

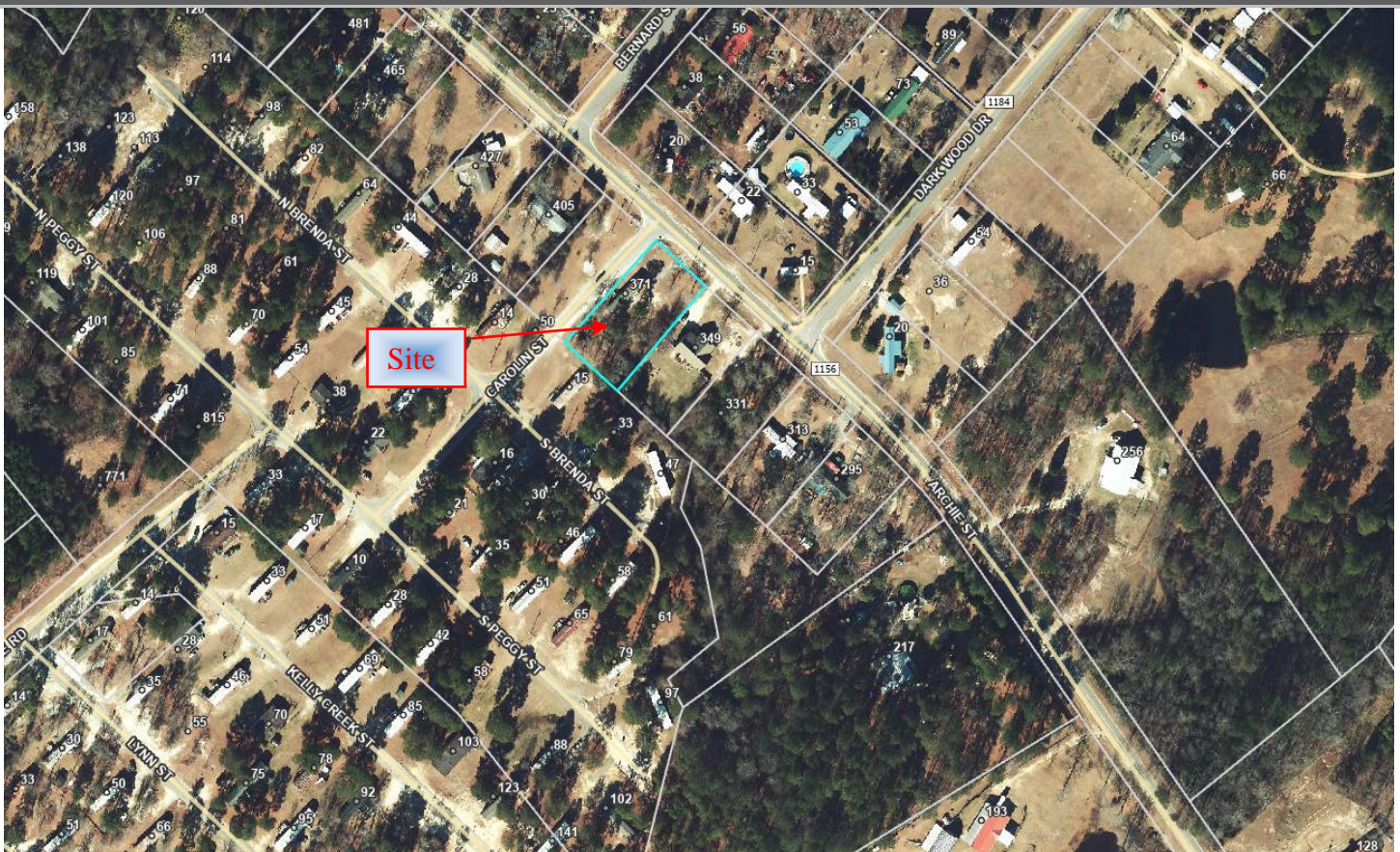
HARNETT COUNTY
BOARD OF ADJUSTMENTS
September 8, 2025

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

CASE NUMBER: BOA2507-0003
APPLICANT: Anderson Creek MHP Spring Lake NC LLC
OWNER: Anderson Creek MHP Spring Lake NC LLC
LOCATION: 317 Archie Street Spring Lake, NC 28390
ZONING: RA-20R Acreage: 3.74 PIN#: 0515-60-0690.000
LAND USE CLASSIFICATION: Medium Density Residential
OVERLAY DISTRICT: Military Corridor Overlay District

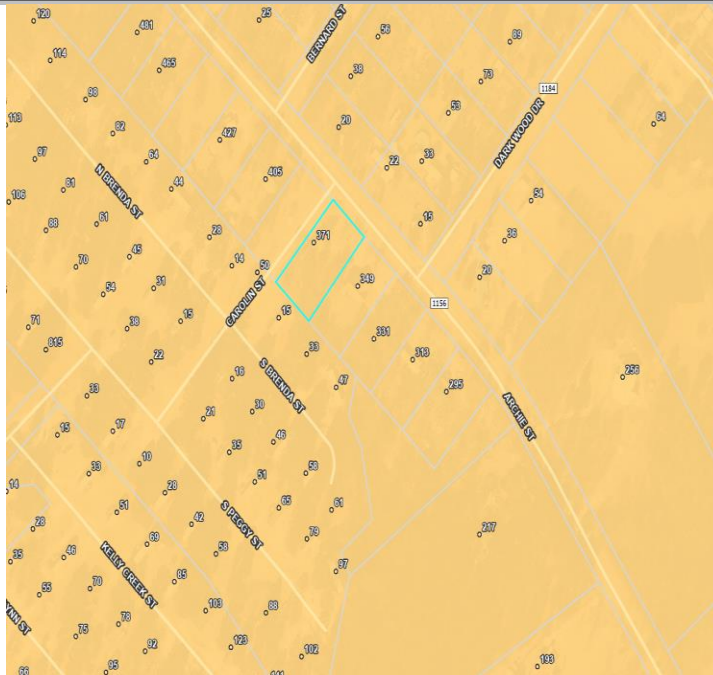
REQUEST: Offices (Business or Professional) / (Manufactured Home Sales Office)

AERIAL:



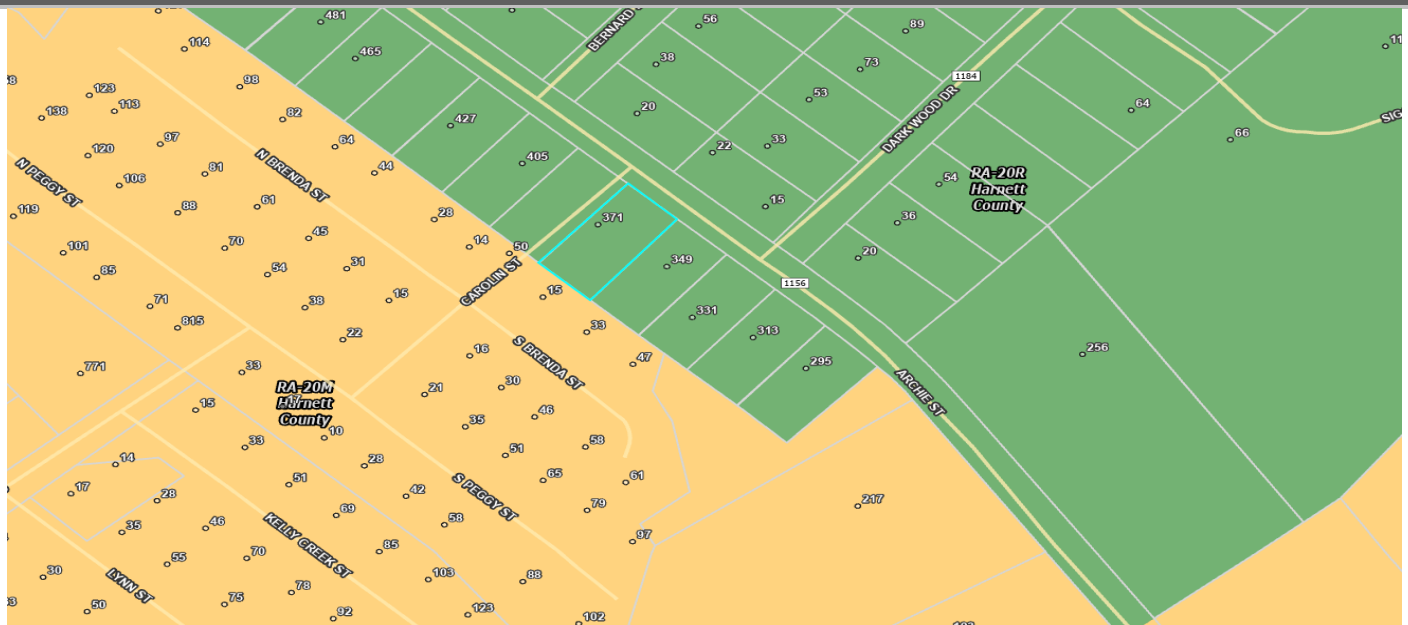
Directions from Lillington: Travel NC 210 South – Turn right onto Bill Shaw Road – Turn left onto Overhills Road – Turn right onto Archie Street – Site is located on the left at the intersection of Archie Street and Carolin Street.

LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP

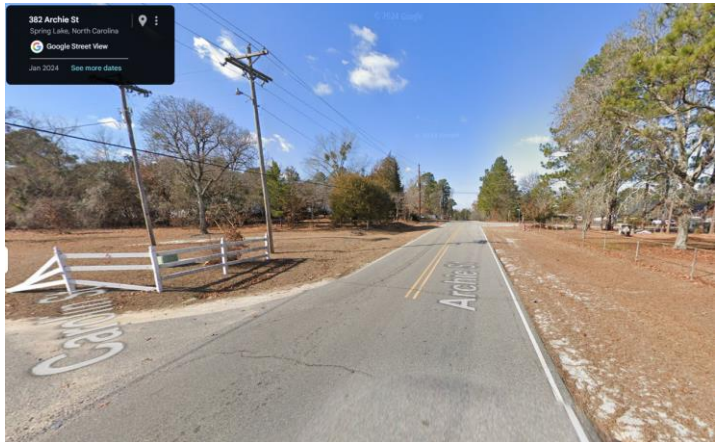
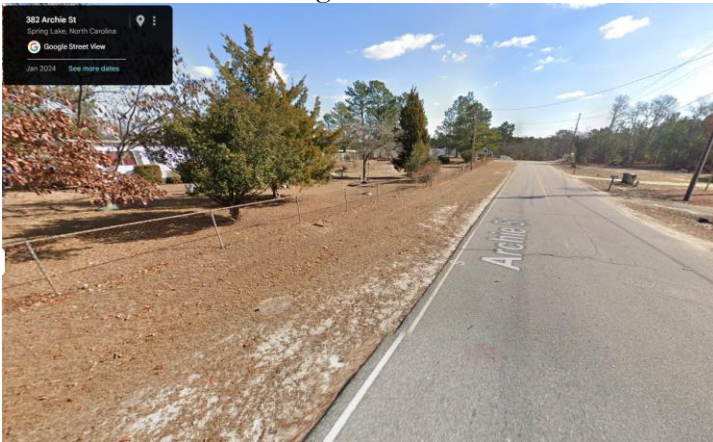


PHYSICAL CHARACTERISTICS

- A. Site:** Currently occupied by a singlewide manufactured home that has been converted into an office for the management of Anderson Creek MHP.
- B. Surrounding Land Uses:** Residential home sites and a manufactured home park.
- C. Utilities:** **Water** – Public **Sewer** – Private

TRANSPORTATION:

- Annual daily traffic count for Archie Street is currently unavailable.
- Site distances are good.



BACKGROUND:

- The applicant is requesting a Special Use Permit to locate a manufactured home sales lot within an existing manufactured home currently being utilized for the management of Anderson Creek MHP.
- It is the intent of the applicant to secure a manufactured home dealer's license from the state of North Carolina in order to offer manufactured homes for sale and placement within the mhp.
- The parcel is separate from the manufactured home park property and does not offer occupancy for residential purposes.
- The home has undergone an engineer review and been inspected by Harnett County Building Inspections Department as well as the Fire Marshal's Office for the purpose of utilizing the structure in a non-residential manner.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and thorough review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the Military Corridor Overlay District, the Regional Land Use Advisory Council (RULAC) has been made aware of the proposed special use request.

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
OFFICES, GENERAL												
Offices (Business or Professional)	P	P	P	P		S	S	S	S	1 per 200 sq. ft.	3	B

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/ RESIDENTIAL AREAS

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

H-1: Accommodate a mixture of housing types in appropriate areas.

H-2: Encourage the preservation and construction of affordable and workforce housing.

E-2: Continue and expand business attraction and recruitment efforts.

Strategy 2F: Support neighborhood improvements and reinvestment.

SITE PHOTOS

Site



Site



Adjoining Property



Across Street



Street View



Street View



SUBMITTED SITE PLAN

