

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 10, 2025

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CASE NUMBER: BOA2511-0001
APPLICANT: Ezer Ordonez
OWNER: Ruby Ordonez and Ezer Ordonez Salinas
LOCATION: 2911 NC 27 E COATS, NC 27521
ZONING: RA-30
ACREAGE: .82
LAND USE CLASSIFICATION: Agricultural Protection Area

REQUEST: Double-wide Manufactured Home in RA-30 Zoning District

AERIAL: PIN#: 0690-05-8707.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr – McKinney Pkwy turns right and becomes N Main St – Take US-421 S/E Cornelius Harnett Blvd/US Hwy 421 S and Leslie Campbell Ave to NC-27 E – Arrive at 2911 NC 27 E.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently vacant.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites, agricultural activities, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** Water – Public Sewer – Private (Septic)

TRANSPORTATION:

- The annual daily traffic count for NC 27 E is 5900 vehicle trips per day.
- Site distances are poor to the west and fair to the east.

BACKGROUND:

- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be to obtain all required permits associated with the setup 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 may be placed on the requested land use.

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
RESIDENTIAL USES												
Multi-Section Manufactured Homes (on individual parcel)							S* P*	P*	P*	2 per dwelling unit	1	R-3

3.1.3 Multi-Section 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. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- The structure shall be built to the HUD code for manufactured homes.
- When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- 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 masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- 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 minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- The tongue or towing device shall be removed.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

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/ AGRICULTURAL AND RESIDENTIAL AREAS

Low Density Residential: Single family detached residential intended to remain predominately suburban in character and provide for low density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

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

Site/2911 NC 27 E



Sign Posted



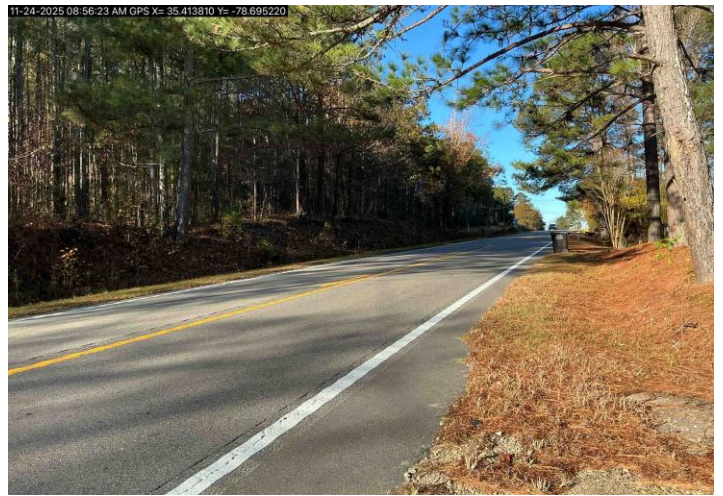
Across Street



Adjacent Properties



Street View



SITE PLAN

