

**HARNETT COUNTY BOARD OF ADJUSTMENT**

Harnett County Commons Area  
309 W. Cornelius Harnett Blvd  
Lillington, NC 27546

**May 13, 14, & 15, 2019 at 6:00 PM**

**FINDINGS OF THE BOARD OF ADJUSTMENT**

Having heard the evidence in the following case at their regular meeting on May 13, 14, & 15, 2019 the Harnett County Board of Adjustment makes the following findings of fact:

<p><b>Conditional Use</b>  BOA1901-0002</p>	<p>Andrews, Daniel &amp; Joyce &amp; William Daniel Andrews. Animal Services and Additional Hours of Operation for the permitted 2014 CUP in an RA-30 &amp; Conservation Zoning District; Pin # 0664-13-6129.000 &amp; 0664-04-3212.000 &amp; 0654-93-5335.000; 231 acres; Hector's Creek Township; SR # 1441 (Chalybeate Springs Road). <b>Addendum item #1. Authorization for new land use on the property. Animal Services with kennel and veterinary services (indoor &amp; outdoor).</b></p>	
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:</p>	<p><u>Allowed conditional use within the district for which it is located.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Rye</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> materially endanger the public health and safety for the following reasons:</p>	<p><u>This is an allowed conditional use and will be a licensed facility to ensure proper conditions for this application.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> substantially injure the value of adjoining property, or alternatively, the requested use <input type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> or <input type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> be a public necessity for the following reasons:</p>	<p><u>No professional evidence has been submitted that would verify that the requested use would substantially injure the value of adjoining properties.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Rye</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> meet all required conditions and specifications for the following reasons:</p>	<p><u>The requested use will be required to complete a permitting, review and inspection process to ensure regulatory compliance has been adhered to prior to certificate of occupancy being granted.</u></p>	<p>Motion By: <u>Massey</u> Second By: <u>Rye</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons:</p>	<p><u>The requested use is an allowed conditional use for the district in which it is located and it is required to adhere to all developmental guidelines set forth by Harnett County regulatory documents.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Cruickshank</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that conditional use application BOA1901-0002 Addendum Item # 1 has met all of the finding of facts in the affirmative and the conditional use permit item be approved with the following conditions: 1. That some type of ground fencing or barrier be installed that would buffer the noise from the facility.</p>		<p>Motion By: <u>Bowden</u> Second By: <u>Cruickshank</u>  Vote: For <u>5</u> / Against <u>0</u></p>

**HARNETT COUNTY BOARD OF ADJUSTMENT**

Harnett County Commons Area  
309 W. Cornelius Harnett Blvd  
Lillington, NC 27546

**May 13, 14, & 15, 2019 at 6:00 PM**

**FINDINGS OF THE BOARD OF ADJUSTMENT**

Having heard the evidence in the following case at their regular meeting on May 13, 14, & 15, 2019 the Harnett County Board of Adjustment makes the following findings of fact:

<p><b>Conditional Use</b>  BOA1901-0002</p>	<p>Andrews, Daniel &amp; Joyce &amp; William Daniel Andrews. Animal Services and Additional Hours of Operation for the permitted 2014 CUP in an RA-30 &amp; Conservation Zoning District; Pin # 0664-13-6129.000 &amp; 0664-04-3212.000 &amp; 0654-93-5335.000; 231 acres; Hector's Creek Township; SR # 1441 (Chalybeate Springs Road). <b>Addendum item #2. Authorization for the Recreational Facility: Outdoor Firing Range with Associated Accessory Activities on Sundays from 10:00 a.m. to 6:00 p.m.</b></p>	
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:</p>	<p><u>The extension or use is compatible with existing uses and approvals granted from conditional use approval BA-CU-18-14.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> materially endanger the public health and safety for the following reasons:</p>	<p><u>No professional evidence has been submitted that would verify that the requested use would materially endanger the public health or safety.</u></p>	<p>Motion By: <u>Massey</u> Second By: <u>Rye</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> substantially injure the value of adjoining property, or alternatively, the requested use <input type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> or <input type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> be a public necessity for the following reasons:</p>	<p><u>No creditable data has been shown to injure property values and this business is shown to add a needed service to the community.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Massey</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> meet all required conditions and specifications for the following reasons:</p>	<p><u>The requested use will be required to complete a permitting, review and inspection process to ensure regulatory compliance has been adhered to prior to certificate of occupancy being granted.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Cruickshank</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons:</p>	<p><u>The requested use is an allowed conditional use for the district in which it is located and it is required to adhere to all developmental guidelines set forth by Harnett County regulatory documents.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that conditional use application BOA1901-0002 Addendum Item # 2 has met all of the finding of facts in the affirmative and the conditional use permit item be approved with the following conditions: 1. The hours of operation on Sunday be restricted to 12:30 p.m. through 6:30 p.m.</p>		<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>

**HARNETT COUNTY BOARD OF ADJUSTMENT**

Harnett County Commons Area  
309 W. Cornelius Harnett Blvd  
Lillington, NC 27546

**May 13, 14, &15, 2019 at 6:00 PM**

**FINDINGS OF THE BOARD OF ADJUSTMENT**

Having heard the evidence in the following case at their regular meeting on May 13, 14, & 15, 2019 the Harnett County Board of Adjustment makes the following findings of fact:

<p><b>Conditional Use</b>  BOA1901-0002</p>	<p>Andrews, Daniel &amp; Joyce &amp; William Daniel Andrews. Animal Services and Additional Hours of Operation for the permitted 2014 CUP in an RA-30 &amp; Conservation Zoning District; Pin # 0664-13-6129.000 &amp; 0664-04-3212.000 &amp; 0654-93-5335.000; 231 acres; Hector’s Creek Township; SR # 1441 (Chalybeate Springs Road). <b>Addendum item #3. Authorization for Shooting Sports Instruction to occur on Sundays from 9:00 a.m. to 5:00 p.m. with a max. of 12 students per Sunday.</b></p>	
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:</p>	<p><u>The extension or use is compatible with existing uses and approvals granted from conditional use approval BA-CU-18-14.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> materially endanger the public health and safety for the following reasons:</p>	<p><u>No professional evidence has been submitted that would verify that the requested use would materially endanger the public health or safety.</u></p>	<p>Motion By: <u>Massey</u> Second By: <u>Rye</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> substantially injure the value of adjoining property, or alternatively, the requested use <input type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> or <input type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> be a public necessity for the following reasons:</p>	<p><u>No creditable data has been shown to injure property values and this business is shown to add a needed service to the community.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Massey</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> meet all required conditions and specifications for the following reasons:</p>	<p><u>The requested use will be required to complete a permitting, review and inspection process to ensure regulatory compliance has been adhered to prior to certificate of occupancy being granted.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Cruickshank</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons:</p>	<p><u>The requested use is an allowed conditional use for the district in which it is located and it is required to adhere to all developmental guidelines set forth by Harnett County regulatory documents.</u></p>	<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>
<p>I move that conditional use application BOA1901-0002 Addendum Item # 3 has met all of the finding of facts in the affirmative and the conditional use permit item be approved with the following conditions: 1. The hours of operation on Sunday be restricted to 12:30 p.m. through 6:30 p.m.</p>		<p>Motion By: <u>Cruickshank</u> Second By: <u>Bowden</u>  Vote: For <u>5</u> / Against <u>0</u></p>

**HARNETT COUNTY BOARD OF ADJUSTMENT**

Harnett County Commons Area  
309 W. Cornelius Harnett Blvd  
Lillington, NC 27546

**May 13, 14, & 15, 2019 at 6:00 PM**

**FINDINGS OF THE BOARD OF ADJUSTMENT**

Having heard the evidence in the following case at their regular meeting on May 13, 14, & 15, 2019 the Harnett County Board of Adjustment makes the following findings of fact:

<p align="center"><b>Conditional Use</b></p> <p>BOA1901-0002</p>	<p>Andrews, Daniel &amp; Joyce &amp; William Daniel Andrews. Animal Services and Additional Hours of Operation for the permitted 2014 CUP in an RA-30 &amp; Conservation Zoning District; Pin # 0664-13-6129.000 &amp; 0664-04-3212.000 &amp; 0654-93-5335.000; 231 acres; Hector’s Creek Township; SR # 1441 (Chalybeate Springs Road). <b>Addendum item # 4. Authorization for special events associated with the recreational facility: Outdoor Firing Range with Associated Accessory Activities to occur ten (10) times per year. These Special Event Hours would authorize an additional hour, beyond that of the 2014 CUP approval, on Saturdays to allow events to begin at 8 am on Saturdays (8:00 am to 7:00 pm) and would authorize Sunday, Monday, and Tuesday hours for these special events from 8:00 am to 5:00 pm.</b></p>	
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:</p>	<p><u>The extension or use is compatible with existing uses and approvals granted from conditional use approval BA-CU-18-14.</u></p>	<p>Motion By: <u>Cruikshank</u> Second By: <u>Bowden</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> materially endanger the public health and safety for the following reasons:</p>	<p><u>No professional evidence has been submitted that would verify that the requested use would materially endanger the public health or safety.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Cruikshank</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>
<p>The requested use <input type="checkbox"/> <b>will</b> <input checked="" type="checkbox"/> <b>will not</b> substantially injure the value of adjoining property, or alternatively, the requested use <input type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> or <input type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> be a public necessity for the following reasons:</p>	<p><u>No creditable data has been shown that would illustrate that the proposed use would injure property values of adjoining properties.</u></p>	<p>Motion By: <u>Cruikshank</u> Second By: <u>Rye</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>
<p>The requested use <input checked="" type="checkbox"/> <b>will</b> <input type="checkbox"/> <b>will not</b> meet all required conditions and specifications for the following reasons:</p>	<p><u>The requested use will be required to complete a permitting, review and inspection process to ensure regulatory compliance has been adhered to prior to certificate of occupancy being granted.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Rye</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>
<p>The requested use <input checked="" type="checkbox"/> <b>is</b> <input type="checkbox"/> <b>is not</b> in general conformance with the Harnett County Unified Development Ordinance (UDO), Land Use Plan, and other relevant adopted plans for the following reasons:</p>	<p><u>The requested use is an allowed conditional use for the district in which it is located and it is required to adhere to all developmental guidelines set forth by Harnett County regulatory documents.</u></p>	<p>Motion By: <u>Bowden</u> Second By: <u>Rye</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>
<p>I move that conditional use application BOA1901-0002 Addendum Item # 4 has met all of the finding of facts in the affirmative and the conditional use permit item be approved with the following conditions: (1). Special events be limited to 10 events per year. (2). The events be limited to a maximum of 5 days per event. (3). Events must be documented via a temporary event permit obtained from Harnett County Central Permitting. (4). Events taking place on Sundays be restricted to the hours of 12:30 p.m. to 6:30 p.m.</p>		<p>Motion By: <u>Bowden</u> Second By: <u>Rye</u></p> <p>Vote: For <u>4</u> / Abstain <u>1</u> (Massey)</p>

**HARNETT COUNTY BOARD OF ADJUSTMENT**

Harnett County Commons Area  
309 W. Cornelius Harnett Blvd  
Lillington, NC 27546