

HARNETT COUNTY  
BOARD OF ADJUSTMENTS

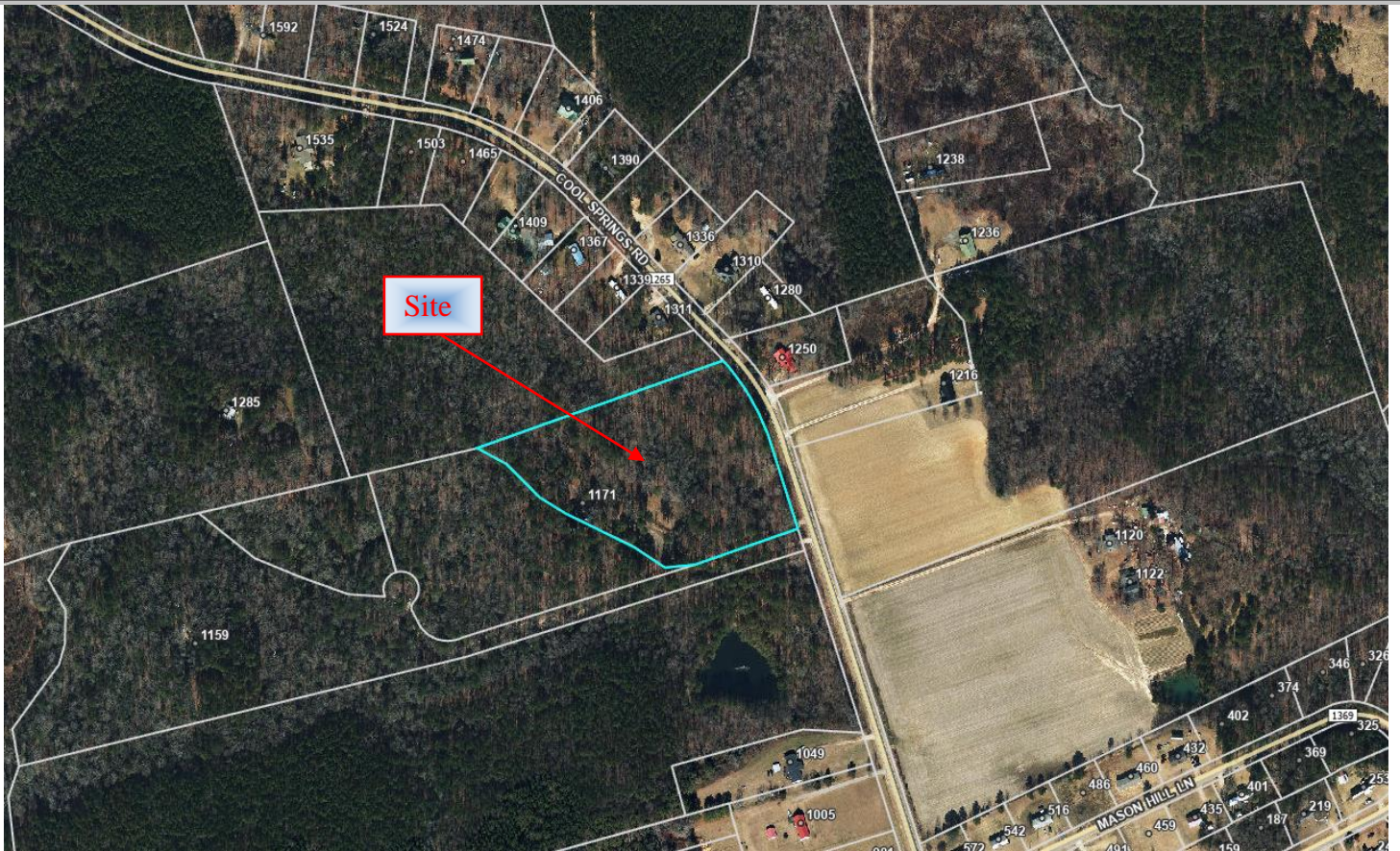
April 8, 2024

Staff Contact: Emma Harris, Planner I  
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**CASE NUMBER:** BOA2402-0002  
**APPLICANT:** Jennifer Rouse  
**OWNER:** Alisa Mcie Cash  
**LOCATION:** 1171 COOL SPRINGS RD LILLINGTON, NC 27546  
**ZONING:** RA-30  
**ACREAGE:** 7.44  
**LAND USE CLASSIFICATION:** Agricultural  
**WATERSHED DISTRICTS:** WS-IV-P Cape Fear River (Lillington)

**REQUEST:** 2<sup>nd</sup> Single-wide Manufactured Home in RA-30 Zoning District

**AERIAL:** PIN#: 0611-84-0051.000



**Directions from Lillington:** Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn right onto US-421 N / W Front St – Turn right onto Cool Springs Rd – Arrive at 1171 Cool Springs Rd.

## PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains accessory structures, a single-family residential home site, and natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural activities, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** **Water** – Private (Well) **Sewer** – Private (Septic)

## TRANSPORTATION:

- The annual daily traffic count for this portion of Cool Springs Rd is 350.
- Site distances are fair.

## BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

## 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>RESIDENTIAL USES</b>												
<b>Manufactured Homes (on individual parcel)</b>							<b>S*</b>	<b>P*</b>	<b>P*</b>	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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. 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.
- C. 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.
  - 1. 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.
- D. 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.
- E. The tongue or towing device shall be removed or landscaped.



# SITE PHOTOS

## Site / 1171 Cool Springs Rd



## Manufactured Home on Site



## Accessory Structures on Site



## Across Street



## Street View





## Adjacent Properties



## Sign Posted



SITE PLAN

