



Hoke County Planning & Zoning

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NOTICE OF VIOLATION

March 16, 2021

Reservoir Training Area Bragg, LLC
2905 Breezewood Ave STE 201
Fayetteville, NC 28303

To Whom It May Concern,

This is Robert Farrell, Planner and Zoning Enforcement Officer with the Hoke County Planning Department. A complaint was filed against your properties known as 502 Parks McMillan Road, also known as Hoke County Parcel Identification Number (PIN) 594070001003 as well as the unaddressed parcel known as PINs 594070001026. Both properties are located in the Residential Agricultural (RA-20) Zoning District.

The complaint was filed on Wednesday, March 3, 2021 and alleged the following:

1. That Reservoir Training Area Bragg, LLC was operating an unpermitted training facility on the subject properties.
2. That multiple structures have been built and / or placed on the properties without obtaining permits or inspections from Hoke County.
3. The activities conducted on the 10.11 acre PIN 594070001003 originally approved as a low impact training facility by CU-02-37 has acted in violation of the original conditional use permit approved by the Board of Commissioners by allowing the use of heavy machinery, firearms, and structures out of character with surrounding construction.

Monday, March 8, 2021 county staff, utilizing a drone, verified there were multiple structures on your properties.

Chapter 2, Section 2.1 Application of Regulations of the Hoke County Zoning Ordinance states the following:

“[The Zoning] Ordinance regulates and restricts the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land.”

Construction without permits from Hoke County constitutes a violation of the Zoning Ordinance.

Chapter 2, Section 2.5 Table of Permitted and Supplemental Requirements states the use of “Training Facility” requires the issuance of a conditional use permit in the RA-20 zoning district. Conditional use permits are approved or denied by the Hoke County Board of Commissioners. The subject properties did not apply for or receive approval of any conditional use permits to allow a training facility constituting a violation of the Zoning Ordinance.

Hoke County is instructing you as the property owner to ensure all unpermitted construction and training facility operations cease immediately. You may submit all relevant and required conditional use permit application materials and request approval from the Board of Commissioners.

If the conditional use permit is approved by the Board of Commissioners following a quasi-judicial hearing you may apply for permits related to construction.

If you have any questions I may be reached at rfarrell@hokecounty.org or at (910) 878-4022.

Thank you,

Robert Farrell, Planner