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:

Conditional Use BOA1901-0002	Andrews, Daniel & Joyce & William Daniel Andrews. Animal Services and Additional Hours of Operation for the permitted 2014 CUP in an RA-30 & Conservation Zoning District; Pin # 0664-13-6129.000 & 0664-04-3212.000 & 0654-93-5335.000; 231 acres; Hector's Creek Township; SR # 1441 (Chalybeate Springs Road). 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.	
The requested use ☒ **is** ☐ **is not** in harmony with the surrounding area and compatible with the surrounding neighborhood for the following reasons:	The extension or use is compatible with existing uses and approvals granted from conditional use approval BA-CU-18-14.	Motion By: Cruickshank Second By: Bowden Vote: For 4 / Abstain 1 (Massey)
The requested use ☐ **will** ☒ **will not** materially endanger the public health and safety for the following reasons:	No professional evidence has been submitted that would verify that the requested use would materially endanger the public health or safety.	Motion By: Bowden Second By: Cruickshank Vote: For 4 / Abstain 1 (Massey)
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 creditable data has been shown that would illustrate that the proposed use would injure property values of adjoing properties.	Motion By: Cruickshank Second By: Rye Vote: For 4 / Abstain 1 (Massey)
The requested use ☒ **will** ☐ **will not** meet all required conditions and specifications for the following reasons:	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.	Motion By: Bowden Second By: Rye Vote: For 4 / Abstain 1 (Massey)
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 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.	Motion By: Bowden Second By: Rye Vote: For 4 / Abstain 1 (Massey)
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.		Motion By: Bowden Second By: Rye Vote: For 4 / Abstain 1 (Massey)