

HARNETT COUNTY
BOARD OF ADJUSTMENTS

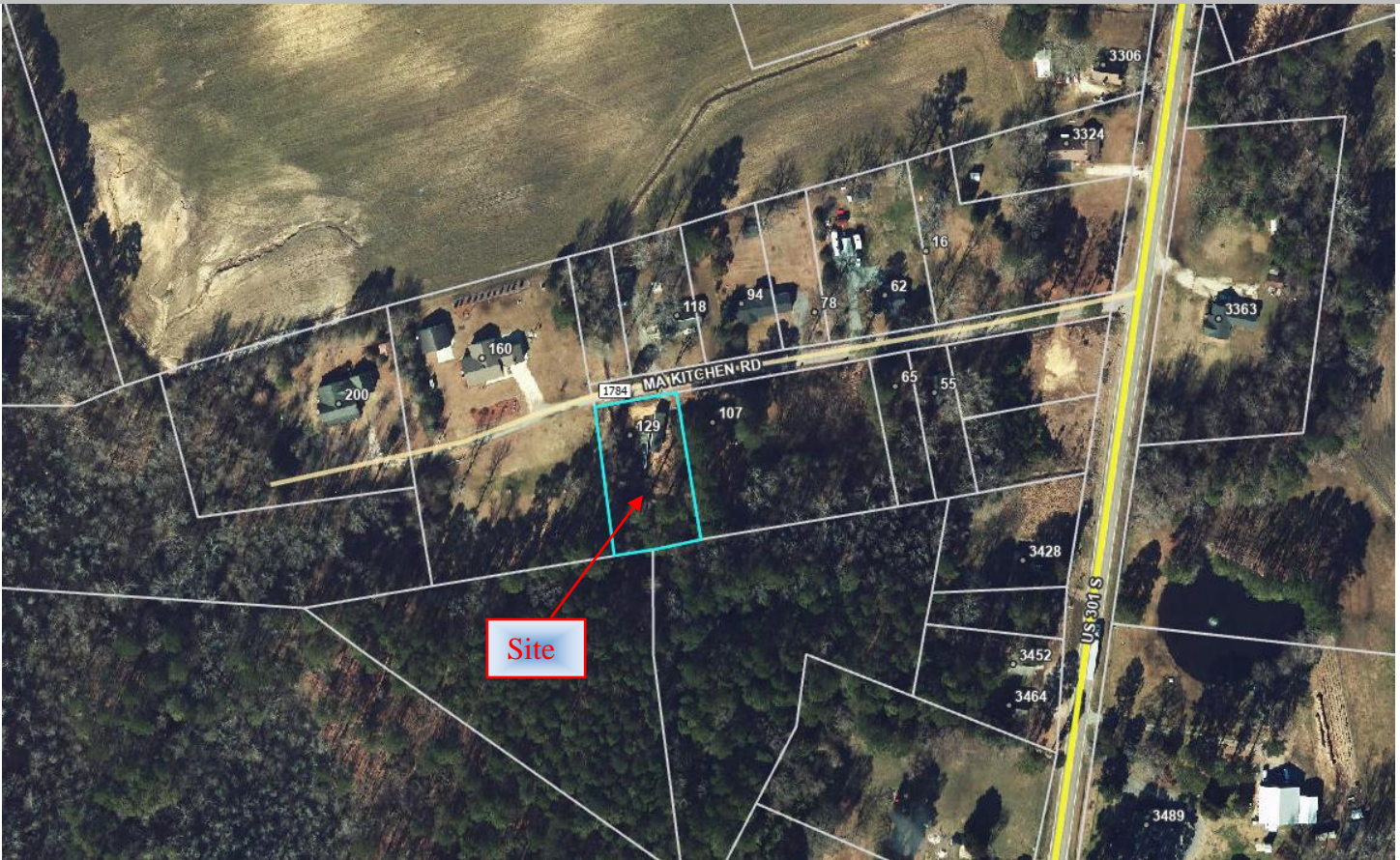
April 8, 2024

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

CASE NUMBER: BOA2403-0001
APPLICANT: Dylan & Jessica Stephenson
OWNER: Dylan & Jessica Stephenson
LOCATION: 129 MA KITCHEN RD DUNN, NC 28334
ZONING: RA-30
ACREAGE: .52
LAND USE CLASSIFICATION: Employment Mixed Use

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

AERIAL: PIN#: 1505-80-9234.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn right onto NC-217 / NC-82 / N 13th St – Keep left to stay on NC-82 / Iris Bryant Rd – Keep left to stay on NC-82 / Iris Bryant Rd – Turn right to stay on NC-82 / NC Highway 82 – Bear left onto Dorman Rd – Keep straight to get onto Arrowhead Rd – Turn right onto US-301 S / US Highway 301 S – Turn right onto Ma Kitchen Rd – Arrive at 129 Ma Kitchen Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains an abandoned mobile home 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** – Public **Sewer** – Private

TRANSPORTATION:

- The annual daily traffic count for Ma Kitchen Rd. was unavailable, however the adjacent road, US 301 S has an annual daily traffic count of 6400.
- Site distances are good.

BACKGROUND:

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

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. 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.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. 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.
- F. 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.
- G. The tongue or towing device shall be removed.

SITE PHOTOS

Site / 129 Ma Kitchen Rd.



Sign Posted



Across Street



Adjacent Properties



Street View



SITE PLAN

