

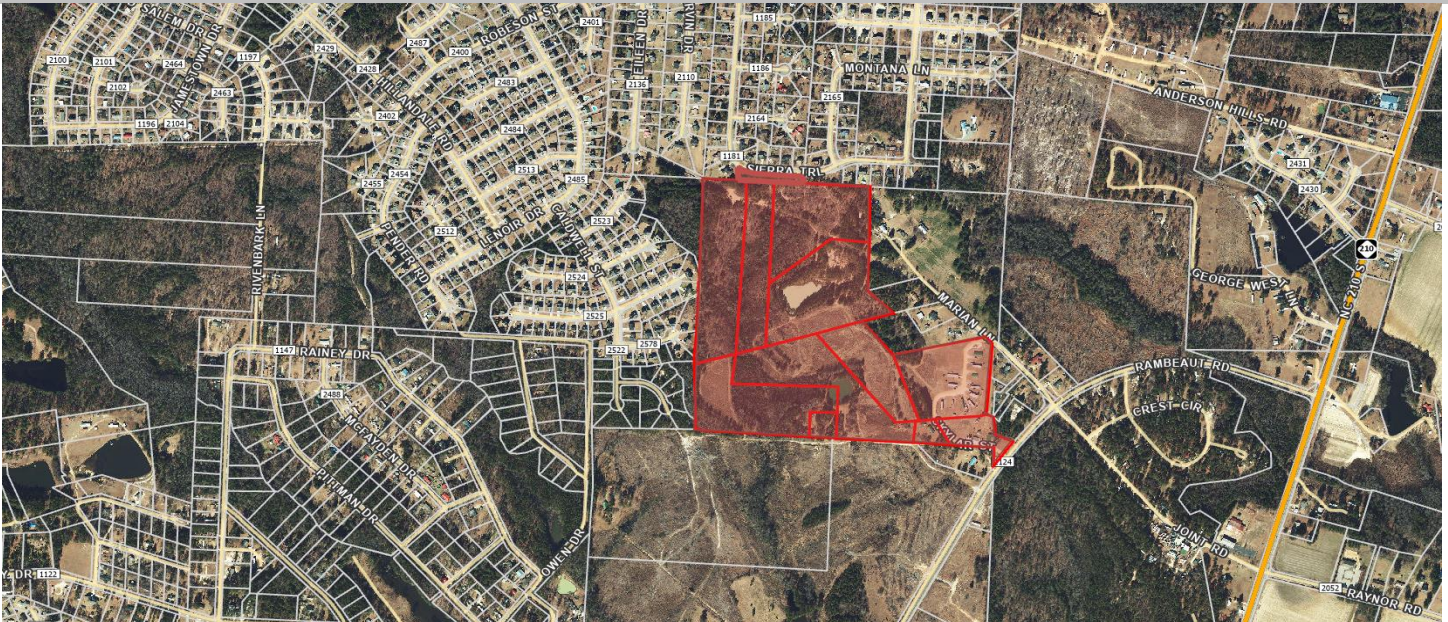
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
March 11, 2024

Staff Contact: Randy Baker, Assistant Manager of Planning Services  
(910) 893-7525 or rbaker@harnett.org

**CASE NUMBER:** BOA2401-0012  
**APPLICANT:** Kathleen Hagerty  
**OWNERS:** Marsha Holland / Kevin Daniel Rambeaut / JSC Enterprises & Associates LLC.  
**LOCATION:** Rambeaut Road (SR 1124)  
**ZONING:** RA-20M / Military Corridor Overlay District  
**ACREAGE:** 75.09 Combined  
**LAND USE CLASSIFICATION:** Medium Density Residential  
**PIN #** 0514-83-1153.000 – 0514-73-8136.000 – 0514-73-3403.000 – 0514-73-0263.000 – 0514-63-6329.000  
0514-83-0529.000 – 0514-73-4628.000 – 0514-74-1377.000 – 0514-74-1804.000 – 0514-64-5570.000  
0514-64-3408.000 – 0514-65-6158.000

**REQUEST:** Manufactured Home Park

**AERIAL:**



**Directions from Lillington:** Travel NC 210 S toward Spring Lake – Turn right onto Rambeaut Road - Properties are on the right after passing Marian Lane. Properties ingress / egress is available via Skylar Street.

**PHYSICAL CHARACTERISTICS**

- A. Site:** The majority of the proposed parcels are currently vacant and contain natural vegetation and forestry products. Some of the parcels that have been developed contain a stick built structure and six manufactured homes that remain from a grandfathered manufactured home park. Various accessory and abandoned structures are located on the parcels as well. Multiple parcels contain easements that provide right of way for utilities and access.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential subdivisions, existing manufactured home parks, agricultural and forestry related uses.
- C. Utilities:** Water – Public Sewer – Public

## TRANSPORTATION:

- Annual average daily traffic count for this section of Rambeaut Road is 700 vehicle trips per day. Annual average daily traffic count for Sierra Trail and Marian Lane are unavailable.
- Site distances are poor along this section of Rambeaut Road due to elevation changes and curvature of the road. Site distances are good along the sections of Sierra Trail and Marian Lane that abut the proposed project site.

## BACKGROUND:

- Applicant is requesting to develop the referenced properties as a manufactured home park containing 350 single-family residential lots.
- The proposed manufactured home park site plan illustrates ingress/egress via state road # 1181 (Sierra Trail) and state road # 1124 (Rambeaut Road).
- One of the parcels referenced in this proposed project previously contained a *Grandfathered Manufactured Home Park* known as Marian Estates MHP containing 13 manufactured home lots.
- If approved, the proposed use will be required to complete the commercial site plan review and development process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- The Development Review Board must grant approval to the proposed development prior to the issuance of any permits. Proper inspections will ensure compliance with all specified use regulations before a Certificate of Occupancy can be issued.
- The applicant has submitted a preliminary site plan as required by the UDO that includes a solid waste disposal plan as well as a street name approval letter from Harnett County E-911 Addressing. Due to the proposed connection to public water and sewer, a preliminary soils report has not been performed at this time.

## 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
<b>OTHER USES</b>												
<b>Manufactured Home Parks</b>									<b>S*</b>	2 per dwelling unit	3	

**Unified Development Ordinance (Reference Guidelines) – See Staff Report Attachments**

**Article III. Sections 2.0, 2.9, 2.9.1, 2.9.2, 2.9.3, 2.9.4, 5.0, 5.1, 5.1.1, 5.2, 5.3, 5.4, 5.4.1, 5.4.2**

**Article IV. Section 7.0**

**Article IV. Section 13.0**

**Article V. Section 1.2, 11.6, 11.6.1, 11.6.2, 11.6.3**

**Article XIV. Section 2.0 (Manufactured Home Lot / Manufactured Home Park)**



# HARNETT COUNTY LAND USE PLAN

## FUTURE LAND USE CATEGORY / RESIDENTIAL AREAS

### **MEDIUM DENSITY RESIDENTIAL:**

Medium density residential with a mix of housing types including single family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

## SITE PHOTOS

Site View Sierra Trail



Site View Marian Lane



Site View Rambeaut Road



Site View Undeveloped





Site View Existing MHP



Site View Abandoned Structure



Street View Sierra Trail



Street View Marina Lane





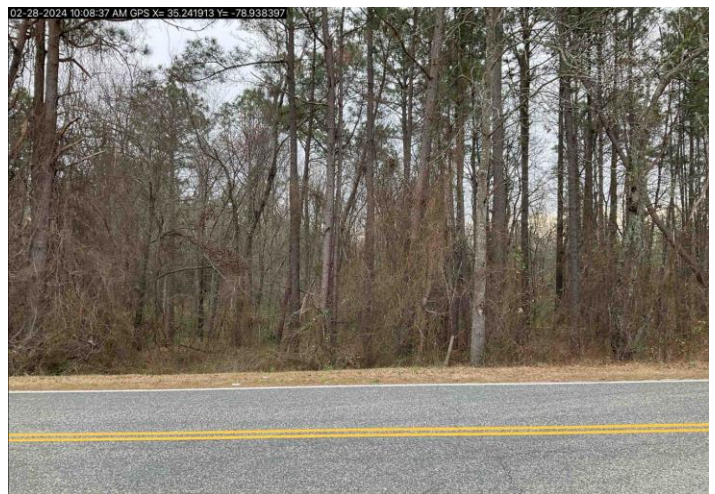
### Street View Rambeaut Road



### Across Street Sierra Trail



### Across Street Rambeaut Road



# SUBMITTED SITE PLAN

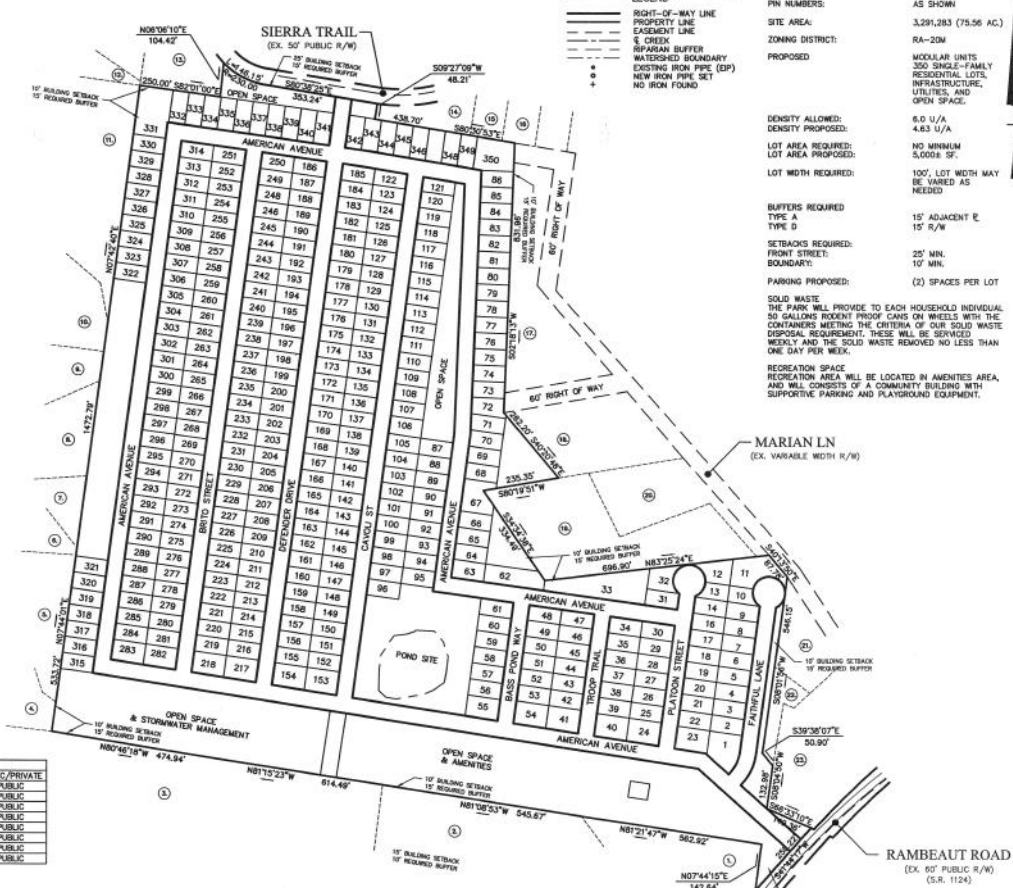
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PIN: 0204-02-0205  
N.F. DONALD WATKINS
2. PIN: 0204-02-0206  
N.F. DONALD WATKINS  
PIN: 0204-02-0207  
N.F. DONALD WATKINS
3. PIN: 0204-02-0208  
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4. PIN: 0204-02-0210  
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6. PIN: 0204-02-0214  
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24. PIN: 0204-02-0250  
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PIN: 0204-02-0251  
N.F. DONALD WATKINS

- ## LEGEND
- RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - EASEMENT LINE
  - E DRAIN
  - RIPARIAN BUFFER
  - WATCHED BOUNDARY
  - EXISTING IRON PIPE (EIP)
  - NEW IRON PIPE SET
  - NO IRON FOUND

- ## SITE DATA
- PIN NUMBERS: AS SHOWN  
 SITE AREA: 3,291,283 (75.56 AC.)  
 ZONING DISTRICT: RA-20M  
 PROPOSED: MODULAR UNITS  
 300 SINGLE-FAMILY  
 RESIDENTIAL LOTS,  
 INFRASTRUCTURE,  
 UTILITIES, AND  
 OPEN SPACE.
- DENSITY ALLOWED: 6.0 U/A  
 DENSITY PROPOSED: 4.83 U/A  
 LOT AREA REQUIRED: NO MINIMUM  
 5,000+ SF.  
 LOT WIDTH REQUIRED: 100', LOT WIDTH MAY  
 BE VARED AS  
 NEEDED
- BUFFERS REQUIRED  
 TYPE A: 15' ADJACENT E  
 TYPE D: 15' R/W
- SETBACKS REQUIRED:  
 FRONT STREET: 25' MIN.  
 BOUNDARY: 10' MIN.  
 PARKING PROPOSED: (2) SPACES PER LOT
- SOLID WASTE:  
 THE PARK WILL PROVIDE TO EACH HOUSEHOLD INDIVIDUAL  
 50 GALLONS RIGIDLY PROOF CANS ON WHEELS WITH THE  
 CONTAINERS MEETING THE CRITERIA OF OUR SOLID WASTE  
 DISPOSAL REQUIREMENT. THESE WILL BE SERVICED  
 WEEKLY AND THE SOLID WASTE REMOVED NO LESS THAN  
 ONE DAY PER WEEK.
- RECREATION SPACE:  
 RECREATION AREA WILL BE LOCATED IN ADJACENT AREA,  
 AND WILL CONSIST OF A COMMUNITY BUILDING WITH  
 SUPPORTIVE PARKING AND PLAYGROUND EQUIPMENT.

NO.	DATE	DESCRIPTION
1	02/14/24	ISSUED FOR PERMIT



## STREET TABLE

STREET NAME	LENGTH (L.F./R/W)	WIDTH	P/UNT	WD	PUBLIC/PRIVATE
AMERICAN WAY	6,679	50'	20'		PUBLIC
FAITHFUL LN	614	50'	18'		PUBLIC
PLATOON ST	540	50'	18'		PUBLIC
TROOP TR	419	50'	18'		PUBLIC
BRASS POND WY	415	50'	18'		PUBLIC
CANON ST	1,673	50'	18'		PUBLIC
DEFENDER DR	1,845	50'	30'		PUBLIC
BRITO ST	1,660	50'	18'		PUBLIC

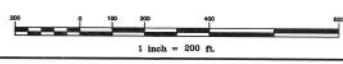


**CREDLER ENGINEERING COMPANY, INC.**  
 ENGINEERS/PLANNERS/SURVEYORS  
 304 E. MARIAN AVE. DURHAM, N.C. 27701 (919) 682-3000 FAX (919) 682-3000 EXT.

**FREEDOM HOMES**  
 PREPARED FOR  
**MAGNOLIA LIVING LLC**  
 488 RAMBEAUT ROAD, SPRING LAKE, N.C.  
 TOWNSHIP: ANDERSON CREEK COUNTY: HARNETT STATE: NC.

**SITE PLAN**

DATE	02/14/24
SCALE	1" = 200'
LICENSE	C-0254
JOB	1300312002491307 Sheet 1
SHEET NUMBER	C102
OF	4 SHEETS





**Harnett**  
COUNTY  
NORTH CAROLINA

## GIS/E-911 Addressing Development/Road Name Application

**Applicant:**

**Kathleen Hagerty**

Name: \_\_\_\_\_

110 Talisman Way #207, Raleigh NC 27615

Address: \_\_\_\_\_

919-414-9944

Telephone: \_\_\_\_\_

Email: kathleen827@gmail.com

**Request Type:** Please check the appropriate box:

- New Development Name/Road Names
- Change Development Name—Fee applicable
- Change Road Name— Fee applicable
- New Private Road Name- Fee applicable
- County Initiated Request

**PIN Number:** Project number BOA2401-0012

**Existing Development Name:** (if change is proposed) \_\_\_\_\_

**Proposed Development Name:** (if applicable) Vet Homes

**Existing Road Name:** (if name change is proposed): \_\_\_\_\_

**Proposed Road Name(s):** (see Road Naming Guidelines Page 2) **Number of Road Names Required:** 11

1. Army Blvd	Approved	11. Faithful Ln	Approved
2. Brito St	Approved	12.	
3. Big Voice St	Approved	13.	
4. Cavoli St	Approved	14.	
5. American Ave	Approved	15.	
6. Defender Dr	Approved	16.	
7. Bass Pond Way	Approved	17.	
8. Defender Dr	Approved	18.	
9. Troop Trl	Approved	19.	
10. Platoon St	Approved	20.	

**Do you plan to use Custom Road Name Signs?**  Yes  No

(Office Use Only) ZIP Code : 28390 County Reviews Harn OK  
Cumb Ok

NOTE: Incomplete applications will not be accepted.

**Non-refundable application fee will be submitted with application for Development Name Changes or Private Road Petitions if applicable. Make Check payable to Harnett County GIS/E-911 Addressing.**

**Kathleen Hagerty** January 12, 2024

**Applicant / Rep Signature**

**Date**

**SUBMIT QUESTIONS, APPLICATION / FEE TO:**

Harnett County GIS / E-911 Addressing  
305 W Cornelius Harnett Blvd, Suite 100  
Lillington, NC 27546  
Telephone: (910) 893-7523 Email: [gis@harnett.org](mailto:gis@harnett.org)

**APPROVED:** TWard 1/18/24 (Office Use Only)