

3/20/2024

Final Notice of Violation and Order to Comply

CREWS SARA E
160 FLAT BRANCH RD
BROADWAY, NC 27505-9110

Type of Delivery: ☒ First Class Mail ☐ Email ☐ Personal Delivery ☐ Property Posted

Violation Location: 160 FLAT BRANCH RD
Case Number: CEZO2401-0011

PID #: 130600 0256
Zoning District: RA-20R 3.77 acres (100%)

TO: Owner and parties of interest in the property referenced above.

YOU ARE HEREBY GIVEN FINAL NOTIFICATION that the property referenced above is in violation of the Harnett County Unified Development Ordinance. The violation is related to Junkyard Conditions on Residential Property.

YOU ARE FURTHER NOTIFIED that records verify that a previous notification was issued by a Harnett County Zoning Official that advised you that the property was in violation. The notification requested that actions be taken to render compliance with the regulations of the Harnett County Unified Development Ordinance. An inspection performed on 3/20/2024 has verified that compliance actions have not been taken and/or completed. The notification also contained information regarding your rights to appeal the notice of violation and the time frame allowed for such appeal. Current records indicate that you have not filed an official appeal with the Board of Adjustment regarding the actions of the Zoning Administrator.

NOW THEREFORE BE ADVISED that this notification shall serve as the **Final Attempt** to gain compliance through voluntary actions on behalf of the property owner. Failure to render compliance by the specified date below shall force the Harnett County Development Services to engage in and impose any and all enforcement actions and penalties upon you including civil actions. Furthermore, in accordance with the Harnett County Unified Development Ordinance, Article XIII Enforcement and Penalties, Section 9.0 Right of Appeal: Any person aggrieved by this notice of violation and order 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 Development Services building located at 420 McKinney Parkway Lillington, NC 27546. For further information, staff may be reached by phone at (910) 893-7525.

Compliance Action Ordered:

Article V. Section 1.0. Use Types & Regulations. Subsection 1.2. (Junkyard) Table of Use Types & Regulations. Failure To Adhere To Regulatory Guidelines. Property conditions classify the use of the site as a junkyard. Junkyards are PROHIBITED in all residential zoning districts. All scrap materials, junk, debris and junk vehicles must be removed from the property.

Compliance Must Be Rendered By: 4/26/2024
Order Issued By: KYLE HOLDER