



Non-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: \$400

Receipt: _____

Permit: _____

Date: Turned in 10-31 - For 12-12

Case #: _____

Applicant Information

Owner of Record:

Name: FOREVER CLEAN PORTABLE TOILETS, INC.

Address: 31 JOSH DRIVE

City/State/Zip: FUQUAY-VARINA, NC 27526

E-mail: _____

Phone: 919-669-6006

Applicant:

Name: SCOTT TART

Address: 116 W. ACADEMY ST.

City/State/Zip: FUQUAY-VARINA, NC 27526

E-mail: _____

Phone: 919-669-6006

Property Description

PIN(s): 0653 42-1702.000

Address/SR No.: 31 JOSH DR., US401N

Directions from Lillington: NORTH ON US401, JUST PAST KIPLING, JOSH DRIVE ON WEST SIDE OF US401.

Acreage: 6.16 acres 4 Acres LC

Deed Book: 3407 Page: 826

Zoning District: RA-204(C)

Flood Plain & Panel: _____

Water: ☒ Public (Harnett County)

☐ Private (Well)

Sewer: ☐ Public (Harnett County)

☒ Private (Septic Tank)

Plat Book: D

Page: B1-C

Township: HECTOR'S CREEK

Watershed Dist: IV

Requested Use:

Conditional Use for STORAGE NEAR THE REAR OF PARCEL

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: _____

* (EXISTING JOSH DRIVE)

3. Is a Driveway Permit required? ☒ No ☐ Yes

If yes, is one on file? ☒ No ☐ Yes (Please attach a copy to your application)

NCDOT Contact: _____

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)		☐
Applicant/Owner(s) Contact Information (Name, Address, & Phone)		☐
Surveyor/Engineer Contact Information (Name, Address, & Phone)		☐
Parcel ID Number/Tax ID of Tract(s)		☐
Deed Reference of Tract(s)		☐
Zoning Classification of Tract(s)		☐
Location (Including Township, County, & State)		☐
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)		☐
Watershed District Noted & Extent of Coverage Depicted		☐
GENERAL REQUIREMENTS		
Map Size 22" x 34" & Scale 1"=100' or Larger		☐
North Point, Graphic Scale, & Vicinity Map		☐
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)		☐
Existing Boundaries of Tract(s) Showing Bearings & Distances		☐
Gross Acreage of Development		☐
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private		☐
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site		☐
Building Envelope & Required Setbacks		☐
Existing & Proposed Utilities		☐
Signage Location, Easement, Type, & Size		☐
Existing Structure(s) Located on Site		☐
SITE PLAN		
Fire Hydrant(s) & Street Light(s) Noted		☐
Erosion Control Plan Submitted		☐
Hours & Days of Operation		☐
Impervious Surface (% Coverage of Lot)		☐
Hazardous Materials to be Stored on Site		☐
Existing & Proposed Mechanical Areas		☐
Existing & Proposed Trash Containment Areas		☐
Existing & Proposed Utility Areas		☐
Parking Space Typical		☐
Parking Lot Material		☐
All parking areas on site (Based on Type of Business and/or Sq. Ft.)		☐
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)		☐
Spillage & Pollution Prevention & Response Methods		☐
BUFFERING REQUIREMENTS		
Buffering Regulations (Per Harnett County Zoning Ordinance)		☐

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.

 _____ Date 10/31/16

Property Owner Signature

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 UTILIZE THE PROPERTY TO STORE EQUIPMENT.
2. How will this use benefit the citizens of Harnett County? FASTER RESPONSE TIME TO SERVE THE CITIZENS.

On-site & Surrounding Land Uses

3. 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 areas? THE SITE IS WOODED, NATURAL SCREENING, WILL NOT BE VISABLE FROM THE ROAD OR SURROUNDING PROPERTIES. NO ADVERSE AFFECTS TO NEIGHBORING PROPERTIES.

Utilities, Access Roads, Drainage, etc...

4. Describe the driveway (width and surface) that you will be using to enter and exit the property. EXISTING DASH DRIVE WILL BE THE ONLY ACCESS TO THE PROPERTY. A ASPHALT DRIVEWAY.
5. Describe the drainage of this property. PROPERTY DRAINS TO THE NORTHWEST PROPERTY CORNER.
6. How is your trash and garbage going to get to the landfill? ROLL OUT CARTS, PICKED UP WEEKLY BY A GARBAGE COLLECTION COMPANY.

Traffic

7. Describe the traffic conditions and sight distances at the State Road that serves the property. US 401 NORTH. THE PROPERTY IS ON A HIGH TRACT OF LAND, ALONG A STRAIGHT SECTION OF US 401 WITH 700+ FEET SIGHT DISTANCE IN BOTH DIRECTIONS.
8. What is the approximate distance between your driveway and the next nearest driveway or intersection? 1/4 Mile

General

9. How many employees will this development employ? 5
10. What is the estimated investment of the development? 25000
11. What experience do you have in the proposed field? 12 yrs

Conditions

12. State any conditions that you would be willing to consider as part of the approved Conditional Use Permit. SCREENING.
13. Additional comments the Board should consider in reviewing your application: WE WILL MAINTAIN THE SITE, AND IMPROVE THE GENERAL APPEARANCE.

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

10/21/16
Date

B3407 - P826

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2016 Jun 03 04:37 PM NC Rev Stamp: \$ 290.00
Book: 3407 Page: 826 Fee: \$ 26.00
Instrument Number: 2016007702

HARNETT COUNTY TAX ID #
08-0654-0086-01

06-03-2016 BY: CW

Excise Tax: \$ 290.00
Tax Lot No. _____ Parcel Identifier No. 080654008601
Verified by Harnett County on the _____ day of _____, 20____ by _____

Mail after recording to: GRANTEE
This instrument was prepared by: Cumalander Adcock, LLP
By: James S. Adcock III
(Post Office Box 1055, Fuquay-Varina, NC 27526)

Brief Description for the index

6.275 Acres, Kipling Trailer Park

NORTH CAROLINA GENERAL WARRANTY DEED
THIS DEED made this 3rd day of June, 2016, by and between

GRANTOR

Peterson Properties, LLC, a North
Carolina limited liability company
Post Office 5608
Cary, NC 27512

GRANTEE

Forever Clean Portable Toilets, Inc., a North
Carolina business corporation
116 West Academy Street
Fuquay-Varina, NC 27526

☐ If checked, this property is a personal residence.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto

the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of n/a, Hector's Creek Township, Harnett County, North Carolina and more particularly described as follows:

Submitted electronically by "Cumalander Adcock, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

B3407 - P827

Being a tract of land containing 6.275 acres total, 0.117 acres road right-of-way, 6.158 acres net, known as Kipling Trailer Park, as shown on map recorded in Plat Cabinet #D, Slide 81C, Harnett County Registry, as shown on a survey prepared by Stancil and Associates, Registered Land Surveyors, P.A., dated January 9, 1989.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1536, Page 813, Harnett County Registry.

A map showing the above-described property is recorded in Plat Cabinet D, Slide 81C.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. All general utility, service easements and rights of way of record.
2. 2016 and subsequent years Ad Valorem real property taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Peterson Properties, LLC, a North Carolina limited liability company

By:  (SEAL)
Its: Jeffrey Peterson
Member/Manager

NORTH CAROLINA

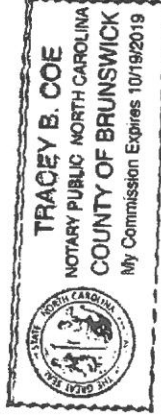
Pender COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JEFFREY PETERSON, as member/manager of Peterson Properties, LLC, a North Carolina limited liability company. Witness my hand and official stamp or seal this 2nd day of June, 2016.

Tracey B. Coe Notary Public

Tracey B. Coe (printed name)

My commission expires: 10/19/2019



Adams Soil Consulting

1676 Mitchell Road
Angier, NC 27501
919-414-6761

Attention: Scott Tart
Forever Clean
116 W. Academy Street
Fuquay-Varina, NC 27526

July 7, 2016
Project # 400

RE: Soil/Site evaluation for approximately 2 acres located adjacent to NC Hwy 42 in Harnett County NC.

To whom it may concern,

Adams Soil Consulting completed a soils evaluation for the above parcel located at Josh Drive adjacent to HWY 401 in Fuquay-Varina, NC. The soil/site evaluation was performed using hand auger borings, under moist soil conditions, based on the criteria found in the State Subsurface Rules, 15ANCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems". At the time of the evaluation the parcel contained was vacant. There was evidence of past underground utilities including abandoned septic systems located on the property. However, there are still potentially suitable soils that could support a future septic system on the property. The parcel contains potential suitable soils that consist of sandy clay to clay subsoil that can support a daily loading rate of 0.3-0.4 gallons/day/ft². The suitable soils shown on the accompanying soil map are suitable for a conventional type repair area a septic system with a design flow of at least 500 gallons/day/ft². This investigation was preliminary in nature, and was not conducted at a scale for suitable for subdivision planning. The existing septic systems on the property would need to be located and planned for any new system that may be permitted in the future. With proper attention, I do not believe the existing septic systems would prohibit a future new septic system. The specific septic systems and loading rates for this lot will be permitted by the Harnett County Health Department. The areas for the proposed septic fields shall not be impacted by building sites, grading activities, and shall not be mechanically altered from the natural lay of the land.

The lot will require a detailed soils evaluation by the Harnett County Health Department prior to issuance of any permits for a septic system. A septic system layout may be required before a permit can be issued on the above referenced lot demonstrating available space for the primary and repair septic areas. Due to the subjective nature of the permitting process and the variability of naturally occurring soils, Adams Soil Consulting cannot guarantee that areas delineated as suitable for on-site wastewater disposal systems will be permitted by the governing agency. The accompanying soil map is preliminary in nature, no further assumptions or subdivision should be made without a more detailed evaluation.

Please give me a call if you have any questions.

Sincerely,

Alex Adams
NC Licensed Soil Scientist #1247



Preliminary Soils Evaluation

Josh Drive

Forever Clean

Harnett County, NC

Legend

Areas contain soils with 30 inches or more of usable soil material and have potential for conventional, restricted, LPP or ultra-shallow conventional septic systems. There may be inclusion of soils 24-29 inches to a restrictive horizon that will have potential for LPP septic systems.

NE

Areas not evaluated



- *Preliminary Soils Evaluation
- *Soil boundary was sketched onto a preliminary map of the property supplied by the client's surveyor.
- *Not a Survey.
- *Septic system setbacks listed below for new lots.
 - 1) 10' from property lines.
 - 2) 100' from wells for primary systems.
 - 3) 50' from surface waters (streams, ponds, lakes).
- *Any mechanical disturbances such as grading, cutting and filling of the suitable soil areas can render areas unsuitable for future septic systems.
- *See accompanying report for additional information.
- *Due to Soil Variability, Adams soil consulting cannot guarantee that the areas shown as suitable will be permitted by the local Health Department.
- **Area includes abandoned underground utilities that will need to be located located and avoided for use for septic systems.



GRAPHIC SCALE
1" = 150'



*Not a Survey
(sketched from an aerial photo)

Adams
Soil Consulting
919-414-6761
Project #400

Tax Parcel: FOREVER CLEAN PORTABLE TOILETS INC



> CLICK for Parcel Report <

Tax Parcel

PIN - 0653-42-1702.000
PID - 080654 0086 01
REID - 0033363

Owner Information

Account Number - 1500019539
Name 1 - FOREVER CLEAN PORTABLE TOILETS INC
Name 2 -
Address 1 - 116 W ACADEMY ST
Address 2 -
Address 3 -
City - FUQUAY VARINA
State - NC
Zip - 27526

Property Address

House Number - 000031
Street Prefix -
Street Name - JOSH
Street Type - DR
Street Suffix -

[illegible]

Legal Description - 6.158AC EARL GRAY SR PC#D-81C
Legal Land Units - 6.16
Legal Land Type - AC
Calculated Land Units - 0.00
Calculated Land Type -
Deeded Acreage - 0.00
Total Acreage - 6.03

Parcel Geometric Center

Lat - 35.49
Long - -78.82

Zoom to

35.491 -78.815 Degrees