

**Harnett**  
**COUNTY**  
NORTH CAROLINA

Planning Department

[www.harnett.org](http://www.harnett.org)

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

Donald & Nadine Avery  
PO Box 643  
Angier, NC 27501

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

July 10, 2007

RE: Single-wide manufactured home in RA-30 zoning district  
BA-CU-18-07

To Whom It May Concern:

This is to inform you that on July 9, 2007 the Harnett County Board of Adjustment approved a conditional use permit for the above referenced request.

The following conditions **must** be met for approval:

- The home must have an A-frame, shingled roof
- Brick foundation
- Horizontal siding
- Towing device to be removed or landscaped
- There is a 1 year time limit to complete additional construction on the home

*Must Be Completed Before Final + CO.*

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.

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

Thanks,

Samantha Ficzkow  
Planner I

MINUTES  
HARNETT COUNTY BOARD OF ADJUSTMENT  
County Administration Building  
102 East Front Street, Lillington, NC  
July 9, 2007 at 7:00 PM

PUBLIC HEARING

BOARD MEMBERS PRESENT: Thomas S. Taylor, Chairman; Scott Tripp, Vice Chairman; Curtis Bullion, LeAnn Blackmon and Jason Lemons. Alternate members Jack Canady and Donald Harrop observed the meeting. PLANNING STAFF PRESENT: Joseph Jeffries, Director of Planning Services; Mark Locklear, Manager of Planning Services; Samantha Ficzkko, Planner I and Teresa Byrd, Planning Technician & Recording Secretary.

Curtis Bullion gave the invocation.

All applicants and witnesses were sworn in.

**Conditional Use**

1. BA-CU-18-07. Avery, Donald and Nadine. A singlewide manufactured home in a RA-30 Zoning District. Upper Little River Township, SR 1253 (Holder Road). Samantha Ficzkko gave the site analysis and Donald Lee Avery represented the application. Thomas Taylor asked if adding on to the mobile home could be done and Samantha Ficzkko stated yes. Thomas Taylor asked if he could enter the application into the record and Donald Avery stated yes. Thomas Taylor asked if it would impact the neighborhood and Donald Avery stated no. Thomas Taylor asked if he had any additional information and Donald Avery stated no. Scott Tripp asked if it was a 1995 model and Donald Avery stated yes. Scott Tripp asked wouldn't it be cheaper to buy a new home than do the work on the mobile home and Donald Avery stated he would do it himself. Scott Tripp asked if there were conditions placed such as a pitched roof, shingled roof, horizontal siding would he be able to do that and Donald Avery stated yes. Curtis Bullion stated it look like they had done a lot of planning to increase the value and Donald Avery stated yes. Thomas Taylor asked where the home was located now and Donald Avery stated on Spence Road. Thomas Taylor asked if he was currently living in it and Donald Avery stated yes.

Ray Stanley came forth in favor to the application. Mr. Stanley stated that his mother was the largest property owner on this road and it was family land. Mr. Stanley stated that he and Nadine grew up on this land which was a farm and there were thirty two residences on this road and they could go and eat supper with anyone of them. Mr. Stanley stated there was another singlewide on this road and one more would not hurt. Mr. Stanley stated his mother was seventy eight years old and did not mind Nadine putting her home there, because she was family and they wanted her out there.

Rhonda Layton came forth in favor to the application and stated that her land joined this property and she agreed to it. There was no opposition.

Chairman Thomas Taylor closed the public hearing and there were no board discussions.

The checklist was completed and Chairman Thomas Taylor stated that the application was granted with the conditions that the home have a pitched shingled roof, brick foundation, horizontal siding, towing device removed or landscaped and they have one year to complete construction.

2. BA-CU-19-07. Peterson Properties / Peterson, Michael. A Mobile Home Park in an RA-20M Zoning District. Hectors Creek Township, Hwy 401 N. Samantha Ficzkowski gave the site analysis and Jack Shipley, Attorney for Peterson Properties represented the application. Chairman Thomas Taylor asked if the application could be entered into the record and Jack Shipley stated yes. Jack Shipley stated that he was there on behalf of Peterson Properties and that Peterson Properties had dropped the ball on the process. Jack Shipley stated that Peterson Properties takes full responsibility for their actions. Jack Shipley stated that Michael Peterson, the son took over responsibility of the park from his father last year. Jack Shipley stated they are attempting to get a conditional use permit to continue operation of the park. Jack Shipley stated that Mr. Peterson was trying to remedy the parts for the reason the park failed inspection and they are attempting to remedy the failing septic systems and bring up to current code and Mr. Peterson is willing to do that. Jack Shipley stated they have no problem paying any fees, back fees or any conditions that the board might impose. Jack Shipley stated he just could not explain what has happened in the past. Chairman Thomas Taylor asked to let the record show the letter from Hal Owens and Associates and there are two maps from Lambert Surveying. Chairman Thomas Taylor asked how will it benefit the citizens of Harnett County and Jack Shipley stated that there were seven mobile homes owned by residents of the park and their were families with children in this park that would be drastically affected. Chairman Thomas Taylor asked how it would impact the surrounding properties and Jack Shipley stated that the park had been there for multiple years and the area would not be affected. Chairman Thomas Taylor asked if the proposed Kipling Mobile Home Park would have nineteen residents and Jack Shipley stated yes. Scott Tripp stated that looking over the evidence that the County had bent over backwards with numerous contacts and were ignored and Jack Shipley stated that personally he had not been involved but Mr. Peterson has been nothing but cooperative. Mr. Shipley stated that he had no excuse or explanation but when he came on board that Mr. Peterson had been cooperative and that he would be seeing it until the end. Scott Tripp stated that the ball had been dropped and those six years was a stretch and Jack Shipley stated yes. Scott Tripp asked if it was ready for inspection and stated it did not look like it was and he thought it was unsafe. Jack Shipley stated that according to Mr. Peterson there are no inhabitable homes, all disabled vehicles removed and the yards are maintained. Scott Tripp asked about garbage collection and there needed to be a centralized garbage container and Jack Shipley

**HARNETT COUNTY BOARD OF ADJUSTMENT**

County Administration Building  
102 East Front Street, Lillington, NC

July 9, 2007 at 7:00 P.M.

**FINDINGS OF THE BOARD OF ADJUSTMENT**

Having heard the evidence in the following cases at their regular meeting on July 9, 2007 the Harnett County Board of Adjustment makes the following findings of fact:

Conditional Use

1. BA-CU-18-07. Avery, Donald and Nadine. A singlewide manufactured home in a RA-30 Zoning District. Upper Little River Township, SR 1253 (Holder Road).

1. The requested use will will not impair the integrity or character of the surrounding area for the following reasons: No opinion, Advising SO property owners in favor, like structure or road.
2. The requested use will will not be detrimental to the public health, morals, or welfare for the following reasons: Applicant will make SO changes to home, that will be more pleasing.
3. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have have not been made or are being provided for the following reasons: Applicant status in Application. Private waste, drainage will be adequate.
4. Adequate measures have / have not been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets for the following reasons: Will have 1245 ft Drive & traffic will be light.
5. The conditional use shall shall not, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Adjustment for the following reasons:  
Ordinance Allius

**Conditions to Consider:**

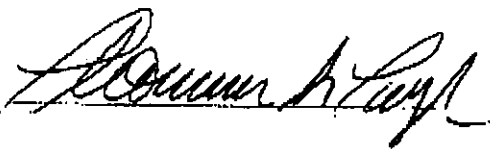
- Approved. 5-0
1. A framed Shingled Roof
  2. Brick Foundation
  3. Horizontal Siding
  4. Towing Device removed on landscape
  5. 1 year time limit to complete construction.

2. BA-CU-19-07. Peterson Properties / Peterson, Michael. A Mobile Home Park in an RA-20M Zoning District. Hebers Creek Township, Hwy 401 N.

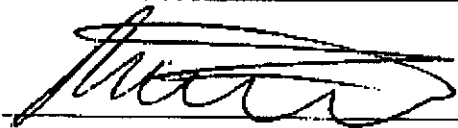
1. The requested use **will / will not** impair the integrity or character of the surrounding area for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
2. The requested use **will / will not** be detrimental to the public health, morals, or welfare for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
3. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities **have / have not** been made or are being provided for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
4. Adequate measures **have / have not** been or **will be** taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
5. The conditional use **shall / shall not**, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Adjustment for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Conditions to Consider:**

\_\_\_\_\_  
SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Thomas S. Taylor, Chairman  
Scott Tripp, Vice Chairman



Mark Locklear, Manager of Planning Services

7.9.07  
Date