

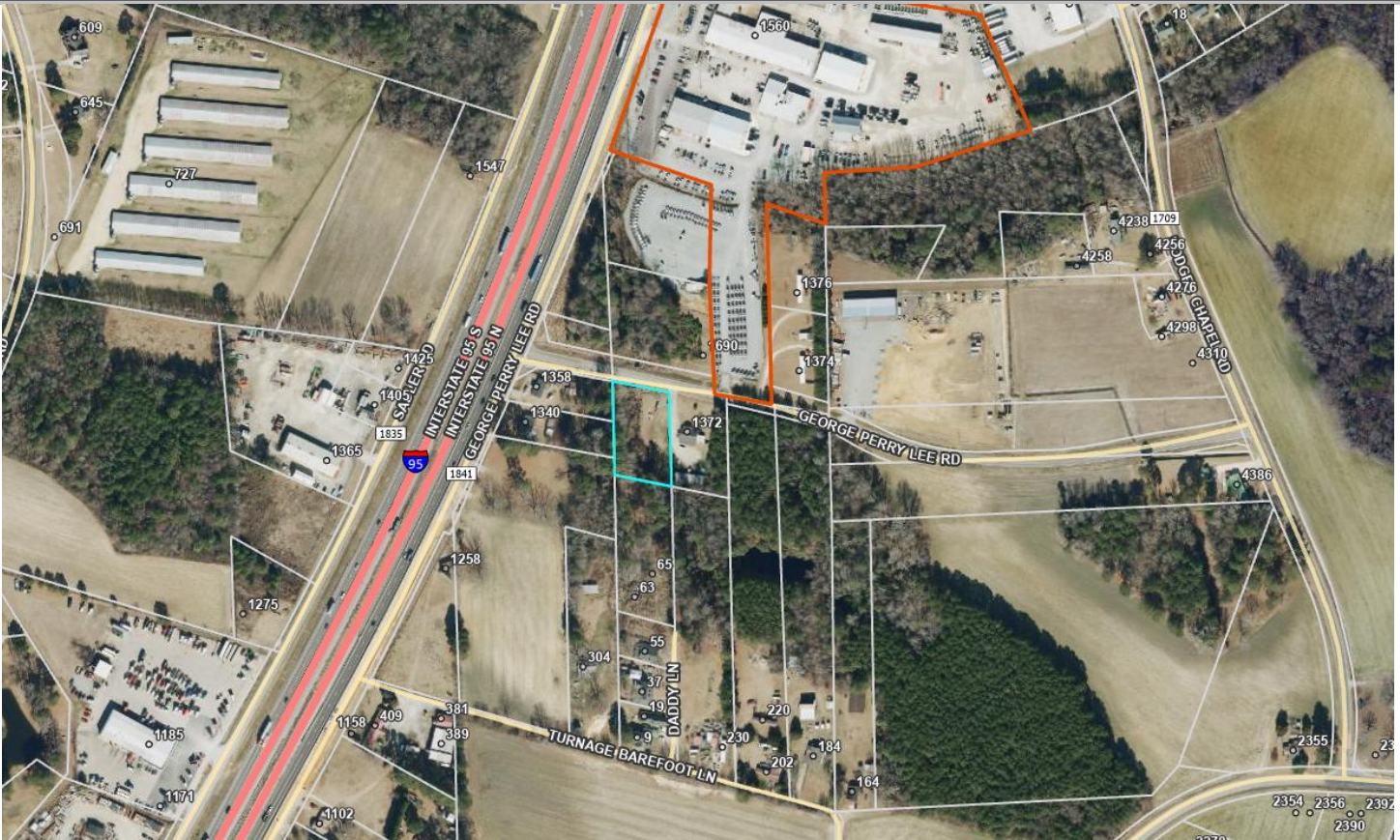
HARNETT COUNTY
BOARD OF ADJUSTMENTS
September 14, 2026

Staff Contact: Emma Harris, Planner I
(910) 893-7525 Email: eharris@harnett.org

CASE NUMBER: BOA2608-0002
APPLICANT: Brianna Marie McLamb
OWNER: Brianna Marie McLamb
LOCATION: GEORGE LEE PERRY RD DUNN, NC 28334
ZONING: RA-30 and Commercial
ACREAGE: +/- 1.00 **PIN#** 1537-16-2975.000
LAND USE CLASSIFICATION: Employment Growth Area

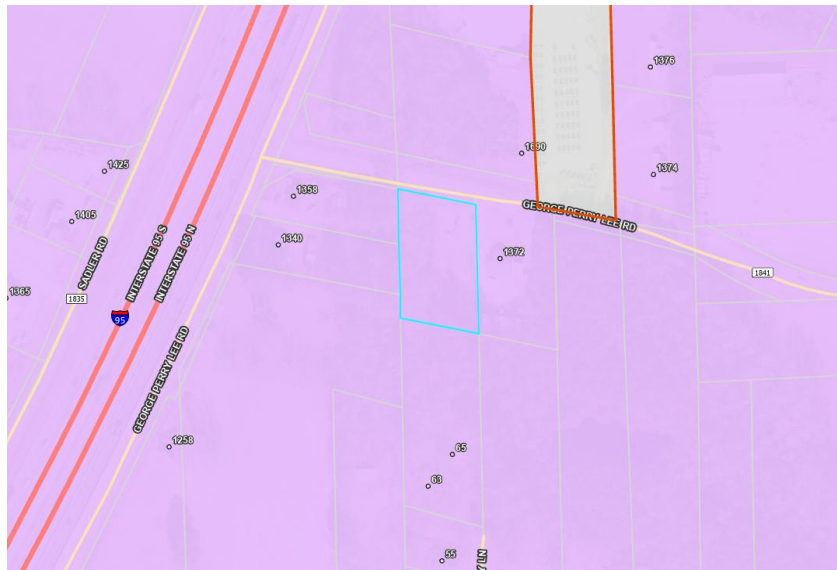
REQUEST: Singlewide Manufactured Home in the RA-30 Zoning District

AERIAL:

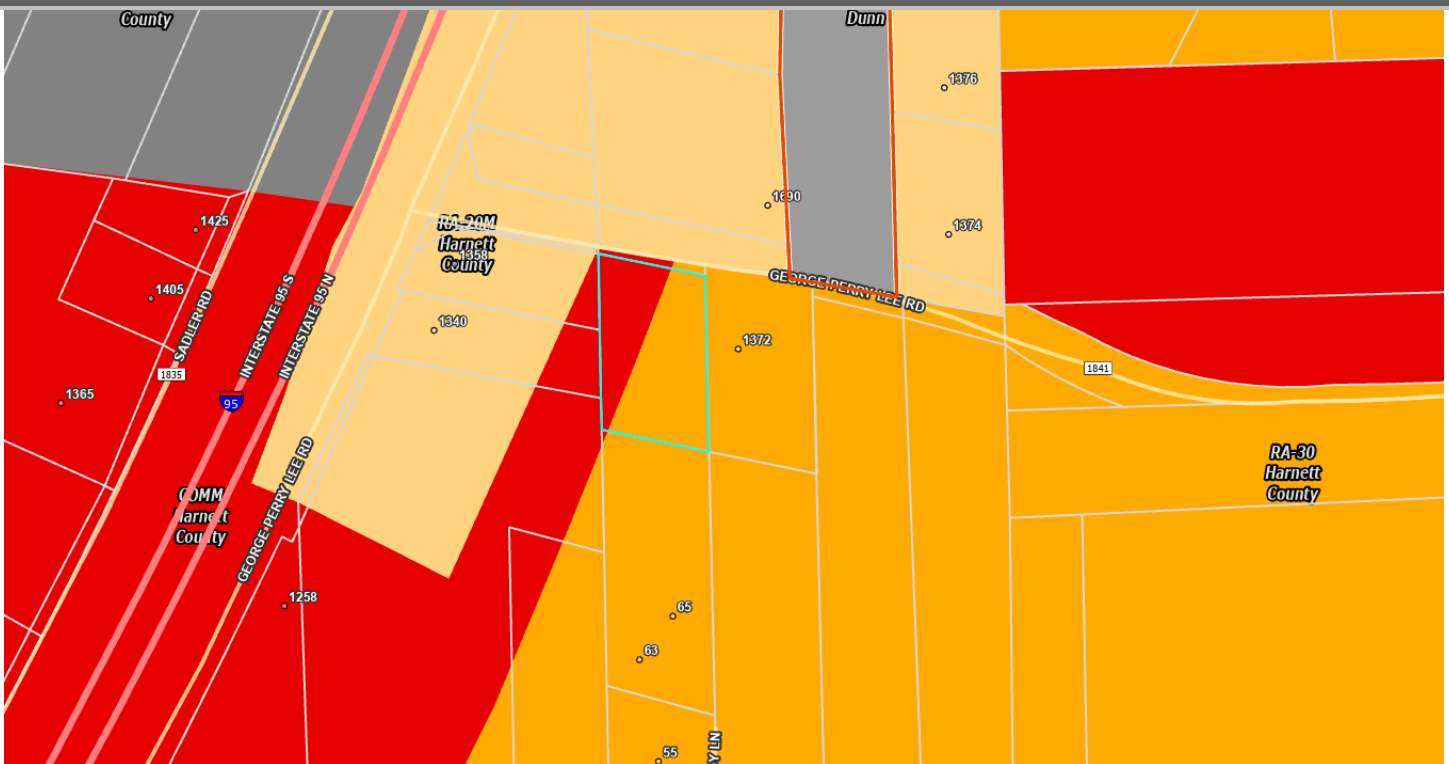


Directions from Lillington: Travel to US-421 S/E Cornelius Harnett Blvd/US Hwy 421 S– Take Leslie Cambell Avenue to NC-27 E– Turn right onto Hodges Chapel Rd – Turn right onto George Perry Lee Rd – Arrive at the parcel.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Vacant parcel.
- B. **Surrounding Land Uses:** Heavy Manufacturing, warehousing, various residential sites, agricultural, and forestry related land uses.
- C. **Utilities:** Water – Private Well Sewer – Private Septic

TRANSPORTATION:

- Annual daily traffic count for this section of George Perry Lee Rd is unavailable but the adjacent Hodges Chapel Rd has a traffic county of 1500 vehicle trips per day.
- Site distances are good.

BACKGROUND:

- Applicants are proposing to place a singlewide manufactured home on the property within the area zoned RA-30 as indicated on the site plan.
- The singlewide manufactured home is only eligible to be placed within the area of the property located in the RA-30 zoning district. The Board does not have the authority to grant the use within the commercial zoning district.
- If the applicant's request for a Special Use Permit is approved, the next stage in the development process will be to obtain all required permits associated with the set-up 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 the Board of Adjustment may place on the requested land use.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

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

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.

- The structure shall be built to the HUD code for manufactured homes.
- 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.
- 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.
 - 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.
- 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.
- The tongue or towing device shall be removed.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

FUTURE LAND USE CATEGORIES/

Employment Growth Area: These areas are located along major thoroughfares and include prime locations for economic development opportunities. Uses encouraged in the Employment Growth Areas include but are not limited to industrial, warehouse, office, research and development, tech flex, medical, energy, and distribution. Residential development is appropriate only when not in conflict with existing or future industry or commercial uses or focal development areas.

LAND USE GOALS & STRATEGIES

H-1: Accommodate a mixture of housing types in appropriate areas.

Strategy 1A: Ensure zoning policies continue to provide ample opportunity for a variety of housing types.

SITE PHOTOS



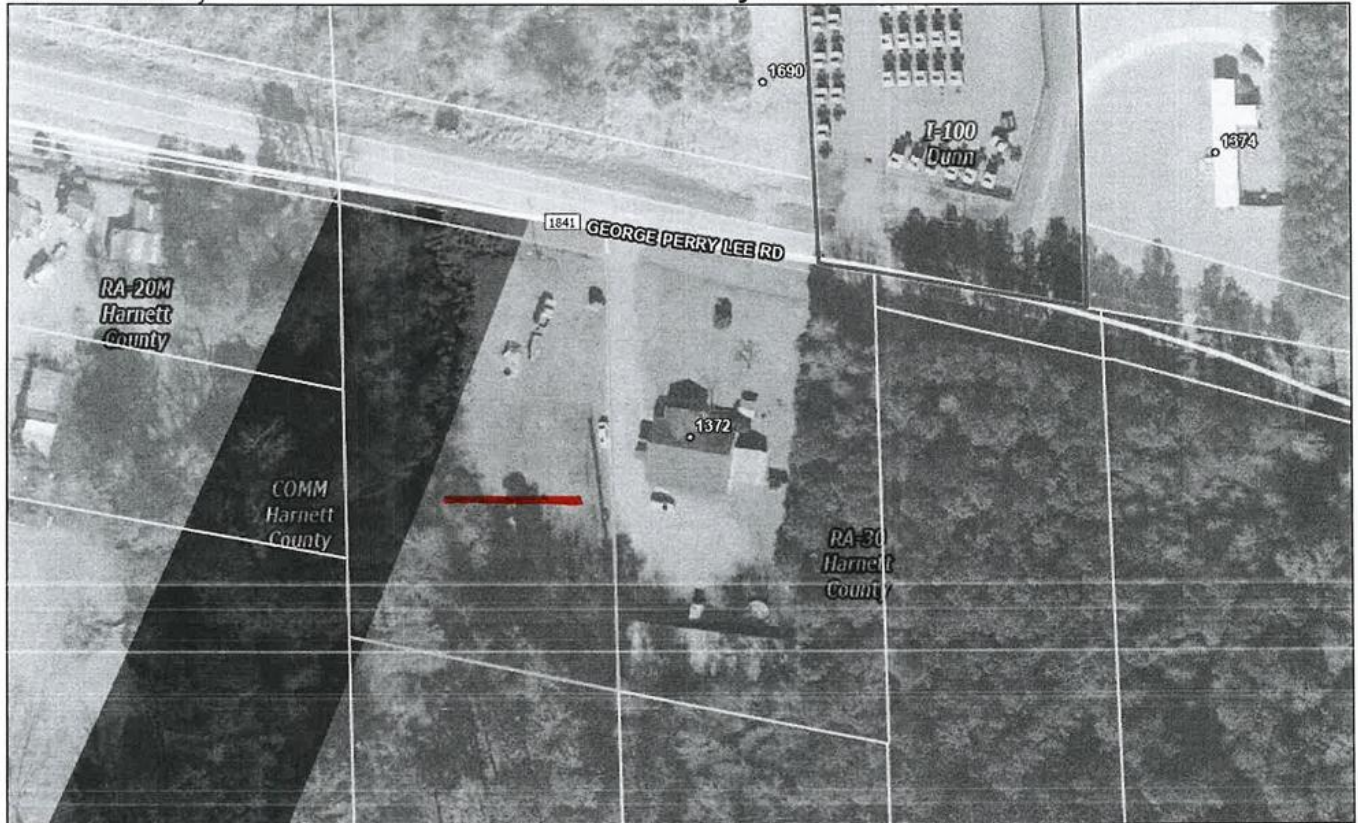


SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett.org/GIS
August 11, 2026

County Boundary	Parcels	RA-30
City Limits	COMM	ETJ
Address Numbers	I-100	
Road Centerlines	RA-20M	



0 80 Feet