

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

May 13, 2024 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on May 13, 2024 the Harnett County Board of Adjustment makes the following findings of fact:

Special Use Permit BOA2404-0001	Joseph Patrick Pike. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 0518-91-6560.000; .81 acres; Upper Little River Township; NC Hwy 27 W.		
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>Testimony has verified that the area contains other residential structures similar in nature to the requested use.</u>	Motion By: <u>Pope</u> Second By: <u>Sharlow</u> Vote: For <u>5</u> / Against <u>0</u>	
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>The property has been cleared of all materials that would pose a hazard and will be utilized to provide a new structure for residential use.</u>	Motion By: <u>Sharlow</u> Second By: <u>Massey</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 requested use will improve the property value due to the placement of a new manufactured structure. The property will remain residential in nature in an area that is predominately utilized for residential and agricultural uses.</u>	Motion By: <u>Sharlow</u> Second By: <u>Andrews</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 requested use will be required to obtain all permits, reviews and inspections that will verify that all conditions and specifications for this proposed use will be adhered to.</u>	Motion By: <u>Massey</u> Second By: <u>Pope</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 compliant with the current comprehensive land use plan goals and strategies for rural residential areas and is an allowed special use as specified in the Harnett County Unified Development Ordinance.</u>	Motion By: <u>Sharlow</u> Second By: <u>Massey</u> Vote: For <u>5</u> / Against <u>0</u>	
I move that special use permit application BOA2404-0001 has met all of the finding of facts in the affirmative and the special use permit be approved.		Motion By: <u>Massey</u> Second By: <u>Sharlow</u> Vote: For <u>5</u> / Against <u>0</u>	