HARNETT COUNTY
BOARD OF ADJUSTMENTS
March 8, 2021

Staff Contact: Sarah Arbour, Planner I
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CASE NUMBER: BOA2101-0004
APPLICANT: Greenfield Housing Center – Brian Honeycutt
LOCATION: 3111 Old Buies Creek Rd.
ZONING: RA-30 ACREAGE: .869 PIN: 0672-67-4239.000
REQUEST: Special Use Permit for a Single Section Manufactured Home in the RA-30 Zoning District

MAP

PHYSICAL CHARACTERISTICS

- The parcel is currently vacant. The single section manufactured home shown in the vicinity map was removed in 2017.
- Surrounding land uses consist of residential home sites and agricultural activities.
- Public water and private septic will be utilized.

TRANSPORTATION:

- Sight distances are moderate along Old Buies Creek Rd.
- Traffic counts for Raven Rock Rd. are 1,500 AADT.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.
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 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.