



# TEXT AMENDMENT REQUEST FORM (Internal)

Development Services  
420 McKinney Pkwy.  
P.O. Box 65, Lillington, NC 27546  
Phone: (910) 893-7525 Fax: (910) 893-2793  
Case: PLAN2607-0008

Planning Board: September 8, 2026 County Commissioners: September 21, 2026

## Applicant Information

### **Applicant:**

Name: Rodney A. Gregory  
Address: 1948 NC 27 W.  
City/State/Zip: Lillington, NC 27546  
Phone: 910-984-6932

## Type of Change

☒ New Addition ☒ Revision

**Ordinance:** Unified Development Ordinance

**Article:** V. **Section:** 11.6.D, 1, 2, 3 & 4

## Reason for Requested Change:

Currently, the Unified Development ordinance does not allow for the addition of covered porches and decks on manufactured homes located within a Manufactured Home Park. The applicant is requesting a change in the text to allow for the construction of covered porches on manufactured homes located within Manufactured Home Parks.

## Background

In April of 2021, Development Services staff petitioned the Board of Commissioners to amend the Unified Development Ordinance to allow for covered porches on manufactured homes located in manufactured home parks. The Board did not make a motion on the request, and the request died.

## Current Text:

### 11.6 Manufactured Home Park

#### *11.6.1 General Provisions*

#### D. Additions & Accessory Structures

##### 1. Additions

No living compartment or structure other than that of a prefabricated structure specifically designed for manufactured home use or extension shall be added to any manufactured home parked within the jurisdiction of this Ordinance. This excludes front and rear uncovered porches and decks not exceeding 100 square feet.

## 2. Accessory Building

One (1) Accessory Building is permitted per manufactured home lot. Such building shall not exceed 120 square feet in size, shall be located in the rear yard and shall be compatible to the principal dwelling in terms of exterior building material and color. Existing structures authorized by permit and structurally sound, prior to September 15, 2003 shall be allowed to remain. Refer to Item 4 “Setbacks” of Subsection “Standards for New & Altered Manufactured Home Parks” of this Section for additional requirements.

## 3. Carports

Prefabricated structures without any foundation or footings and designed so as when the use for which the temporary structure was erected has ceased the structure shall be removed shall be permitted in accordance with this Ordinance. Refer to Subsection “Standards for New & Altered Manufactured Home Parks” of this Section for additional requirements. Carports shall be properly anchored and shall be constructed of rigid materials that are compatible to the principal dwelling in terms of exterior building material and color.

---

---

# Applicant’s Proposed Text:

## 11.6 Manufactured Home Park

### 11.6.1 General Provisions

#### D. Additions & Accessory Structures

##### 1. Additions

No living compartment or structure other than that of a prefabricated structure specifically designed for manufactured home use or extension shall be added to any manufactured home parked within the jurisdiction of this Ordinance. ~~This excludes front and rear uncovered porches and decks not exceeding 100 square feet.~~

##### 2. Steps, Decks and Porches

All steps, decks and porches shall be freestanding and are limited to a maximum of 100 square feet. Decks and porches not exceeding 100 square feet may be covered; however, all decks and porches must remain open and shall not be enclosed.

##### ~~2.~~3. Accessory Building

One (1) Accessory Building is permitted per manufactured home lot. Such building shall not exceed 120 square feet in size, shall be located in the rear yard and shall be compatible to the principal dwelling in terms of exterior building material and color. Existing structures authorized by permit and structurally sound, prior to September 15, 2003 shall be allowed to remain. Refer to Item 4 “Setbacks” of Subsection “Standards for New & Altered Manufactured Home Parks” of this Section for additional requirements.

##### ~~3.~~4. Carports

Prefabricated structures without any foundation or footings and designed so as when the use for which the temporary structure was erected has ceased the structure shall be removed shall be permitted in accordance with this Ordinance. Refer to Subsection “Standards for New & Altered Manufactured Home Parks” of this Section for additional requirements. Carports shall be properly anchored and shall be constructed of rigid materials that are compatible to the principal dwelling in terms of exterior building material and color.

---

---

## Staff's Proposed Text

### 11.6 Manufactured Home Park

#### 11.6.1 General Provisions

##### A. Additions & Accessory Structures

###### 1. Additions

No living compartment or structure other than that of a prefabricated structure specifically designed for manufactured home use or extension shall **be added** to any manufactured home parked within the jurisdiction of this Ordinance. ~~This excludes front and rear uncovered porches and decks not exceeding 100 square feet.~~

###### 2. Steps, Decks and Porches

All steps, decks and porches shall be freestanding and are limited to a maximum of 100 square feet. Decks and porches that do not exceed 40 square feet may be covered however; all decks and porches must remain open and shall not be enclosed.

###### 2.3. Accessory Building

One (1) Accessory Building is permitted per manufactured home lot. Such building shall not exceed 120 square feet in size, shall be located in the rear yard and shall be compatible to the principal dwelling in terms of exterior building material and color. Existing structures authorized by permit and structurally sound, prior to September 15, 2003 shall be allowed to remain. Refer to Item 4 "Setbacks" of Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements.

###### 3.4. Carports

Prefabricated structures without any foundation or footings and designed so as when the use for which the temporary structure was erected has ceased the structure shall be removed shall be permitted in accordance with this Ordinance. Refer to Subsection "Standards for New & Altered Manufactured Home Parks" of this Section for additional requirements. Carports shall be properly anchored and shall be constructed of rigid materials that are compatible to the principal dwelling in terms of exterior building material and color.

---

---

### Suggested Statement-of-Consistency for Approval:

The requested Text Amendment is not in conflict with the policies, goals, and strategies outlined in the Harnett Horizons 2040 Comprehensive Land Use Plan or the existing regulations in the Unified Development Ordinance. Therefore, it is recommended that the Text Amendment request be **APPROVED**.

### Suggested Statement-of-Consistency for Denial:

The requested Text Amendment does not advance the policies, goals, or recommendations outlined in the Harnett Horizons 2040 Comprehensive Land Use Plan. Therefore, it is recommended that the Text Amendment request be **DENIED**.