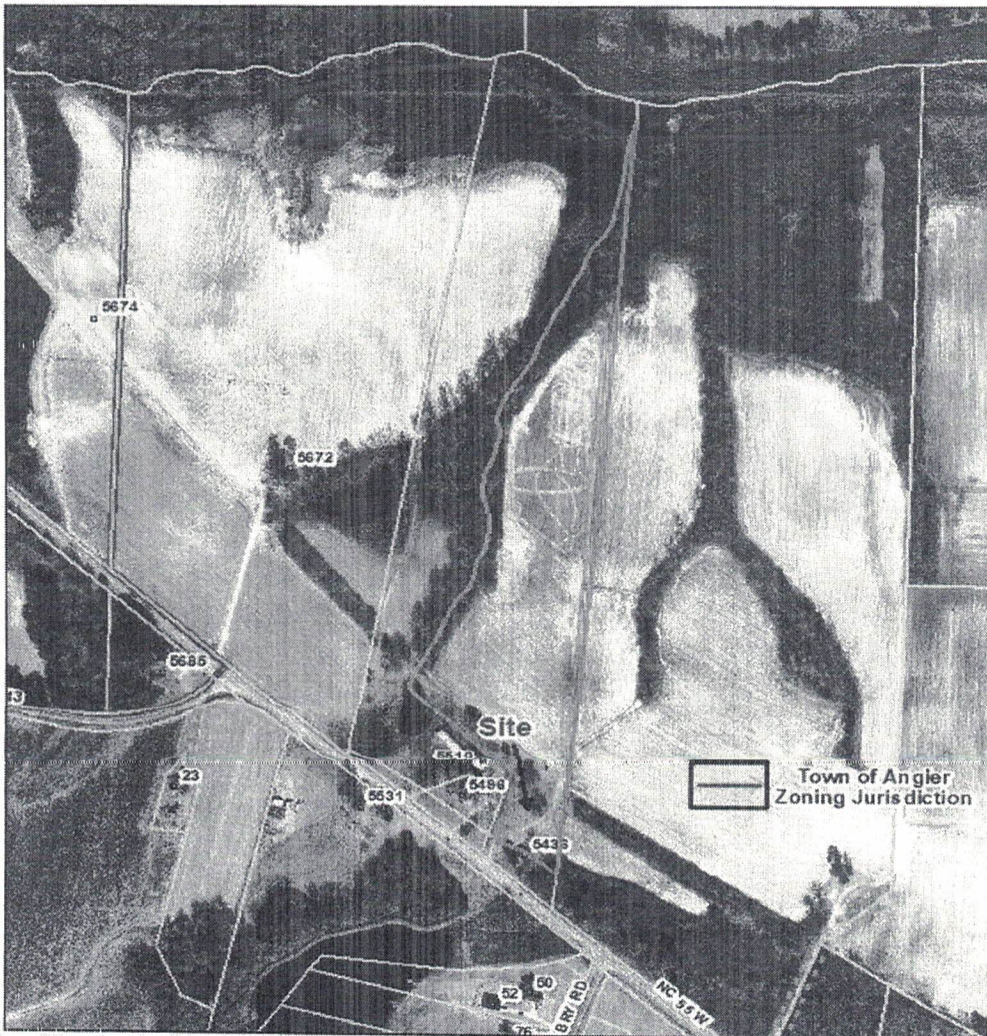
February 13th, 2023

Staff Contact: Sarah Arbour, Planner II  
(910) 814-6414 [sarbour@harnett.org](mailto:sarbour@harnett.org)

CASE NUMBER: BOA2301-0001  
APPLICANT: Jim Yan & Zhao Min  
OWNER: Jim Yan & Zhao Min  
LOCATION: 5436 NC 55 W, Angier, NC 27501  
ZONING: RA-30 & Town of Angier RA-30  
ACREAGE: 15.38

REQUEST: Single-wide Manufactured Home in RA-30

AERIAL: PIN# 0683-30-8583.000



**Directions from Lillington:** Head North on NC 210 N. towards Angier for approx. 6.4 miles. Turn Right onto Tippet Rd. Turn right onto NC 55 E towards Coats. The property is located approximately 1.7 miles on the right.

#### PHYSICAL CHARACTERISTICS

- A. **Site:** There is currently a single family residence located in the front of the property. A majority of the property is land used previously for agricultural purposes. The NCDOT has acquired a portion of the property for future Right of Way for the NC 55 widening project. The site plan submitted by the applicant indicates that the applicant intends to meet the setback requirement from the future ROW.
- B. **Surrounding Land Uses:** Surrounding land uses consist of residential and agricultural uses.
- C. **Utilities:** Water – Public Sewer – Private

#### TRANSPORTATION:

- Annual daily traffic count for NC 55 W is 8400.
- The sight distances at the intersection of the existing driveway and NC 55 are good in both directions.

#### BACKGROUND:

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

#### UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

##### 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.

February 13, 2023

**SPECIAL USE**

**PERMIT APPROVAL**

Jim Yan & Zhao Min  
337 Lady Marian Ct.  
Cary, NC 27518

RE: SPECIAL USE PERMIT  
APPLICATION/PERMIT # BOA2301-0001  
PIN # 0683-30-8583.000

Jim Yan & Zhao Min,

On February 13, 2023, the Harnett County Board of Adjustment approved a residential special use permit for single section manufactured home in the RA-30 zoning district for the property PIN# 0683-30-8583.000.

Please work with Harnett County Central Permitting to obtain all required development permits to validate this permit. Harnett County Central Permitting may be reached at (910) 893-7525 opt. 1 for any questions.

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 February 13, 2025, 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 II, Harnett County Development Services

*centralpermitting@harnett.org*

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PO Box 65 | 108 E. Front St. | Lillington, NC 27546 | 910-893-7525 | [www.harnett.org](http://www.harnett.org)

HARNETT COUNTY TAX ID #  
040682 0304

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2020 Feb 19 01:25 PM NC Rev Stamp: \$ 560.00  
Book: 3784 Page: 326 - 329 Fee: \$ 26.00  
Instrument Number: 2020002598

02-19-2020 BY: SB

Excise Tax \$560.00

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## NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **04.0682.0304**  
Prepared by: GOLD LAW, P.A.  
Yorktown Office Condominiums  
140 Mine Lake Court  
Suite #100  
Raleigh, NC 27615  
Return to: Grantee

Brief description for the Index

**16 AC E M Currin Land**

*Property address is known as:* **5436 NC 55 W, Angier, NC 27501**

THIS DEED made this 19 day of February, 2020 by and between

GRANTOR	GRANTEE
<b>Phyllis Peyton Collier-Kerr and spouse, William Duncan Kerr and Beverly Collier, Unmarried 5436 NC 55 W Angier NC 27501</b>	<b>Jim Yan and spouse, Zhao Min  337 Lady Marian Ct., Cary, NC 27518</b>

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 HARNETT County, North Carolina and more particularly described as follows:

**Exhibit A**

*Property address is known as:* **5436 NC 55 W, Angier, NC 27501**

THE PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

Submitted electronically by "Gold Law PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.



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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 2768 Page 34 Harnett County Register of Deeds, North Carolina.**

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

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Phyllis Peyton Collier Kerr  
**Phyllis Peyton Collier-Kerr**

By: William Duncan Kerr  
**William Duncan Kerr**

By: Beverly Collier  
**Beverly Collier**

SEE NOTARY NEXT PAGE