

HARNETT COUNTY
BOARD OF ADJUSTMENTS
March 10, 2025

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2501-0003
APPLICANT: MIGUEL ANGEL MARTINEZ RODRIGUEZ
OWNER: BLANCA RODRIGUEZ ARELLANO
LOCATION: NC 55 W ANGIER, NC 27501
ZONING: RA-30
ACREAGE: 0.63
LAND USE CLASSIFICATION: Agricultural

REQUEST: Double-wide Manufactured Home in RA-30 Zoning District

AERIAL: PIN#: 0691-37-6847.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr - Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St - Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd - Turn left onto NC-27 / NC 27 E - Keep right to stay on NC-27 / NC 27 E - Turn left onto NC-55 / N McKinley St - Arrive at NC-55 / NC 55 W on the right.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of a manufactured home park, single-family residential home sites, agricultural activities, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- The annual daily traffic count for NC 55 W is 7700. The annual daily traffic count for Silas Hayes Rd was unavailable.
- Site distances are good.

BACKGROUND:

- The applicant previously approached staff about placing an additional manufactured home in the manufactured home park (owned by Blanca Arellano) directly adjacent to this property, (0691-37-8965.000). Staff advised that placing an additional manufactured home would be considered an expansion of a grandfathered manufactured home park and that the park would have to come into compliance with existing regulations.
- Additionally, the applicant previously owned PIN#0691-37-6847.000, but through research it was discovered that the ownership of the parcel was transferred to Miguel Rodriguez via a deed dated 6/18/24. However, Blanca Arellano remains the applicant. If Blanca Arellano were to regain ownership of PIN#0691-37-6847.000, a violation would be created due to the manufactured home being located on the parcel.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be to obtain all required permits associated with the setup of the manufactured home. The process will include the necessary reviews and inspections to ensure all regulatory codes and guidelines are adhered to as well as any conditions that may be placed on the requested land use.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RESIDENTIAL USES												
Multi-Section Manufactured Homes (on individual parcel)							S* P*	P*	P*	2 per dwelling unit	1	R-3

3.1.3 Multi-Section Manufactured Homes

RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard

residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.

F. The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.

G. The tongue or towing device shall be removed.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Manufactured Home Park

A manufactured home park is a parcel of land, adjoining parcels of land, or a group of lots within 500 feet of each other in single/same ownership designed to provide three (3) or more manufactured homes or spaces, or any combination of homes and spaces. One (1) lot, solely established for the primary residence of the park owner(s) may be established on a parcel adjacent to a permitted manufactured home park.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

LAND USE GOALS & STRATEGIES

LU-2: Encourage growth where infrastructure exists.

LU-4: Accommodate a mixture of housing types in appropriate areas.

SITE PHOTOS

Site/NC 55 W



Across Street



Adjacent Property



Street View



Sign Posted



SITE PLAN

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