

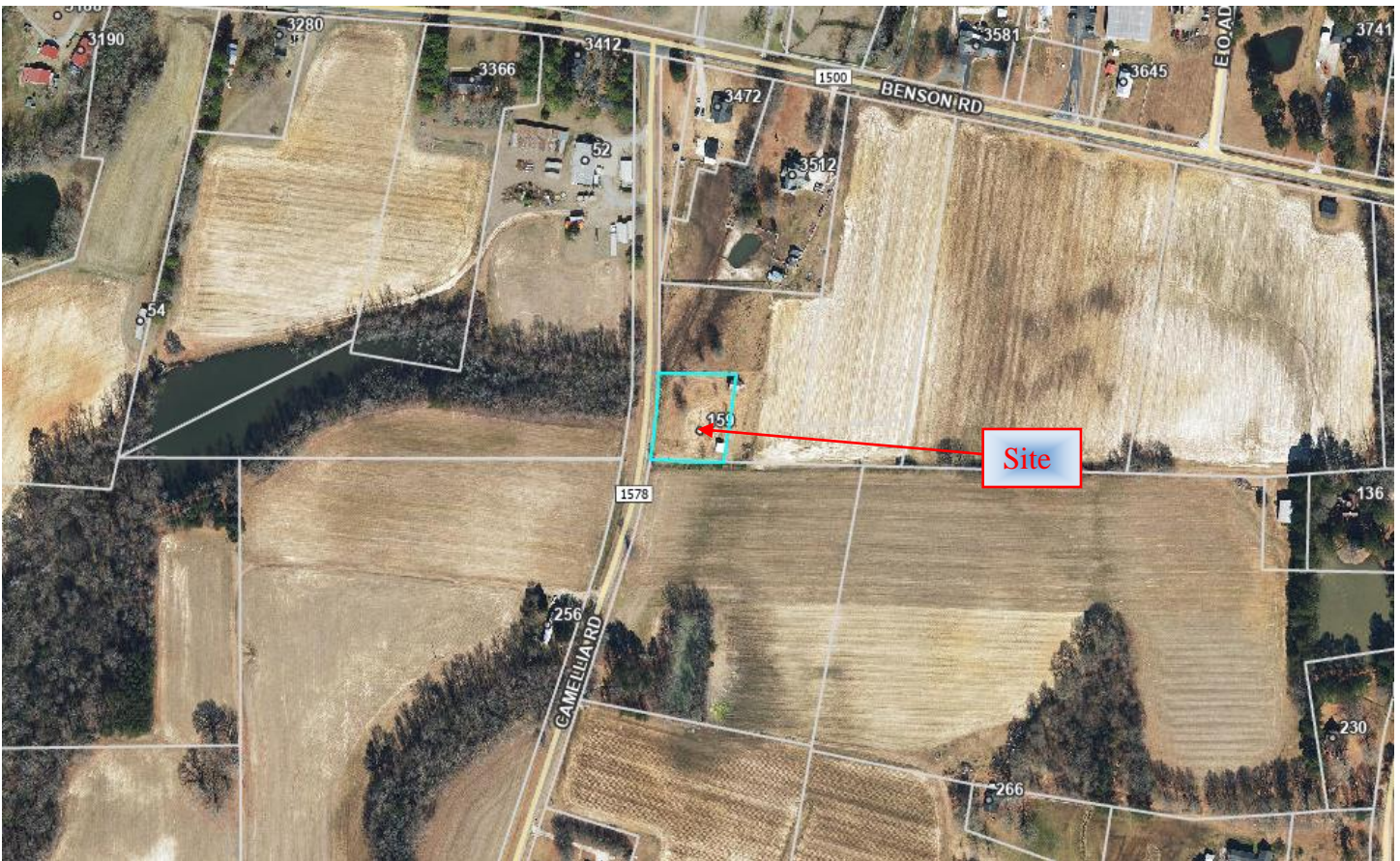
HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 9, 2024

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

CASE NUMBER: BOA2410-0003
APPLICANT: TANYA M ADAMS
OWNER: TANYA M ADAMS
LOCATION: 159 CAMELLIA RD ANGIER, NC 27501
ZONING: RA-30
ACREAGE: .81
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 0693-42-3074.000



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 – Bear right onto Old Coats Rd. – Road name changes to Sheriff Johnson Rd – Turn left onto Oak Grove Church Rd. – Road name changes to Guy Rd. – Turn right onto Benson Rd. – Turn right onto Camellia Rd. – Arrive at 159 Camellia Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains accessory structures, 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 Camellia Road is unavailable. But the adjacent road, Benson Road, has an annual daily traffic count of 1900.
- 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	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.

- 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.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

FUTURE LAND USE PLAN

The Harnett community envisions a future where the county will continue to grow and prosper in a way that promotes a high quality of life, capitalizes on and protects the assets that make Harnett County unique, and ensures that all Harnett residents have access to a variety of housing, transportation, recreation and employment options.

FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, the established low density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low intensity uses, single family residential up to one unit per acre and context sensitive rural design.

LAND USE GOALS & STRATEGIES

- LU-2: Encourage growth where infrastructure exists.
- LU-4: Accommodate a mixture of housing types in appropriate areas.

SITE PHOTOS

Site



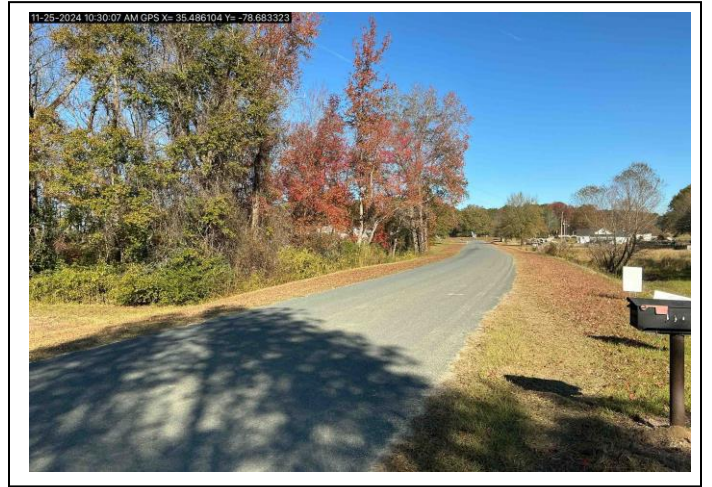
Across Street



Street View



Street View



Adjacent property



Adjacent property



Accessory Structure



Accessory Structure



Sign Posted

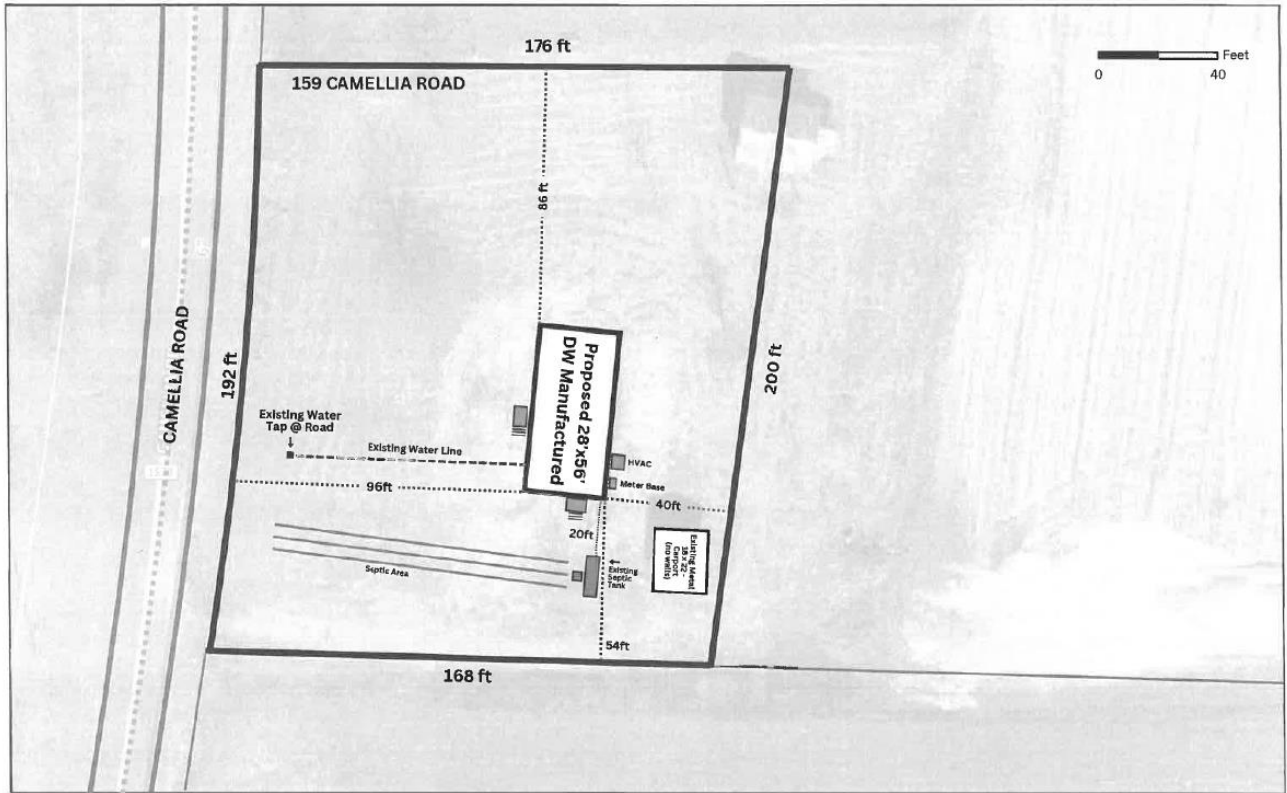


SITE PLAN



ADAMS PROJECT

159 Camellia Rd., Angier, NC (Harnett)
28'x56' D.W. Manufactured Home
Project Contact: Brandon Johnson 252.412.2479



159 Camellia Rd, Angier, NC
Total Lot Sq/ft: 33,900
Owner: Tanya Adams

Deed: Book 3920/ Page 0789
Desc: 1 Lot 175x200 .81ac Adams
PIN: 0693-42-3074.000

Road frontage: 200 ft total
Parcel Size: 0.81 acres
Zoning: RA-30

Water: County Water connection
Wastewater: Private Septic
Electric: Duke Progress Energy