

Initial Application Date: 3/22/10

Application # 1050024163

CU 05-10

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: JANE MCRAE Mailing Address: 5351 LEITHA LANE

City: DUNN State: NC Zip: 28374 Home #: _____ Contact #: _____

APPLICANT: Jane McRae Mailing Address: _____

City: _____ State: _____ Zip: _____ Home #: _____ Contact #: _____

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Jane McRae Phone #: _____

PROPERTY LOCATION: Subdivision w/phase or section: R A McLamb Lot #: 2 Lot Acreage: 4.86 AC

State Road #: 2033 State Road Name: Sanderfer Rd Map Book&Page: 2003/1235

Parcel: 12 0556 0205 05 PIN: 0557-60-7040.000

Zoning: R30 Flood Zone: N/A Watershed: N Deed Book&Page: 1914, 868 PE Premise #: South River

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:

Take 401 S To Hobbs Penberk ^{cross} make a Right Go To stop sign make a Right on ~~the~~ Go To Sanderfer about 1/4 mile in The Curve Turn Left Go about a Mile Lot is on The Right

PROPOSED USE: *Homes with Progress Energy as service provider need to supply premise number from Progress Energy Circle:

SFD (Size ___ x ___) # Bedrooms ___ # Baths ___ Basement (w/wo bath) ___ Garage ___ Deck ___ Crawl Space / Slab
(Is the bonus room finished? ___ w/ a closet ___ if so add in with # bedrooms)

Mod (Size ___ x ___) # Bedrooms ___ # Baths ___ Basement (w/wo bath) ___ Garage ___ Site Built Deck ___ ON Frame / OFF
(Is the second floor finished? ___ Any other site built additions? ___)

Manufactured Home: SW ___ TW (Size 14 60) # Bedrooms 2 Garage N/A (site built? ___) Deck (2) (site built?) 6x8

Duplex (Size ___ x ___) No. Buildings ___ No. Bedrooms/Unit ___

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

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

Water Supply: County New Well Existing Well (No. dwellings ___) MUST have operable water before final

Sewage Supply: New Septic Tank (Complete **New Tank Checklist**) Existing Septic Tank County Sewer

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES NO

Structures (existing or proposed): Single family dwellings ___ Manufactured Homes Proposed Other (specify) (2) Proposed

Required Residential Property Line Setbacks: Comments: Submit DRCS

Front Minimum 35 Actual 500+

Rear 25 1498

Closest Side 10 15

Sidestreet/corner lot _____

Nearest Building on same lot _____

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.

Jane McRae

Signature of Owner or Owner's Agent

2-27-10

Date

This application expires 6 months from the initial date if no permits have been issued

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

Please use Blue or Black Ink ONLY

1

NAME: Jane McKee

APPLICATION #: 24163

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)

910-893-7525 option 1

CONFIRMATION # 107874

Environmental Health New Septic System Code 800

- 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.**
- **Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)**
- After preparing proposed site call the voice permitting system at 910-893-7525 option 1 to schedule and use code 800 (after selecting notification permit if multiple permits exist) for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections Code 800

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7525 option 1 & select notification permit if multiple permits, then use code 800 for Environmental Health inspection. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

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 _____

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?
- {} 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?
- {} 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?
- {} 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 Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Jane McKee
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

2-27-10
DATE

Conditional Use Certification

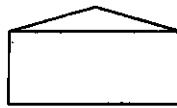
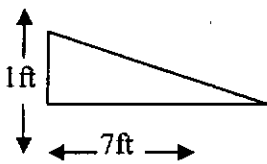
I, Jane McRae, understand that because I have obtained a Conditional
(Print Name)

Use Permit from the Harnett County Board of Adjustment for the use of a SWMH
located in a RA 30 Zoning District, I am required to meet the following Special
Conditions before a final Certificate of Occupancy will be issued for the home/business.

Conditions: No extra conditions, but meet ordinance requirements

***Note:** If you have obtained a Conditional Use Permit for a manufactured home and are required to meet any of the following conditions (**Pitched Roof, Masonry Foundation, Underpinning, Removal or Landscaping of the Towing Apparatus**) then please be aware of the minimum standards below.

Pitched Roof: The home must have a pitched roof, for a manufactured home, whether A-shaped or rounded, which has a minimum rise of twelve (12) inches for every seven (7) feet of width. (See diagram)



A-Shaped



Rounded

Note: Most Rounded Roofs will not meet this requirement!

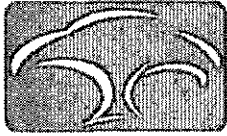
Masonry Foundation: The home must be underpinned, the underpinning must be installed in good workmanship-like manner along the entire base of a manufactured home, except for ventilation and crawl space requirements, and consisting of the following: brick, cinder block, or stone masonry.

Standard Underpinning: The home must be underpinned, the underpinning must be installed in good workmanship-like manner along the entire base of a manufactured home, except for ventilation and crawl space requirements, and consisting of the following: metal with a baked-on finish of uniform color; a uniform design and color vinyl; or brick, cinder block, and stone masonry as well as artificial stone masonry.

Towing Device: The homes moving apparatus must be removed, underpinned or landscaped.

JANE McRAE 2-27-2010
Signature of Property Owner Date

* See BOA Attached



Harnett
C O U N T Y
NORTH CAROLINA

Planning Department

www.harnett.org

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

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

March 10, 2010

Jane McRae
Mary Williams
5551 Leitha Lane
Dunn, NC 28334

RE: BA-CU-05-10 Singlewide Manufactured Home
Pin # 0557-60-7040.000

Dear Ms. McRae & Ms. Williams:

On February 8, 2010 the Harnett County Board of Adjustment approved a conditional use permit for the above referenced request with no extra conditions.

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 and begin the site plan review process with Harnett County Central Permitting.

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

Thank you,

Teresa Byrd
Planning Tech

HARNETT COUNTY BOARD OF ADJUSTMENT

County Administration Building
102 East Front Street, Lillington, NC
February 8, 2010 at 6:30 P.M.

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following cases at their regular meeting on February 8, 2010 the Harnett County Board of Adjustment makes the following findings of fact:

Conditional Use

1. BA-CU-05-10. McRae, Jane. A Singlewide Manufactured Home in an RA-30 Zoning District; Pin # 0557-60-7040.000; Stewart's Creek Township; SR 2033 (Sanderfer Road).

1. The requested use will will not impair the integrity or character of the surrounding area for the following reasons: These are similar dwellings of this sort in this area, & will fit nicely. 5-0
2. The requested use will / will not be detrimental to the public health, morals, or welfare for the following reasons: The intended use of a single family dwelling, similar uses in the neighborhood. 5-0
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: The application mentions proper disposal of trash, & proper permits will have to be obtained. 5-0
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: The applicant will install a new driveway area w/ very little traffic, use will not generate back traffic. 5-0
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: This is a permitted use as residential structure & will adhere to all proper permitting. 5-0

Conditions to Consider:

088
De Tarque removed No extra conditions,

PASSED!

Section 11.0 Use & Structure Regulations

11.3 Use Regulations

Manufactured Homes

RA-20M & RA-20R Zoning Districts

All requirements or conditions must be met before a final Certificate of Occupancy (CO) will be issued for the home.

- A. The structure must have a pitched roof that is covered with material commonly used in standard residential roofing construction. Said material must be installed properly and be consistent in appearance.
- B. The structure must 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.
- C. The tongue or towing device must be removed or landscaped.

UNRECORDED



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2004 APR 07 04:29:05 PM
BK: 1914 PG: 868-870 FEE: \$17.00
NC REV STAMP: \$35.00
INSTRUMENT # 2004006357

12-0556-0205-05
4-9-04 08:51:06

Excise Tax \$35.00 Recording Time, Book and Page
Tax Lot No. Parcel Identifier No Out of PIN 12-0556-0205-05
Verified by County on the day of
by

Mail after recording to J. Michael McLeod, Atty.
McLEOD & HARRIS
PO Box 943, Dunn, NC 28335

This instrument was prepared by J. Michael McLeod

Brief Description for the Index Lot #2, Containing 4.86 Acres, Sanderfer Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this March 24, 2004, by and between

GRANTOR	GRANTEE
R.A. MCLAMB AND WIFE, HAZEL P. MCLAMB; AND JOE MCLAMB, III	JANE MCRAE; and MARY E WILLIAMS
249 Bailey's Crossroads Road Benson, NC 27504	5551 Leith Lane Drive Dunn, NC 28334
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.	

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 the City of n/a, Stewart's Creek Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot #2, containing 4.86 acres, more or less, as shown on that map entitled, "Map for R.A. McLamb and Joe McLamb, III," dated November 11, 2003, and recorded in Map #2003-1235, Harnett County Registry.

The property herein above described was acquired by Grantors by deed recorded in Book 1804, Page 624, Harnett County Registry.

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.

Title to the property herein above described is subject to the following exceptions:

- a) Easements, roadways, and rights-of-way of record.
- b) Easements visible by an inspection of the premises.

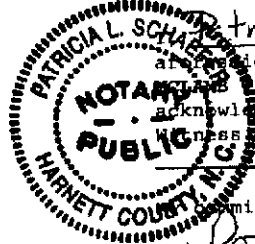
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name) R.A. MCLAMB (SEAL)

By: _____ Hazel P. MCLAMB (SEAL)
 _____ President HAZEL P. MCLAMB

ATTEST: _____ Joe MCLAMB, III (SEAL)
 _____ (SEAL)
 _____ Secretary (Corporate Seal)

SEAL-STAMP NORTH CAROLINA, Harnett County.



Patricia L. Schaefer, a Notary Public of the County and State aforesaid, certify that R.A. MCLAMB AND WIFE, HAZEL P. MCLAMB, AND JOE MCLAMB, III, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6 day of April, 2004.

My commission expires: 3-04-05
Patricia L. Schaefer Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, _____ a Notary Public of the County and State aforesaid, do hereby certify that _____ personally came before me this day and acknowledged that _____ he is _____ of _____ and acknowledged, on behalf of _____ the due execution of the foregoing instrument.

 Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 04/07/2004 04:29:05 PM

Book: RE 1914 Page: 868-870

Document No.: 2004006357

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$35.00

Recorder: ELMIRA MCLEAN

State of North Carolina, County of Harnett

The foregoing certificate of PATRICIA L. SCHAEFER Notary is certified to be correct. This 7TH of April 2004

KIMBERLY S. HARGROVE, REGISTER OF DEEDS

By: Elmira McLean
Deputy/Assistant Register of Deeds

DO NOT DISCARD



2004006357

UNOFFICIAL COPY SUBMITTED