

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 11, 2025

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

CASE NUMBER: BOA2507-0002
APPLICANT: LUIS ANGEL LOPEZ RAMIREZ
OWNER: LUIS ANGEL LOPEZ RAMIREZ
LOCATION: ROSSER PITTMAN ROAD BROADWAY, NC 27505
ZONING: RA-30
ACREAGE: 0.93
LAND USE CLASSIFICATION: Rural / Agricultural

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

AERIAL: PIN#: 9680-69-6022.000



Directions from Lillington: Travel north on US 421 toward Sanford– Turn left onto McArthur Road – Turn right onto Rosser Pittman Road – Site will be located on the left hand side of the road after passing Knight Road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- 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 this section of Rosser Pittman Road was unavailable.
- Site distances are good.

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	BUILDIN G CODE CLASS
RESIDENTIAL USES												
Manufactured Homes (on individual parcel)							S*	P*	P*	2 per dwelling unit	1	R-3

Article V. Use Regulations

Section 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 or landscaped.

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/ AGRICULTURAL AND RESIDENTIAL AREAS

Rural / Agricultural: Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low-density single family residential up to one dwelling per acre.

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 polices continue to provide ample opportunity for a variety of housing types.

SITE PHOTOS

Site



Site



Adjacent Properties



Street View



SITE PLAN

