



APPLICATION FOR TEXT AMENDMENT

Planning Department
420 McKinney Pkwy
P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

Total Fee: \$250
Receipt: _____
Permit: Plan 2606-001
Hearing Date: July 6, 2026

Applicant Information

Applicant:

Name: HH Spring Lake MHP Spring Lake NC, LLC dba Spring Lake
Address: 216 Connie Court
City/State/Zip: Spring Lake, NC 28390
E-mail: licensing@rootsmg.com
Phone: 707-272-0761
Fax: n/a

Type of Change

New Addition Revision

Ordinance: Unified Development Ordinance of Harnett County Article: V Section: 11.6.1(F)

Current Text: (Attach additional sheets if necessary)

Article V, 11.6 Manufacture Home Park 11.6.1 General Provisions F. Prohibited Uses & Structures

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 manufacture 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 (RV's) as a permanent residence
5. Storage of possessions and equipment under the manufactured home

Proposed Text: (Attach additional sheets if necessary)

F. Prohibited Uses & Structures

No part of the park shall be used for nonresidential purposes, excluding facilities related to the maintenance of the park and facilities used as a dedicated office for the purpose of renting, leasing, or selling of a manufactured home for which the park owner holds title and for which all permits and approvals required by law to install the manufactured home have been obtained.

Reason for Requested Change: (Attach additional sheets if necessary)

See Attached Page 2

Authorization

I hereby give Harnett County Planning Department Staff the authorization to amend proposed changes as necessary to comply with current Ordinance text: Yes No (If applicant other than Planning Dept.)

I hereby request that all amendments to proposed Ordinance text made by Planning Staff are reviewed by owner and/or applicant, as represented on this application, prior to review by the Harnett County Planning Board and/or Board of Commissioners: Yes No (If applicant other than Planning Dept.)

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Tom Stapley

Tom Stapley (May 29, 2026 11:32:47 MDT)

Applicant Signature

Donald Thomas Stapley III, Manager

28/05/26

Date

Attachment to Application for Text Amendment

REASON FOR REQUESTED CHANGE:

Per the NCSHP License & Theft Bureau, to become a licensed retailer of manufactured homes in a manufactured housing community, you must meet the requirements for an established salesroom as follows:

NCGS 20-286 Definitions.

(6) Established Salesroom – A salesroom that meets the following requirements:

- a. Contains at least 96 square feet of floor space in a permanent enclosed building. This requirement does not preclude a dealer from utilizing the same permanent enclosed building for other business uses, including uses conducted by a separate business entity, as long as all requirements for an established salesroom are met.
- b. Displays, or is located immediately adjacent to, a sign having block letters not less than three inches in height on contrasting background, clearly and distinctly designating the trade name of the business.
- c. Is a place at which a permanent business of bartering, trading, and selling motor vehicles will be carried on in good faith on an ongoing basis whereby the dealer can be contacted by the public at reasonable times.
- d. Is a place where the books, records, and files required by the Division under this Article are kept. The term includes the area contiguous to or located within 500 feet of the premises on which the salesroom is located. The term does not include a tent, a temporary stand, or other temporary quarters. The minimum area requirement does not apply to any place of business lawfully in existence and duly licensed on or before January 1, 1978.

Harnett County considers the sale of a home that has been set, installed, and permitted within an existing park to be a retail sale and the general provisions for Manufactured Home Parks does not provide for said activity, nor does RM-20 zoning. Harnett County's ordinance does not permit us to have an onsite sales office. NCGS 20-286 and the U.D.O. contradict one another creating a barrier in being able to obtain a NCDMV Dealer License.

We hereby request that the Harnett County U.D.O. be amended to comply with NCGS 20-286 and that it be recommended by Harnett County Planning Board for approval by the County Commissioners.







Text Amendment Application Harnett County UDO 05.29.2026

Final Audit Report

2026-05-29

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