

HARNETT COUNTY
BOARD OF ADJUSTMENTS

October 11th, 2021

Staff Contact: Sarah Arbour, Planner I
(910) 814-6414 or Sarbour@harnett.org

CASE NUMBER: BOA2109-0001
APPLICANT: Angela Ellis
OWNER: Angela Ellis
LOCATION: Glovers Ln. Coats, NC 27521
ZONING: RA-30 ACREAGE: 3.150 +/- PIN: 1610-01-1798.000
Request: Special Use Permit for a Single Section Manufactured Home in the RA-30 Zoning District

MAP



PHYSICAL CHARACTERISTICS

- The parcel is currently used for several accessory structures.
- Surrounding land uses consist of stick built and manufactured home sites.
- Private water and private septic will be utilized.

TRANSPORTATION:

- Sight distances are good along Glovers Ln.
- Traffic counts for Glovers Ln. are unavailable.

BACKGROUND:

- This project will be required to obtain all permits through Central Permitting.
- A Special Use Permit was granted by the Board in July of 2021 for a multi-section manufactured home on this property. The applicant is reapplying for a Special Use Permit for a single section manufactured home.

COUNTY UDO USE REGULATIONS:

RA-30 Zoning District

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

