



June 12, 2024

SPECIAL USE

PERMIT APPROVAL

Porchwell Group LLC
ATTN: Emily Powell
4725 Radcliff Rd.
Raleigh, NC 27609

RE: SPECIAL USE PERMIT
APPLICATION/PERMIT # BOA2405-0002
PIN # 1528-35-1048.000

To: Porchwell Group LLC
ATTN: Emily Powell

On June 10, 2024, the Harnett County Board of Adjustment approved a residential special use permit for a Double-wide Manufactured Home in the RA-30 zoning district located on the property identified as PIN #1528-35-1048.000. The Board granted the special use permit without any additional conditions added to the regulatory development requirements.

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 June 10, 2026, 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,

Emma Harris
Planner I, Harnett County Development Services

HARNETT COUNTY BOARD OF ADJUSTMENT

Harnett County Development Services
420 McKinney Parkway
Lillington, NC 27546

June 10, 2024 at 6:00 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on June 10, 2024 the Harnett County Board of Adjustment makes the following findings of fact:

<p>Special Use Permit BOA2405-0002</p>	<p>Porchwell Group, LLC / Emily Powell. A Doublewide Manufactured Home in an RA-30 Zoning District; Pin # 1528-35-1048.000; 1.04 acres; Averasboro Township; SR # 1711 (Brinkley 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 surrounding area contains residential structures similar in nature to the proposed dwelling. This will be a new home placed on the property in a manner that is consistent with current guidelines.</u></p>	<p>Motion By: <u>Massey</u> Second By: <u>Summers</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 dwelling will be a new home installed on the property that meets all HUD codes and guidelines for residential occupancy.</u></p>	<p>Motion By: <u>Summers</u> Second By: <u>Massey</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 home will be set-up in a manner that will be similar to other homes in the area and bring an increased value to a currently vacant parcel of land.</u></p>	<p>Motion By: <u>Pope</u> Second By: <u>Summers</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 structure will be required to adhere to all standard permitting and inspections per the Harnett County regulations prior to the issuance of a certificate of occupancy.</u></p>	<p>Motion By: <u>Andrews</u> Second By: <u>Massey</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>This requested use is an allowed special use for the current zoning district and it is compliant with the current growth plan adopted by Harnett County.</u></p>	<p>Motion By: <u>Andrews</u> Second By: <u>Pope</u> Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that special use permit application BOA2405-0002 has met all of the finding of facts in the affirmative and the special use permit be approved.</p>		<p>Motion By: <u>Massey</u> Second By: <u>Andrews</u> Vote: For <u>5</u> / Against <u>0</u></p>