



**Harnett**  
C O U N T Y  
NORTH CAROLINA

Planning Department

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

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

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

May 15, 2018

Laura Dixon  
100 Overby Court  
Fuquay-Varina, NC 27526

RE: BA-CU-12-18 Conditional Use Permit  
PIN 0630-99-8307.000

To Whom It May Concern:

On May 14, 2018, the Harnett County Board of Adjustment approved a conditional use permit for a 'Manufactured Home' to be placed on an individual parcel of land, identified as PIN 0630-99-8307.000, within the RA-30 zoning district with no 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. This conditional use permit may be revoked by the Board of Adjustment if the permit holder does not strictly adhere to the conditions of approval.

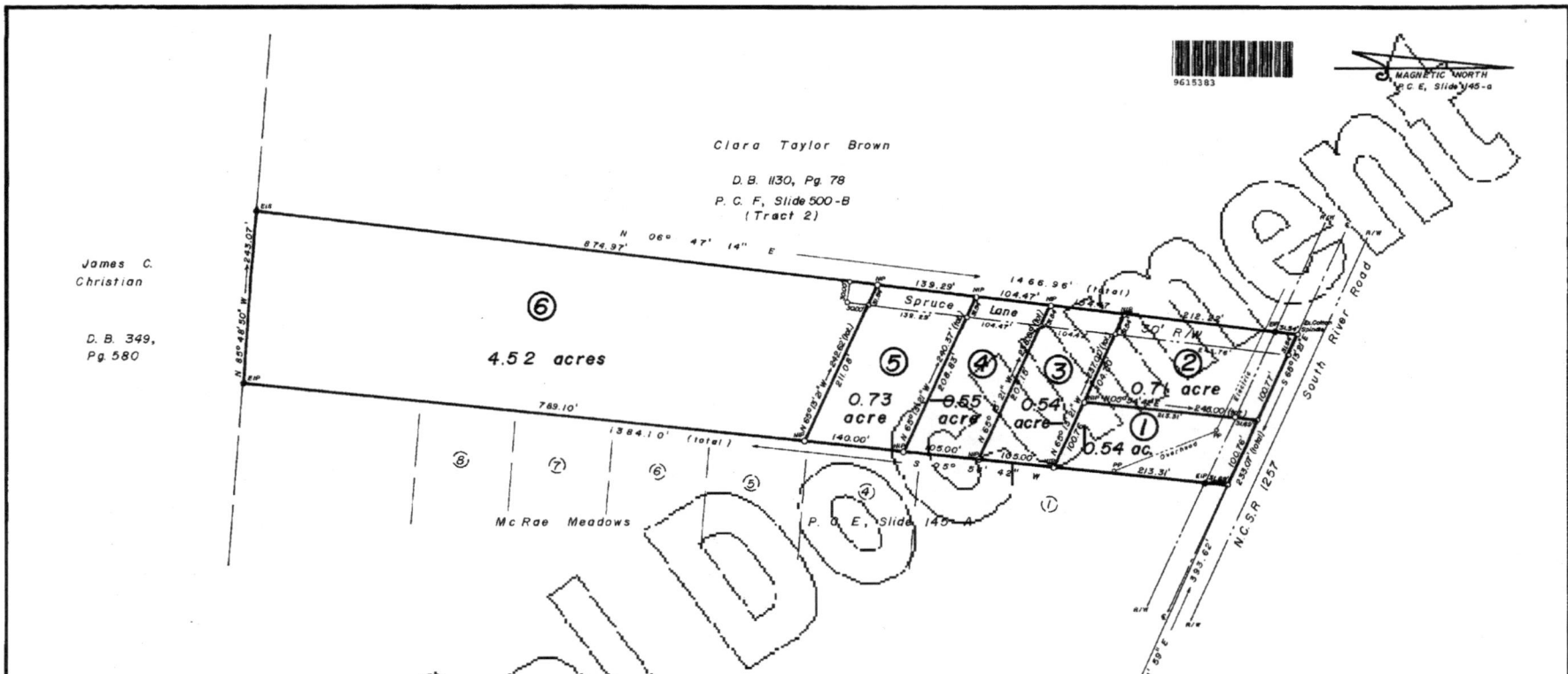
You may now proceed to Central Permitting to begin the setup process.

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

Thank you,

David H. McRae  
Planner I  
Harnett County Development Services Department  
108 E. Front Street  
Lillington, NC 27546  
[dmcrae@harnett.org](mailto:dmcrae@harnett.org)

P# F Slide 657-C



James C. Christian  
D. B. 349, Pg 580

Clara Taylor Brown  
D. B. 1130, Pg 78  
P. C. F, Slide 500-B  
(Tract 2)

4.52 acres

McRae Meadows

P. O. E, Slide 145-A

NORTH CAROLINA, HARNETT COUNTY  
I, Mickey R. Bennett, certify that this plat was drawn under my supervision (as an actual survey or my supervision) (see description recorded in Book 1130, page 78, etc.) (Other), that the ratio of precision as colorized by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines taken from information found in Book \_\_\_\_\_, page \_\_\_\_\_, that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal the 3rd day of July, A. D. 19 96.

CERTIFICATION OF OWNERSHIP, DEEDS AND JURISDICTION  
I (we) hereby certify that I (or we are) the owner(s) or agent(s) of the property shown and described herein and that I (we) hereby ratify this plan or subdivision with my (our) full consent, approval, ratification, and agreement, that all the interests of streets, alleys, rights, parties, and other things and subject matter in public-private use are noted, and all of the land shown is within the subdivision regulations, jurisdiction of Harnett County except \_\_\_\_\_  
Date 7/3/96  
Mickey R. Bennett AGENT  
13-0631-0031-01  
Tax Parcel ID #

Notary Public for Harnett County  
Mickey R. Bennett  
7/3/96  
Mickey R. Bennett  
7/3/96  
Mickell D. Davis  
My Commission expires April 12, 1998

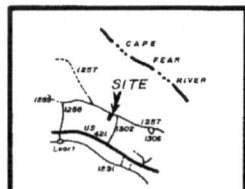
I hereby certify that this record plat complies with the Subdivision Regulations of Harnett County, NC; and that this plat has been approved for recording in the Register of Deeds in Harnett County.  
8-14-96  
Date  
Planning Director

THE WORK ON THIS PLAT HAS BEEN EVALUATED BY A PRIVATE CONSULTANT. BASED ON THIS REVIEW IT APPEARS THAT LOCATION OF THIS PLAT MEETS APPROPRIATE REGULATIONS. NOTE THAT FINAL APPROVAL OF THIS PLAT IS SUBJECT TO RECORDING OF THE APPROPRIATE PERMITS AND ORDINANCES WITH NECESSARY REGULATIONS IN FORCE AT THE TIME OF RECORDING. THIS CERTIFICATE DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK.  
7-23-96  
DATE  
Thomas J. Boyer R.S.  
ENVIRONMENTAL HEALTH

REFERENCE: Deed Book 1130, Page 78;  
Plat Cabinet F, Slide 500-B;  
NOTE: This division of land does not allow more than six lots to be created on any easement.  
SETBACK REQUIREMENTS: Minimum Front - 35'  
Minimum Back - 25'  
Minimum Sides - 10'  
OWNER: Elsie Taylor Westar



- LEGEND
- Lines Not Surveyed
  - Existing Iron Pipe (Control Corner)
  - ECM --- Existing Concrete Monument
  - NIP --- New Iron Pipe
  - PKR --- P. K. Nail
  - ELS --- Existing Lighthouse Stake
  - N/F --- Now or Formerly
  - R/W --- Right-of-Way
  - C --- Centerline
  - EIS --- Existing Iron Stake
  - PP --- Power Pole



SURVEY FOR <b>RIVER PINES SUBDIVISION</b>		<b>BENNETT SURVEYS, INC.</b>	
Rt 2, Box 134, Lillington, NC. 27546 910-893-5252		FIELD BOOK 1995 # 30	
TOWNSHIP: UPPER LITTLE RIVER	COUNTY: HARNETT	50' 0 100'	SURVEYED BY: R.V.B.
STATE: NORTH CAROLINA	DATE: JULY 1, 1996	SCALE: 1"=100'	DRAWN BY: M.G.E.
ZONE: NOT ZONED	TAX PARCEL ID #: 13-0631-0031-01	CHECKED & CLOSURE BY: M.R.B.	DRAWING NO. 96.127

NORTH CAROLINA, HARNETT COUNTY  
The foregoing certificate of Michelle S. Ethnis, Notary Public, is certified to be correct. This instrument was prepared for registration and recording on July 3, 1996. This 22nd day of July, 1996.  
Dorothy P. Holder, Register of Deeds  
Robin P. Zapp, Assistant Reg. of Deeds

Recorded in Plat Cabinet F, Slide 511

PC# F Slide 67C 0630-99-6132

March 12, 2018

Hui Chun Sung

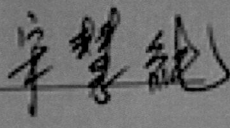
6-14, 80 Atley Quanyin Lane  
Kaurton Village Changrai county Taiwan 503

POWER OF ATTORNEY  
ING SOEN

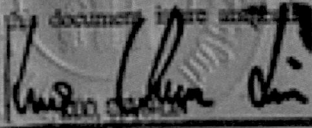
I, Hui Chun Sung, do hereby grant Ing Soen, (POA) power of attorney, from this day forward, allowing her to conduct transactions on our part indefinitely or until another order states revocation of this authorization.

This authorization includes and is not limited to transactions regarding sale of property at 59 Spruce Lane, Lillington NC 27546.

Sincerely,

Hui Chun Sung   
Hui Chun Sung

I certify the signature only.  
No responsibility for the contents of this document.

Case No: 0731 Date: APR 09 2018  
本文件之簽名或蓋章在臺灣彰化地方法院所屬同公證人  
郭維麟 事務所辦理。 公證人: 郭維麟  
Attested at the KUO, CHUN-LIN Notary Public Office,  
Taiwan Chang Hwa District Court, R.O.C., that the  
signature(s)/seal(s) in the document is/are authentic.  
Notary Public: 



# Acknowledgment by Individual

State of Texas County of Denton

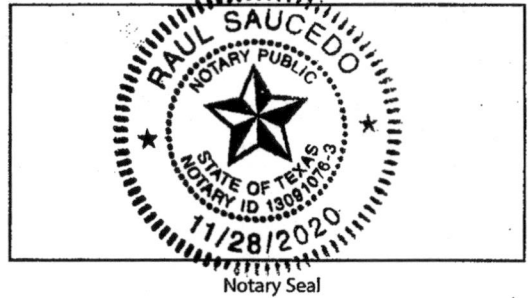
On this 3<sup>rd</sup> day of April, 20 18 before me, Raul Saucedo  
Name of Notary Public

the undersigned Notary Public, personally appeared  
Pei Chun Lin

Name of Signer(s)  
 Proved to me on the oath of \_\_\_\_\_  
 Personally known to me  
 Proved to me on the basis of satisfactory evidence TX DL 07/30/2018  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Raul Saucedo  
(Signature of Notary Public)

My commission expires 11/28/2020

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer  
Top of thumb here

### For Bank Purposes Only

#### Description of Attached Document

Type or Title of Document  
Power of Attorney  
Document Date March 12, 2018 Number of Pages 1  
Signer(s) Other Than Named Above  
None



FO01-00000DSG5350-01

March 12, 2018

Pei Chun Lin

2421 N. Bell AVE  
Denton, TX 76209, APT 103

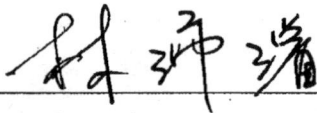
POWER OF ATTORNEY

ING SOEN

I, Pei Chun Lin, do hereby grant Ing Soen, (POA) power of attorney, allowing her to conduct transactions on our part indefinitely or until another order states revocation of this authorization.

This authorization includes and is not limited to transactions regarding sale of property at 59 Spruce Lane, Lillington NC 27546.

Sincerely,

A handwritten signature in black ink, appearing to be '林 沛 春', written over a horizontal line.

Pei Chun Lin



# 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:** \$175.00  
**Receipt:** \_\_\_\_\_  
**Permit:** 18-126  
**Date:** turned in  
**Case #:** \_\_\_\_\_

## Applicant Information

### Owner of Record:

Name: Lin Pei Chun Tic & Sung Hui Chun Tic  
Address: 2421 N Bell Ave Apt 103  
City/State/Zip: Denton TX 76209  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

### Applicant:

Name: Laura Dixon  
Address: 100 Overby Ct  
City/State/Zip: Fingert Virginia N.C.  
E-mail: Laura.Dixon1987@hotmail.com  
Phone: 919-916-8277

## Property Description

PIN(s): 062-99-8307 Acreage: 0.57 acres  
Address/SR No.: 59 Spruce Lane Lillington N.C.  
Directions from Lillington: Take South River Rd about 3-4 miles and Spruce Lane will be on your left  
Deed Book: 3467 Page: 705 Plat Book: F Page: 657C  
Zoning District: RA30 Township: Upper Little River  
Flood Plain & Panel: N/A Watershed Dist: WSIV  
Water:  Public (Harnett County)  Private (Well) Sewer:  Public (Harnett County)  Private (Septic Tank)

## Requested Use:

Conditional Use for single wide Manufactured Home

## 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  
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? I am My Husband & two Children would be living here
- 2. Why is this use essential or desirable to you? To be able to live here as a family and have our own land and trailer
- 3. Why is this use essential or desirable to the citizens of Harnett County? we have lived in Harnett County for over ten years and enjoy being here

#### On-site & Surrounding Land Uses

- 4. What is on the property now? nothing at this time
- 5. What uses are on the surrounding properties in the general vicinity? other manufactured homes
- 6. 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 area. I do not think, will affect the surrounding area because it is a neighborhood and we just want to live there in our home as a family

#### Utilities, Access Roads, Drainage, etc...

- 7. Please select one:  Public (County) Water     Private Well  
 Public (County) Sewer     Private Septic Tank
- 8. Describe the driveway (width and surface) that you will be using to enter and exit the property. There is existing gravel drive way
- 9. Describe the drainage of this property. N/A
- 10. How is your trash and garbage going to get to the landfill? we will arrange for pick up

#### Traffic

- 11. Describe the traffic conditions and sight distances at the State Road that serves the property. it is on a private rd
- 12. What is the approximate distance between your driveway and the next nearest driveway or intersection? about 160 Ft

#### Conditions

- 13. State any conditions that you would be willing to consider as part of the approved Conditional Use Permit. yes I would consider anything that the board suggested
- 14. Additional Comments the Board should consider in reviewing your application: The land would only be used for residential use for me and my family to live in our home.



## Action by the Board of Adjustment

The Board of Adjustment shall approve, modify, or deny the Application for Conditional Use Permit following the Public Hearing. In granting a Conditional Use Permit, the Board of Adjustment shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which it is located and official plans for future development, the Board of Adjustment shall also make written findings that the following provisions are fulfilled:

- 3.1 The requested use **is** in harmony with the surrounding area and compatible with the surrounding neighborhood.
- 3.2 The requested use **will not** materially endanger the public health and safety.
- 3.3 The requested use **will not** substantially injure the value of adjoining property, **or**, alternatively, the requested use **is** or **will be** a public necessity.
- 3.4 The requested use **will** meet all required conditions and specifications.
- 3.5 The requested use **is** in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans.

**Note: There must be four (4) Board of Adjustment members present at the meeting to hear a request for a Conditional Use Permit. Four (4) out of the five (5) board members must vote in favor of granting the Permit. If only four (4) board members are present at the meeting then all four (4) must vote in favor of granting the Permit. If three (3) or fewer members vote in favor of granting the Conditional Use Permit, the request is denied.**

\*\* I have received and read the above statement:

Jara Bai  
Signature

4-2-18  
Date

Jay Sun  
for Pei Chun Lin

4-2-18

& Hui Chun Sung

DocuSigned by:  
Pei Chun Lin 2018/4/7

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