

1/9/2026

Notice of Violation and Order to Comply

MATTES JOSEPH M JR
31 LIBERTY LN
CAMERON, NC 28326-9485

Type of Delivery: **First Class Mail** **Email** **Personal Delivery** **Property Posted**

Violation Location: 20385 NC 24-27

PID #: 099566 0161

Case Number: CEZO2601-0002

Zoning District: Zoning - RA-20R - 6.12 acres (100.0%)

A site inspection performed on 1/8/2026, at the above referenced property, has identified one or more violations of the Harnett County Unified Development Ordinance. You will find the violation information listed below.

Violation: Unpermitted Automotive Repair Facility

Compliance Measures: Article V. Section 1.0. Sub-Section 1.2 (Commercial Uses)

The Commercial Use Of Property In The Form Of A Business Service Establishment Is PROHIBITED In Zoning Districts Designated For Residential Use. The Business Operations And Activities Being Conducted On The Property Must Be Discontinued. Commercial Vehicles, Equipment And Materials Must Be Removed From The Property.

Article III. Section 2.0 (Permit Requirements) It shall be unlawful to establish, move, or alter any use or structure unless a land use, zoning, and building permit is applied for and issued by Harnett County. All permits, reviews and inspections must be obtained for the accessory structure that has been detected on the property located at 20385 NC 24-27

Compliance Must Be Met No Later Than: 2/18/2026

Failure to comply with the Harnett County Unified Development Ordinance will force the County to seek remedies through the courts under Chapter 153A, Article 6, Section 153A-123 of the North Carolina General Statutes. A one hundred dollar (\$100.00) civil citation shall be issued to any person(s) failing to take corrective actions by the compliance date specified above. Each day the violation exists after the expiration of the compliance period shall constitute a separate offence and be charged as a separate violation. In addition, the County may seek judicial enforcement such as court ordered injunctions and orders of abatement. 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 Development Services building located at 420 McKinney Parkway Lillington, NC 27546. For further information, staff may be reached by phone at (910) 893-7525.

Notification Issued By: KYLE HOLDER