

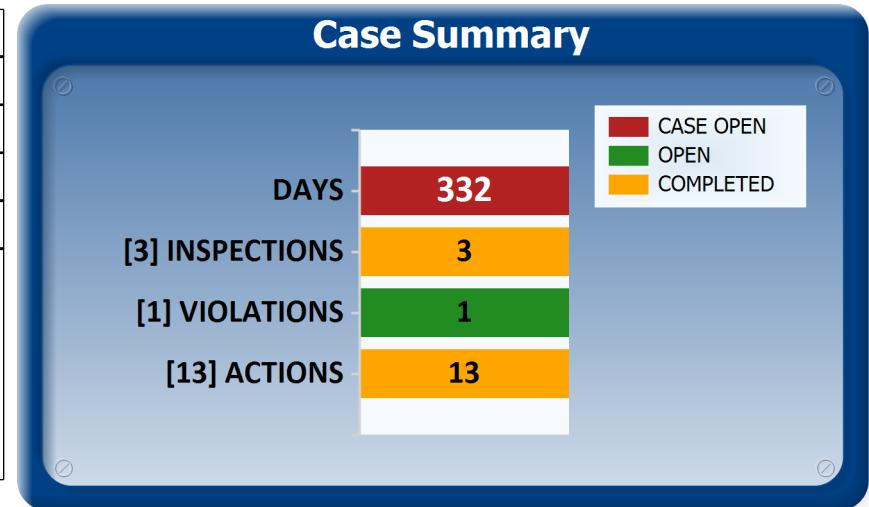


Case Details

Harnett County

Case Number
CEZO1808-0021

Description: CRM - CODE ENFORCEMENT		Status: FORWARD TO LEGAL	
Type: ZONING COMPLAINT		Subtype:	
Opened: 8/27/2018	Closed:	Last Action: 5/8/2019	Flw Up: 5/8/2019
Site Address: 1834 THOMAS KELLY RD SANFORD, NC 27330			
Site APN: 9692-79-0219.000		Officer: Amy Driggers	
Details: Contact John Byrd and advise him of the enforcement actions that are taken. Property owner now has attorney representation. See contact information and Chronology. 04/12/2019: Brad Sutton (Chief Building Inspector) spoke with Mr. John Henry Tripp regarding building a storage building to store his vehicles. No permits appear to have been issued to this date on 05/08/2019.			



ADDITIONAL SITES

LINKED CASES

LINKED CRM ISSUES

ISSUE NO	DESCRIPTION	RESOLUTION
000024	Property contains several junk vehicles, boats and other scrap materials.	
000024	Property contains several junk vehicles, boats and other scrap materials.	

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
APPEAL RECEIVED	Amy Driggers	10/1/2018	10/1/2018	Appeal Received in office stating the property should be grandfathered and therefore a violation does not exist.

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CALL MADE	Amy Driggers	9/27/2018	9/27/2018	Received a voicemail from a Ms. Carter stating she was representing Mr. John Henry Tripp. I returned Ms. Carter's phone call and she stated that Mr. Tripp was disabled and did not have the money to comply as we had asked and wondered what could be done. She asked if it wouldn't be grandfathered and I told her no, that this qualified as a violation and not a grandfathered use. I also told her that I had spoken with Mr. Tripp and explained to him what needed to be done and that as long as he made significant progress that we would work with him. She said that was all she needed to know and that she had also mailed a representation letter that we should be receiving. She also stated that correspondence should now go through her.
CALL MADE	Amy Driggers	11/13/2018	11/13/2018	Randy and I called Mr. Tripp on speakerphone and had a conversation regarding his attorney and the violation. Mr. Tripp stated that he was firing his attorney as of this morning. He states that the attorney who showed up to the meeting in our office is not the attorney he hired. He also states that the attorney had given him misleading information stating that Randy or I had suggested that he was not disabled, that he was required to submit a doctors note and that he could not do this without an attorney. We explained to Mr. Tripp that if he retained legal counsel to let us know but that we would otherwise deal directly with him. We made an agreement to meet on site Thursday Nov 15th to review the property and come up with a compliance plan as well as make a decision regarding the appeal application. He agreed.
CALL MADE	Amy Driggers	11/15/2018	11/15/2018	Spoke to Mr. Tripp about doing an inspection of the property today. The weather is cold with heavy rain over several days. Mr. Tripp is not feeling well either so I rescheduled him for Monday 11/19/2018.

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CALL MADE	Randy Baker	11/19/2018	11/19/2018	A call was placed to the Phair Law Firm in regards to the John Henry Tripp appeal application. I advised the para-legal that we had met with Mr. Tripp and he has advised us that he wishes to explore the compliance action plan method of compliance. I stated that the funds submitted for the appeal would be reimbursed to the Firm and that the appeal would be canceled. I followed up with an email to Nicole Phair.
CALL RECEIVED	Amy Driggers	11/12/2018	11/12/2018	Received a voicemail from Mr. Tripp on Monday 11/12 (Holiday). Mr. Tripp stated that he wanted me to return his call at 919-258-3566.
CALL RECEIVED	Amy Driggers	4/1/2019	4/1/2019	Mr. Tripp called and left a message with Randy Baker for Randy to return his phone call. Randy and I called Mr. Tripp back together as we have been working on this case together. Mr. Tripp called wanting information regarding building a building on his property. Maybe even just a pole barn. We gave him zoning requirements regarding placement and setbacks and advised him to speak with a building inspector regarding actual construction questions. Mr. Tripp did not seem too happy with the requirements and stated that he was now more confused than he was to begin with. Mr. Tripp ended the phone call to answer another call.
EMAIL SENT	Amy Driggers	7/24/2019	7/24/2019	Email sent to county attorney with planning and central permitting as well as brad Sutton copied. It was an update that Mr. Tripp did not meet his compliance agreement and that the property will be placed on hold. Email is in attachments
EMAIL SENT	Randy Baker	5/8/2019	5/8/2019	Email sent to Chris Appel to give him a status update of the code violation.
FORWARD TO PROBLEM PROPERTIES	Amy Driggers	5/8/2019	5/8/2019	
LETTER RECEIVED	Amy Driggers	10/1/2018	10/1/2018	Letter received from the Phair Firm. Notice of representation.



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MEETING	Amy Driggers	11/6/2018	11/6/2018	Met with Mr. Tripp and Ms. Carter along with Randy Baker regarding a compliance plan. No vehicles have been removed since the NOV was sent in August 2018. Multiple ideas and options were offered to Mr. Tripp. Mr. Tripp's only answer was that what we were doing is extortion and that he would agree to a compliance plan but that he wasn't moving anything. Ms. Carter encouraged Mr. Tripp to work with us as I asked Mr. Tripp for his thoughts and ideas. The conversation was left to allow Mr. Tripp 48 hours to think about the situation and come back to us with any thoughts he may have. Ms. Carter will contact me by noon on Thursday November 08, 2018. If no further suggestions are offered to discuss then we will move forward and submit a compliance plan to Ms. Carter for her review.
NOTICE OF VIOLATION	Amy Driggers	8/30/2018	8/30/2018	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
ATTORNEY	The Phair Firm	Ms. Carter Sanford, NC 27330	(919)718-0078		
COMPLAINANT	John Byrd	,	(919)718-0078		
OWNER	JOHN HENRY TRIPP	1834 THOMAS KELLY RD SANFORD, NC 27330-0000	(919)718-0078		

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	AD	2/15/2019	3/13/2019	FAIL	Under Compliance Agreement	Per compliance plan Did inspection late due to circumstances and wet weather. Customer still had two vehicles in the area that was to be clean. Giving him an additional 45 days to take care of that along with the next area to complete.



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FOLLOW UP	AD	5/1/2019	5/7/2019	FAIL		Customer failed to meet agreed upon compliance agreement.
INITIAL	AD	8/27/2018	8/29/2018	FAIL		Junk Vehicles In Excess Of Three (3) Must Be Removed From The Property And Any Remaining Must Meet Requirements As Referenced In The Harnett County Unified Development Ordinance.Remove All Items That Are Classified As Junk From The Property. All Materials Must Be Properly Disposed Of At A Facility That Is Permitted To Accept Such Materials. Facility Receipts Of Disposal Must Be Submitted To The Planning Department To Verify Proper Disposal Of Materials. Do Not Burn Or Bury Any Debris. This Will Result In Further Violations And Fines By Other Agencies.Recreational Vehicles And Travel Trailers Should Be Parked and Stored In A Side Or Rear Yard And Only Used For Recreational Purposes. RV's And Travel Trailers Are Not To Be Connected To Utilities And/Or Used For Living Quarters or Business Activities.


VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

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JUNKYARD CONDITIONS	Amy Driggers	8/29/2018	ENTIRE PARCEL	<p>Article V. Section 1.0. Use Types & Regulations.</p> <p>Subsection 1.2. (Junkyard) Table of Use Types & Regulations.</p> <p>Failure To Adhere To Regulatory Guidelines.</p> <p>Any Use Not Specifically Designated As Either A Permitted Or Conditional Use In A Zoning District Is Prohibited.</p> <p>Junk: Scrap Copper, Brass, Rope, Rags, Batteries, Paper, Trash, Rubber, Debris, Waste, Or Junked, Dismantled, Or Wrecked Automobiles, Or Parts Thereof, Iron, Steel, Or Other Scrap Ferrous Or Nonferrous Material And Dismantled Or Used White Goods Or Parts Thereof.</p> <p>Junkyard: An Establishment Or Place Of Business, Or Portion Of A Property, Which Is Maintained, Operated, Or Used For Storing, Keeping, Buying, Or Selling Junk, Or For Maintenance Or Operation Of An Automobile Graveyard. Any Lot Containing More Than Three (3) Unregistered And Non-Functional Vehicles Shall Constitute A Junkyard For The Purposes Of This Ordinance.</p>
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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	8/30/2018	Amy Driggers	INFO.docx	0	

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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	8/30/2018	Amy Driggers	NOV.doc	0	
DOC	5/8/2019	Amy Driggers	Case Details	0	
DOC	7/24/2019	Amy Driggers	Compliance Agreement.msg	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	10/1/2018	Randy Baker	Application for Appeal.pdf	0	
DOC	10/1/2018	Randy Baker	Attorney Letter.pdf	0	
DOC	10/1/2018	Randy Baker	Certified Mail Green Card.pdf	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	11/30/2018	Randy Baker	Exhibit A - Compliance Dates.docx	0	
DOC	11/30/2018	Randy Baker	Email to Phair Law Firm.pdf	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075850_AM.JPG	0	

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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	8/29/2018	Amy Driggers	08292018_075635_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075731_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075821_AM.JPG	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	5/7/2019	Amy Driggers	05072019_102801_AM.JPG	0	
IMAGE	5/7/2019	Amy Driggers	05072019_102817_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075551_AM_1.jpg	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	8/29/2018	Amy Driggers	08292018_080530_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075551_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075753_AM.JPG	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	3/14/2019	Amy Driggers	March 13th.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_075654_AM.JPG	0	
IMAGE	8/29/2018	Amy Driggers	08292018_080506_AM.JPG	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	5/7/2019	Amy Driggers	05072019_102741_AM.JPG	0	
IMAGE	5/7/2019	Amy Driggers	05072019_102843_AM.JPG	0	
IMAGE	5/7/2019	Amy Driggers	05072019_102728_AM.JPG	0	

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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
IMAGE	5/7/2019	Amy Driggers	05072019_102836_AM.JPG	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085247.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085330.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_085338.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085349.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085358.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_085412.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085422.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085430.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_085438.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085443.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085452.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_085505.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085909.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_085911.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_092128.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092139.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092150.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_092157.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092202.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092207.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_092211.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092226.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092239.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_092254.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092259.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092303.jpg	0	

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PHOTO	11/29/2018	Amy Driggers	20181119_092321.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092336.jpg	0	
PHOTO	11/29/2018	Amy Driggers	20181119_092346.jpg	0	