



15.E.30650

Planning Department

www.harnett.org

PO Box 65
108 E. Front St.
Lillington, NC 27546

Ph: 910-893-7525
Fax: 910-814-6459

August 29, 2014

Kenneth Lockamy
2950 Strickland Bridge Rd
Fayetteville, NC 28306

RE: BA-CU-17-14 Private Club
PIN #0534-28-9229

To whom it may concern:

On August 11, 2014, the Harnett County Board of Adjustment approved a conditional use permit for the above referenced request with the following conditions:

- Hours of operation – Fri:8Am-11PM/Sat:8AM-11PM/Sun:12PM-7PM
- No parking along roadways in right of ways

Please be aware that a conditional use permit is valid for a period of one year from the date of approval. If no further action is taken before that period expires, the conditional use permit will become invalid. The next step will be to complete a land use application with Harnett County Central Permitting and submit it with a site plan.

With further questions or concerns, the Harnett County Planning Department can be reached at (910)893-7525, option 4.

Thank you,

Matt Talbott
Planner I

8/11/2014

ow- Linda Nobile Privat Club
cup- Kenneth Lorkamy

(JS)

HARNETT COUNTY PLANNING DEPARTMENT
COMPLAINT RECORD

DATE OF COMPLAINT 6/10/15 TIME 10:10 AM

COMPLAINT MADE BY FM Dept PHONE —

NATURE OF COMPLAINT possible illegal business

-was once an auto repair shop, now maybe a motorcycle club

LOCATION & DIRECTIONS 3389 Bethel Baptist Rd

*@ corner of Bethel Baptist & Elliot Bridge

* 0534-78-9229

DATE OF SITE VISIT 6/19/15 BY A. Duggan

CONDITIONS/VIOLATIONS ON SITE gates closed, no entry & limited visibility but appeared to be vacant. 6/22/15 spoke to the owner & left a message w/ the applicant.

ACTION TAKEN _____

DATE OF SECOND SITE VISIT _____ BY _____

CONDITIONS/VIOLATIONS ON SITE _____

ACTION TAKEN _____

RESULTS/COMMENTS _____



Non-Residential Conditional Use Permit

Planning Department
108 E. Front Street
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Fax: (910) 893-2793

Total Fee: \$250.00
Receipt: _____
Permit: 14-255
Date: _____
Case #: _____

Applicant Information

Owner of Record:

Name: Linda Natale
Address: PO Box 1564
City/State/Zip: Shelton NC 28459
E-mail: _____
Phone: 910-880-0705

Applicant:

Name: Kenneth Lockamy
Address: 2950 Strickland Bridge Rd
City/State/Zip: Fayetteville NC 28306
E-mail: _____
Phone: 910-322-4647

Property Description

PIN(s): 0534-78-9229.006 Acreage: 1 acres
Address/SR No.: 6584 Elliott Bridge Rd
Directions from Lillington: South on Hwy 210. Turn Left on Elliott Bridge Rd
Property at corner of Elliott Bridge & Bethel Baptist
Deed Book: 01848 Page: 0662 Plat Book: _____ Page: _____
Zoning District: _____ Township: Anderson Creek
Flood Plain & Panel: _____ Watershed Dist: _____
Water: Public (Harnett County) Private (Well) Sewer: Public (Harnett County) Private (Septic Tank)

Requested Use:

Conditional Use for Private Club

Required Information: (Applications will not be accepted without this information)

1. Is an Erosion and Sedimentation Control Plan required? No Yes
If yes, is one on file? No Yes (Please attach a copy to your application)
2. It is recommended that all non-residential developments have preliminary discussions with NC DOT concerning driveways and other traffic issues for each project. Has this been done? No Yes
Date of Meeting: _____ NCDOT Contact: _____
3. Is a Driveway Permit required? No Yes Existing Driveway
If yes, is one on file? No Yes (Please attach a copy to your application)
4. Have you contacted applicable local, state, and federal agencies regarding building, fire, and other possible code compliance issues? No Yes

Written Statement

** Applicant is required to answer the following questions under oath at the Board of Adjustment Meeting - Please print answers **

Public Convenience & Welfare

1. Why are you requesting this use? Building was built as a garage/shop. Property presently zoned Residential use of the building will be for Private Club/Charitable Organization Iron Order MC.
2. How will this use benefit the citizens of Harnett County? Charitable Organization whose mission is to raise money for worthy causes including local churches, community centers, disease research, veterans causes and more.

On-site & Surrounding Land Uses

3. How will the use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail **why and how** it will or will not affect the surrounding areas? Adjacent property is farm land - NO affect. Adjacent property Convenience Store - Increase Revenue from merchandise purchases. Single Residence across Bethel Baptist - Minimal traffic to and from property.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. Gravel Drive 21-Foot
5. Describe the drainage of this property. Ditch boundary
6. How is your trash and garbage going to get to the landfill? Contract Service

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. Minimal traffic on ~~State~~ Bethel Baptist Rd. Moderate traffic on Elliott Bridge Rd. Both roads are directly adjacent to property.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 96 ft to intersection at Elliott Bridge Rd

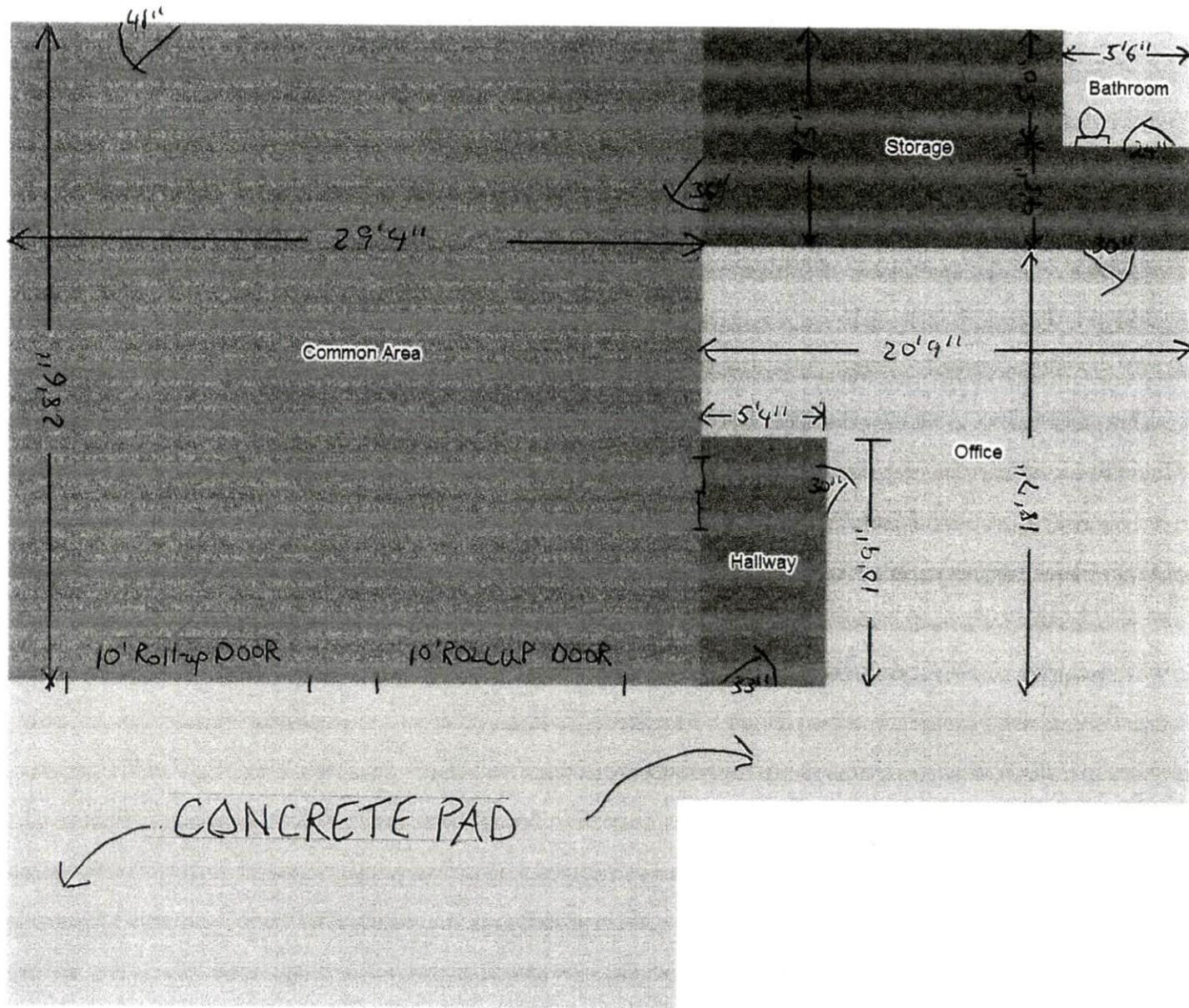
General

9. How many employees will this development employ? 0 - Volunteers/Member Organization
10. What is the estimated investment of the development? \$2000
11. What experience do you have in the proposed field? Vice President of Local Chapter

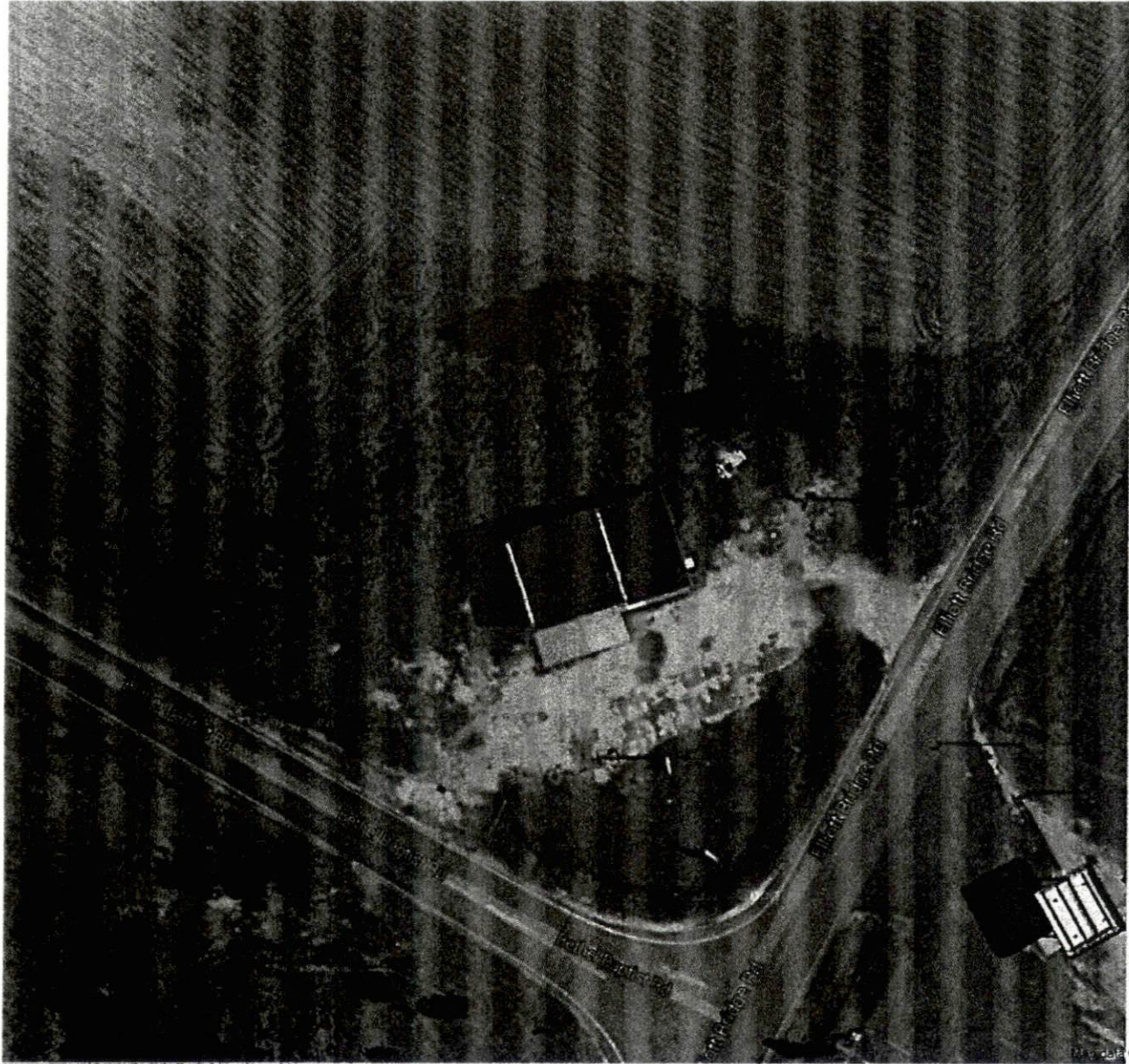
Conditions

12. State any conditions that you would be willing to consider as part of the approved Conditional Use Permit. _____

13. Additional comments the Board should consider in reviewing your application: Iron Order MC is a motorcycle club registered with the State of North Carolina as a Non-Profit Charitable Org. This is a law abiding club whose mission is to provide assistance to worthwhile charities. All club members must pass a criminal background check. Club members come from all walks of life including private citizens, military, police, fire personnel, etc.



To see all the details that are visible on the screen, use the "Print" link next to the map.



Shane Tu
Brian Env. Health →
Planning - minutes Matt
Building DRB
CP →
Fire Marshal -

Chris Toler
(910) 984-6298

Kenny Lockamy
(910) 322-4647

Ken - change of use, repair garage to assembly use
under 25 occupancy (will need building code summary
1- unisex bathroom } floor plan - design professional best
over 50 need panic hardware } option

DRB meeting

(\$50 site plan + 10 site plans)

→ Application online
DRB

Call env health & ask for Brian
abt what's needed for Septic Tank

~~was~~ wednesday to go to July 15th meeting
maybe Friday

10/20/14 Per Jay

up to - Finishing site plan & installing parking & buffering

IONC - Commercial Site Plan
15-15-30050