

Initial Application Date: 4/21/17

Application # 17-50041216

CU# _____

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

"A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION"

LANDOWNER: William IRVIN Warren Mailing Address: PO Box 1927
City: Dunn State: NC Zip: 28335 Contact No: 910-292-6349 Email: swarren@warrencompany.com

APPLICANT*: GARY PEACOCK Mailing Address: PO Box 1927
City: Dunn State: NC Zip: 28335 Contact No: 910-890-3914 Email: gpeacock@warrencompany.com
*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: GARY PEACOCK Phone # 910-890-3914

PROPERTY LOCATION: site address 3069 US 301 N Subdivision: _____ Lot #: _____ Lot Size: 15.01

State Road # _____ State Road Name: _____ Map Book & Page: GIS

Parcel: 021515 0403 PIN: 1527-29-9017.000

Zoning: PA-30 Flood Zone: X Watershed: GIS Deed Book & Page: 920 / 31 Power Company*: Duke

*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy.

PROPOSED USE:

SFD: (Size _____ x _____) # Bedrooms: _____ # Baths: _____ Basement(w/wo bath): _____ Garage: _____ Deck: _____ Crawl Space: _____ Slab: _____ Slab: _____
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms)

Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no

Manufactured Home: SW DW TW (Size 14 x 70) # Bedrooms: 3 Garage: _____ (site built? _____) Deck: _____ (site built? _____)

Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____

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

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no

Water Supply: _____ County _____ Existing Well _____ New Well (# of dwellings using well) *Must have operable water before final

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

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes no

Does the property contain any easements whether underground or overhead yes () no

Structures (existing or proposed): Single family dwellings: _____ Manufactured Homes: Other (specify): _____

Required Residential Property Line Setbacks:

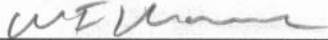
	Minimum	Actual
Front	<u>35'</u>	<u>1500'</u>
Rear	<u>25'</u>	<u>30'</u>
Closest Side	<u>10'</u>	<u>250'</u>
Sidestreet/corner lot	_____	_____
Nearest Building on same lot	_____	_____

Comments: *Conditionally approved for S/M/H in PA-30*

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: _____

Take 301 North out of Durr
to 3069

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.



Signature of Owner or Owner's Agent

4-21-17

Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.

This application expires 6 months from the initial date if permits have not been issued

NAME: _____

APPLICATION #: 17-50041216

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 # 021801

left message
4/21
call 910.890.3914 Gary to meet @ property

Environmental Health New Septic System Code 800

- **All property irons must be made visible.** 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.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- 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 **outlet end** of tank as diagram indicates, and lift lid straight up (if possible) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** 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?

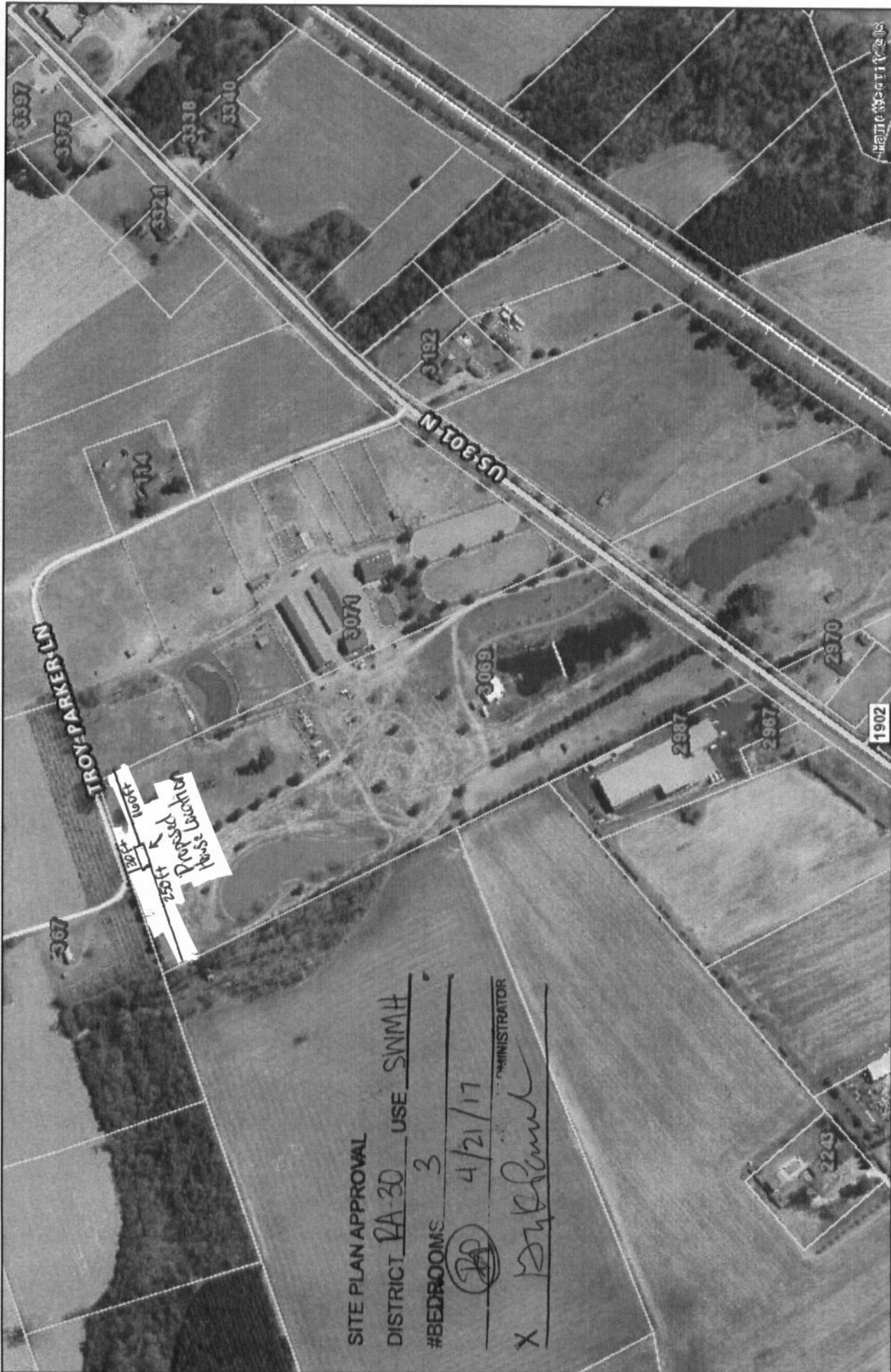
If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

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.

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

4-21-17
DATE

Harnett County GIS



NOT FOR LEGAL USE

SITE PLAN APPROVAL
 DISTRICT PA-30 USE SINMH
 #BEDROOMS 3
PA 4/21/17
 X [Signature] ADMINISTRATOR

New's Location
 Proposed

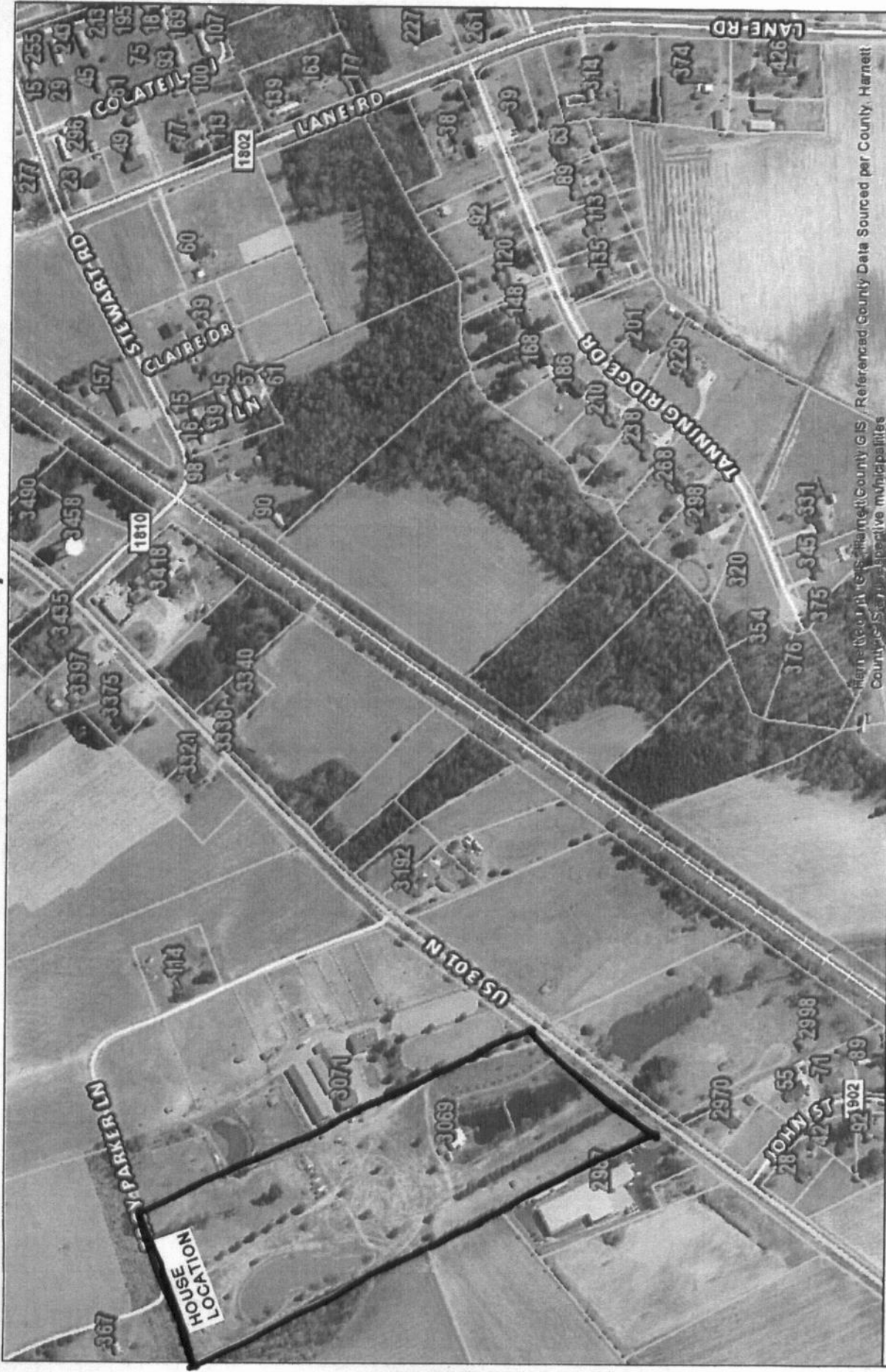
LEGEND

- Surrounding County Boundaries
- Federal Property
- City Limits
- Harnett County Boundary
- Tax Parcels
- Cape Fear River
- Address Numbers
- Airport
- Major Roads
- Interstate
- NC
- US
- Roads
- Railroad


0 0.02 0.04 0.08 0.12 Miles
 1 inch = 400 feet

30' from front
250' from Southern side

Harnett County GIS



NOT FOR LEGAL USE





Harnett COUNTY
NORTH CAROLINA
strong roots • new growth

GIS/E-911 Addressing
January 27, 2017

LEGEND

- Surrounding County Major Roads
- Surrounding County Boundaries
- USA Property
- City Limits
- Address Numbers
- Airport
- Major Roads
- Interstate
- NC
- US
- Roads
- Railroad
- Cape Fear River
- Tax Parcel

1 inch = 500 feet

Harnett County Department of Public Health

Well Construction Permit Application

If the information in the application for a Well Construction Permit is *falsified, changed, or the site is altered*, then the Well Construction Permit shall become invalid.

APPLICANT INFORMATION

GARY PEACOCK 910 1890-3914
Applicant/Owner Phone Number
1841 US 301 N Dunn NC 28334
Street Address, City, State, Zip Code

The Applicant must submit a Site Plan. The Site Plan is a map/drawing of the property and must show:

1. existing and/or proposed property lines and easements with dimensions;
2. the location of the facility and appurtenance;
3. the location for the proposed well;
4. the location of existing or proposed sewer lines and/or sewage disposal systems within 100 feet of the proposed well;
5. the location of any existing wells within 100 feet of the property; surface water bodies;
6. above ground and/or underground storage tanks;
7. and any other known sources of contamination within 100 feet of the proposed well site.

The Applicant shall notify the Harnett County Health Director through or by way of the Harnett County Division of Environmental Health if any of the following occur prior to well construction:

1. there is a relocation of the proposed facility;
2. there is a change in the intended use of the facility;
3. there is a need for installing the waste water system in an area other than indicated on the well permit; or
4. there are landscape changed that affect site drainage.

Contact information: Environmental Health Division - 910-893-7547

PROPERTY INFORMATION

Proposed use of well

Single-Family Multifamily Church Restaurant Business Irrigation

Street Address 3069 US 301 N Dunn NC 28334 Subdivision/Lot #
Parcel # 021515 0403 PIN # 1527-29-9017.000

Directions to the Site

I have thoroughly read and completed this Application and certify that the information provided herein is true, complete and correct to the best of my knowledge and is given in good faith. Representatives of the Harnett County Health Department and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable rules.

I understand that I am solely responsible for the proper identification and labeling of all property lines, underground utility lines, and making the site accessible so that a well can be properly constructed according to the permit.

[Signature]
Property Owner's or Owner's Legal Representative Signature Required

4-21-17
Date

PROCEDURES AND GUIDELINES FOR MANUFACTURED HOMES

RA-30 Criteria Certification

I, Willow Lynn Warren, landowner/agent of Parcel Identification Number 021515 0403, located in an RA-30 Zoning District, do hereby certify the following:

The multi-section manufactured home shall meet the following appearance standards, verified by zoning inspection approval, prior to the issuance of a Certificate of Occupancy:

1. The structure must be a multi-section unit built to the HUD code for manufactured homes.
2. When located on the site, the longest axis of the unit must be parallel to the lot frontage.
3. 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.
4. The structure must have masonry underpinning that is continuous, permanent and unpierced except for ventilation and access.
5. The exterior siding must consist predominantly of vinyl, aluminum, wood, or hardboard; and must be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.
6. The minimum lot size must be one (1) acre excluding any street right-of-way and the minimum lot frontage must be 150 feet as measured at the right-of-way line or along an easement whichever applies.
7. The tongue or towing device must be removed.

By signing this form, I acknowledge that I understand and agree to comply with each of the seven (7) appearance criteria listed above for the multi-section manufactured home I propose to place on the above referenced property. I further acknowledge that a Certificate of Occupancy (CO) entitling me to apply for electric service will not be issued until each appearance criteria has been met and approved.

Willow Lynn Warren
*Signature of Landowner/Agent

4-21-17
Date

***By signing this form the owner/agent is stating that they have read and understand the information on this form**

HARNETT COUNTY BOARD OF ADJUSTMENT

County Administration Building
102 East Front Street, Lillington, NC

April 10, 2017 at 6:30 PM

FINDINGS OF THE BOARD OF ADJUSTMENT

Having heard the evidence in the following case at their regular meeting on April 10, 2017 the Harnett County Board of Adjustment makes the following findings of fact:

Conditional Use

BA-CU-08-17 Warren, William Irvin / Gary Peacock. A Singlewide Manufactured Home in a RA-30 Zoning District; PIN 1527-29-9017.000; Hwy US 301 North; Averagesboro Township

1. The requested use is / is not in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:
No opposition was expressed to the proposed use and similar uses are present in the area. Board members voted 5 of 5 in favor of the motion.
2. The requested use will / will not materially endanger the public health and safety for the following reasons:
No evidence was presented that would verify that the proposed use would endanger the public health or safety. Board members voted 5 of 5 in favor of the motion.
3. The requested use will / will not substantially injure the value of adjoining property, or, alternatively, the requested use is / is not or will / will not be a public necessity for the following reasons:
No professional evidence was presented that would verify that adjoining property values would be injured by the proposed use. Board members voted 5 of 5 in favor of the motion.
4. The requested use will / will not meet all required conditions and specifications for the following reasons:
The proposed use will have to undergo the planning, permitting and inspection process to ensure that all specifications and regulations are met prior to the issuance of a certificate of occupancy. Board members voted 5 of 5 in favor of the motion.
5. The requested use is / 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:
The proposed use is allowed as a Conditional Use per the Harnett County Unified Development Ordinance and will undergo the planning, permitting and inspection process to ensure compliance. Board members voted 5 of 5 in favor of the motion.

Conditions to Consider: **CONDITIONAL USE** **GRANTED** **DENIED**
Motion to approve the conditional use permit without any conditions. Board vote 5 of 5 in favor.



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: 17-129

Date: turned in 3-9-17 for 4-10-17

Case #: _____

Applicant Information

Owner of Record:

Name: William IRVIN WARREN
Address: 552 Welcome School RD
City/State/Zip: Autryville NC
E-mail: warren@warrencompany.com
Phone: 910-292-6349

Applicant:

Name: GARY PEACOCK
Address: PO BOX 1927
City/State/Zip: Dunn NC 28335
E-mail: gpeacock@warrencompany.com
Phone: 910-292-6351

Property Description

PIN(s): 1527-29-9017.000 Acreage: 15.01 acres
Address/SR No.: 3069 US 301 N Dunn NC 28334
Directions from Lillington: Take HWY 421 North to Dunn. Turn left on Ellis Avenue. Go 1.2 miles and property is on the left.

Deed Book: 920 Page: 0031 Plat Book: #C Page: 150B
Zoning District: RA-30 Township: DZ
Flood Plain & Panel: NIA Watershed Dist: NIA
Water: Public (Harnett County) Sewer: Public (Harnett County)
 Private (Well) 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

Sketch Plan Required: Provide a sketch plan along with application. It is *strongly encouraged* that sketch plans be prepared by a NC Professional Land Surveyor and that it meet the following (as applicable):

TITLE BLOCK INFORMATION	
Name of Project & Date (Including all Revision Dates)	<input type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input type="checkbox"/>
Deed Reference of Tract(s)	<input type="checkbox"/>
Zoning Classification of Tract(s)	<input type="checkbox"/>
Location (Including Township, County, & State)	<input type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>
GENERAL REQUIREMENTS	
Map Size 22" x 34" & Scale 1"=100' or Larger	<input type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input type="checkbox"/>
Gross Acreage of Development	<input type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>
BUFFERING REQUIREMENTS	
Buffering Regulations (Per Harnett County Zoning Ordinance)	<input type="checkbox"/>

Signatures

I, as the landowner, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in Harnett County. Any VIOLATION of the terms above stated immediately REVOKES this Permit. I further understand this structure is not to be occupied until a CERTIFICATE OF OCCUPANCY is issued. This Permit expires 12 months (1 year) after the date the Permit is granted by the Harnett County Board of Adjustment.



 Property Owner Signature

3-9-17

 Date

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? To create housing for an employee of my business next door.
2. Why is this use essential or desirable to you? To have someone living near my assets to the business "Shedy Brook Stables."
3. Why is this use essential or desirable to the citizens of Harnett County? So as to continue to provide a place to house horses for pleasure riders.

On-site & Surrounding Land Uses

4. What is on the property now? one single wide manufactured home on the front side of property. This home will be placed on the rear of the property.
5. What uses are on the surrounding properties in the general vicinity? pastures and farm land.
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. there is no residents other than our current manufactured home close by.

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. _____
9. Describe the drainage of this property. Sloped to rear by pond
10. How is your trash and garbage going to get to the landfill? Dumpster on adjacent property that I own.

Traffic

11. Describe the traffic conditions and sight distances at the State Road that serves the property. 301 North outside of Dunn City Limits. No intersection near driveway. 1800 feet from HWY 301
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? The next driveway is to our business. It is 60 ft away

Conditions

13. State any conditions that you would be willing to consider as part of the approved Conditional Use Permit. _____
14. Additional Comments the Board should consider in reviewing your application: The area of my property is away from visibility as it is on the back side of the property. This will not affect anyone negatively. It will help the safety of the animals and equipment housed next door.

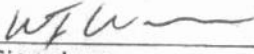
Action by the Board of Adjustment

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:


Signature

3-9-17
Date