



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

November 12, 2019

LOUISE LEE HEIRS
1760 HAYES RD
Spring Lake, NC 28390

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

Violation Location: 1760 HAYES RD

Parcel #: 0534-17-5630.000

Case Number: CEZO1911-0006

Zoning District: RA-20R - 39.79 acres (100.0%)

A site inspection was performed 11/8/2019, 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: RV AND TRAVEL TRAILER STORACE/PLACEMENT/OCCUPANCY

Compliance Measures: Article V. Section 8.0. Industrial Uses.

Subsection 8.3. Warehousing & Freight Handling.

8.3.3 Storage, Recreational Vehicle & Travel Trailer

Failure To Adhere To Regulatory Guidelines.

Trailers Or Vehicles May Be Parked Or Stored In Rear Or Side Yard Of Any Lot;
Provided That No Living Quarters Shall Be Maintained, Nor Any Business Conducted
Therein While Such Recreational Vehicle Or Travel Trailer Is So Parked Or Stored (Not
Subject To Lot Size Requirements) Unless Otherwise Specified Within This Ordinance.

Violation: RESIDENCE, TEMPORARY

Compliance Measures: Article V. Section 10.0. Temporary Uses.

Failure To Adhere To Regulatory Guidelines.

All Temporary Uses Shall Obtain A Temporary Land Use &
Zoning Permit, Except Modular Classrooms. Modular Classrooms Shall Obtain A Land
Use & Zoning Permit As Required For Other Uses Regulated By The Ordinance.

Subsection 10.4. Residence, Temporary.

A. Where Applicable, A Temporary Residence Shall Be Permitted For A Period Of 180
Days, Renewable For An Additional 30 Days From Staff, Or Longer As Approved By The
Board Of Adjustment, When An Existing Or Proposed Primary Or Secondary
Residence, Located On The Same Lot, Is Deemed Uninhabitable Due To Renovation Or
Construction. Recreational Vehicles (RVs) Shall Be Allowed As A Temporary
Residence.

B. Said Temporary Residence Shall Receive A Temporary Land Use & Zoning Permit.

C. Temporary Residences Shall Be Located In The Required Side Or Rear Yard.

Violation: JUNKYARD CONDITIONS

Compliance Measures: Article V. Section 1.0. Use Types & Regulations. Subsection 1.2. (Junkyard) Table of
Use Types & Regulations. Failure To Adhere To Regulatory Guidelines. Any Use Not

Specifically Designated As Either A Permitted Or Conditional Use In A Zoning District Is Prohibited.

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.

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.

Violation: LAND USE AND ZONING PERMIT

Compliance Measures: Article III. Section 2.0. Permit Requirements. Subsection 2.1. Land Use & Zoning Permit. Failure To Obtain Proper Permits And Approvals. A. After the adoption of this Ordinance, it shall be unlawful to establish, move, or alter any use other than a bona fide farm or obtain a permit from the Health Department unless a land use and zoning permit is applied for and issued by the Administrator. The Administrator shall maintain a record of all land use and zoning permits. Failure to obtain a land use and zoning permit shall be a violation of this Ordinance and punishable under Article Enforcement & Penalties of this Ordinance. In no case shall a land use and zoning permit be issued for a building, or portion thereof, which is located on a parcel of land that is currently in violation of any provisions of this Ordinance.

Compliance Must Be Met No Later Than: 12/16/2019

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