

HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 14, 2020

Staff Contact: Sarah Arbour, Planner I
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CASE NUMBER: BOA2009-0005
APPLICANT: Nicholas Cain Weaver
OWNER: Bradley and Allison Smith
LOCATION: 8611 Old US 421 Lillington, NC 27546
ZONING: RA-30 **ACREAGE:** +/- 7.72 Acres **PIN:** 0610-07-8031.000
REQUEST: Single Section Manufactured Home in RA-30 Zoning District

MAP



PHYSICAL CHARACTERISTICS

- The parcel is currently used as a single-family residence and for agricultural activities.
- Surrounding land uses consist of residential home sites, agricultural activities, and a community center and library.
- Public water and private septic will be utilized.

TRANSPORTATION:

- Sight distances are moderate
- Traffic counts are not available for this portion of Old US 421.

COUNTY UDO USE REGULATIONS:

3.1.2 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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. 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.
- C. The structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home. Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.
 - 1. In cases where the proposed home is located in Flood Zone AE, the home shall be located on a masonry foundation only, with approved flood vents or breakaway skirting. See “Flood Damage Prevention” Section of this Ordinance for more information.
- D. 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.
- E. The tongue or towing device shall be removed or landscaped.

SITE PHOTOS

Site



Across Road



Road View



Road View

