



Development Services Compliance Enforcement Division

www.harnett.org
PO Box 65
108 E. Front St.
Lillington, NC 27546
Ph: 910-893-7525
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Notice of Violation and Order

July 17, 2019

Blanca Estela Rodriguez Arellano
2534 NC 55 W
Coats, NC 27521

Type of Delivery: ☐ Personal Service ☐ Certified Mail ☐ First Class

Violation Location: **Parcel #:** DS-02899-001-001

Case Number: CEZO1907-0004 **Zoning District:** RA-30 - 1.78 acres

A site inspection was performed 7/12/2019, at the above referenced property, and identified one or more violations of the Harnett County Unified Development Ordinance. You will find the violation information listed below.

Violation: STANDARD REQUIREMENTS

Compliance Measures: Article V. Section 11.0. Other Uses.
Subsection 11.6. Manufactured Home Park.
11.6.1. (A). Standard Requirements..
Failure To Adhere To Regulatory Guidelines.

Violation: RV LOTS IN MHPS

Compliance Measures: Article V. Section 11.0. Other Uses.
Subsection 11.6. Manufactured Home Park.
11.6.1. (E). Recreational Vehicles/Park Model/Recreational Vehicle
Requirements. Failure To Adhere To Regulatory Guidelines.

Violation: PROHIBITED USES AND STRUCTURES

Compliance Measures: Article V. Section 11.0. Other Uses.
Subsection 11.6. Manufactured Home Park.
11.6.1. (F). Prohibited Uses & Structures.
Failure To Adhere To Regulatory Guidelines.
No Part Of The Park Shall Be Used For Nonresidential Purposes, Excluding Facilities
Related To The Maintenance Of The Park. The Following Uses And Structures Shall Be
Prohibited Within Manufactured Home Parks:
1. The Transfer Of A Manufactured Home Space Or Spaces Either By Sale Or By Any
Other Means Within A Manufactured Home Park
2. The Storage Of Abandoned Or Junk Vehicles
3. The Storage Of Uninhabitable Manufactured Homes
4. Recreational Vehicles (Rvs) As A Permanent Residence
5. Storage Of Possessions And Equipment Under The Manufactured Home

Violation: MAINTENANCE

Compliance Measures: Article V. Section 11.0. Other Uses

Subsection 11.6. Manufactured Home Park.

11.6.3. Maintenance Of Park & Facilities.

Failure To Adhere To Regulatory Guidelines.

The Park Owner(S) And Occupants Shall Keep All Park Owned Facilities, Manufactured Homes, Manufactured Home Spaces, Improvements, Equipment, Open Space, Recreational Open Space, And All Common Areas In Good Repair And Maintained In Such A Manner As To Prevent The Accumulation Or Storage Of Material Which Would Constitute A Fire Hazard Or Would Cause Insect Or Rodent Breeding And Harborage.

Violation: CERTIFICATE OF ZONING COMPLIANCE

Compliance Measures: Article III. Section 2.0. Permit Requirements.

Subsection 2.9. Manufactured home Park Certificate of Zoning

Compliance.

Failure To Adhere To Regulatory Guidelines.

All Manufactured Home Parks Shall Maintain A Valid Certificate Of Zoning Compliance. A Certificate Of Zoning Compliance Issued To The Owner Of Manufactured Home Park Shall Constitute The Authority To Utilize The Property As A Manufactured Home Park In Accordance With This Ordinance. The Certificate Of Zoning Compliance Shall Expire After A Two (2) Year Period Or At The Sale Of The Park To A New Owner(S), Whichever Comes First, And Shall Be Renewed To Remain Valid.

Compliance Must Be Met No Later Than: 8/19/2019

Failure to comply with the Harnett County Unified Development Ordinance will force the County to seek remedies through the courts under Chapter 153A, Article IV, Section 153A-123 of the North Carolina General Statutes. Violations of the Ordinance shall constitute a misdemeanor and Harnett County has the authority to seek compliance through civil or criminal actions. A civil action shall be punishable by a fine not to exceed one hundred (\$100.00) dollars and may be charged as a separate offense for each day the violation continues. A criminal action shall be punishable by imprisonment not to exceed thirty (30) days. Also, the Court will be requested to impose upon you the costs of such proceedings, including any attorney's fees, which might be authorized by law. Further, in accordance with the Unified Development Ordinance of Harnett County, Article XV Administration Enforcement and Penalties, Section 3.5 Right of Appeal: If any notice of violation or penalty is issued, the applicant has thirty (30) days to appeal the action of the Zoning Administrator to the Board of Adjustment. Beyond the decision of the Board of Adjustment, recourse shall be to the Courts as provided by law. The application for appeal may be obtained online at www.harnett.org or may be picked up at the Harnett County Planning Services building located at 108 E. Front St. Lillington, NC 27546. For further information, staff may be reached by phone at (910) 893-7525 opt. 4.

Sincerely,

Amy Driggers, CZO