

HARNETT COUNTY
BOARD OF ADJUSTMENTS
December 8, 2025

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

CASE NUMBER: BOA2510-0005
APPLICANT: Clyde S. Faircloth Jr. & Jessica M. Faircloth
OWNER: Clyde S. Faircloth Jr. & Jessica M. Faircloth
LOCATION: 512 Stage Road Spring Lake, NC 28390
PIN #'s: 0514-48-4613.000 & 0514-49-7023.000
ZONING: RA-20M
ACREAGE: +/- 23.62 acres
LAND USE CLASSIFICATION: Medium Density Residential
OVERLAY DISTRICT: Military Corridor Overlay District

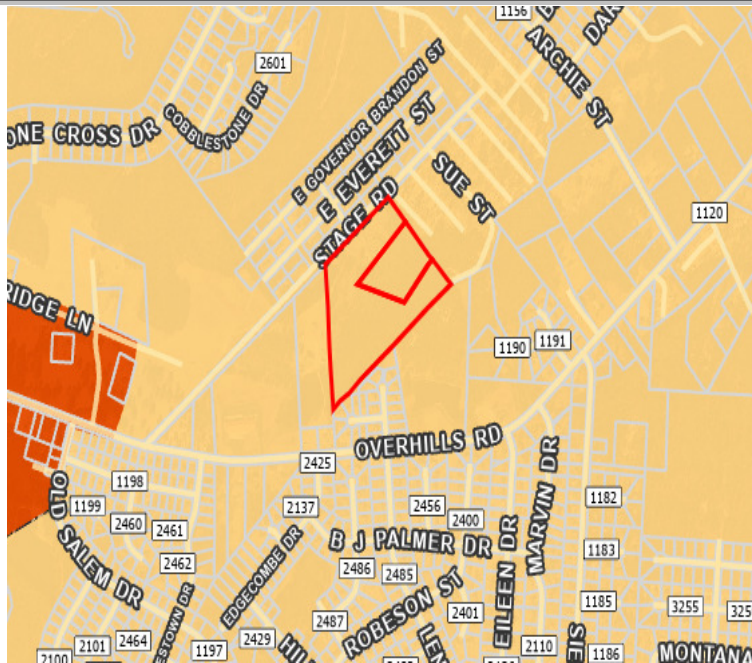
REQUEST: Manufactured Home Park

AERIAL:



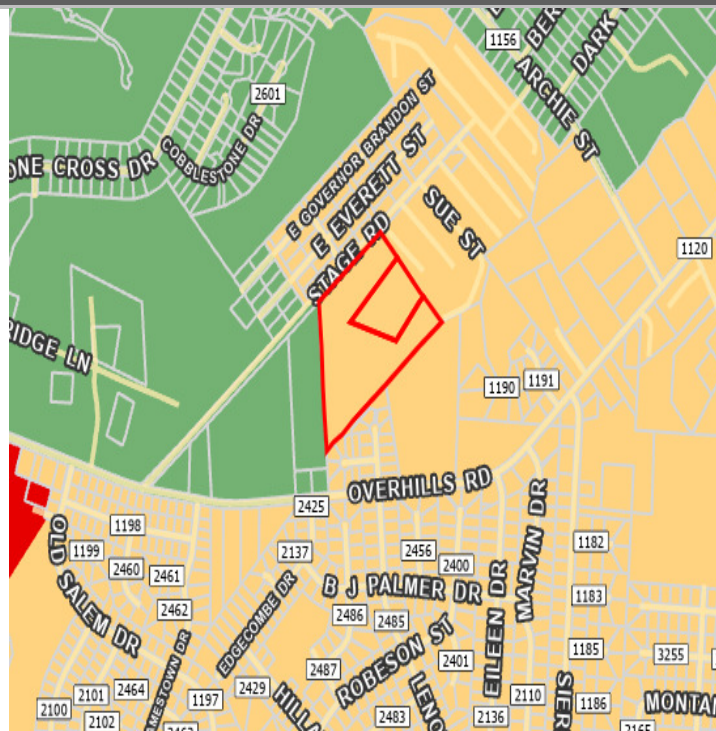
Directions from Lillington: Travel NC 210 S – Turn right onto Anderson Creek Road – Turn right onto Overhills Road – Turn right onto Stage Road – Property is located on the right across from Deborah Drive.

LAND USE CLASSIFICATION MAP

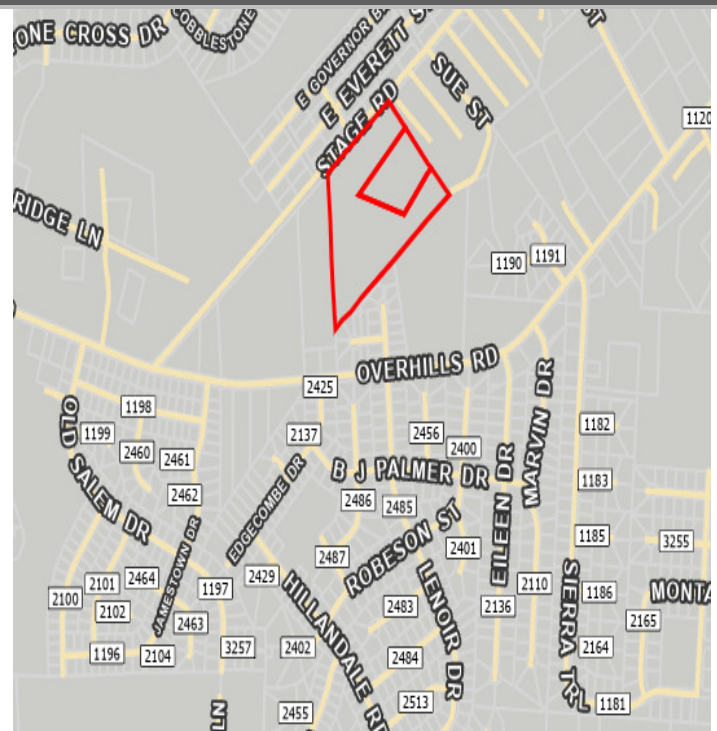


- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



MILITARY CORRIDOR OVERLAY



PHYSICAL CHARACTERISTICS

- A. Site:** Contains multiple abandoned structures, overgrown vegetation and undisturbed forestry acreage.
- B. Surrounding Land Uses:** Residential home sites, grandfathered manufactured home park, forestry related uses and an emergency services facility.
- C. Utilities:** **Water** – Public **Sewer** – Private (Septic System)

TRANSPORTATION:

- Annual daily traffic count for Stage Road is unavailable as is the intersecting Overhills Road.
- Site distances are good.



BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed development of a Manufactured Home Park.
- The applicant has submitted a preliminary site plan in accordance with the Unified Development Ordinance and received comments as to the changes and additions to bring the proposal into compliance.
- 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 to verify all regulatory guidelines and protocols are adhered to.
- Developmental improvements, specifications and conditions will be verified by a series of inspections prior to final approval and issuance of a certificate of occupancy for the proposed use.
- 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
OTHER USES												
Manufactured Home Parks									S*	2 per dwelling unit	4	

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/ 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

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

Strategy 1E: Encourage land use compatible with military operations at Fort Bragg.

1F: Encourage growth where infrastructure and services exist.

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

Strategy 1A: Ensure zoning policies continue to provide an ample opportunity for a variety of housing types.

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

SITE PHOTOS



11-14-2025 09:35:01 AM GPS X= 35.259396 Y= -78.951938



11-14-2025 09:35:25 AM GPS X= 35.259053 Y= -78.951815



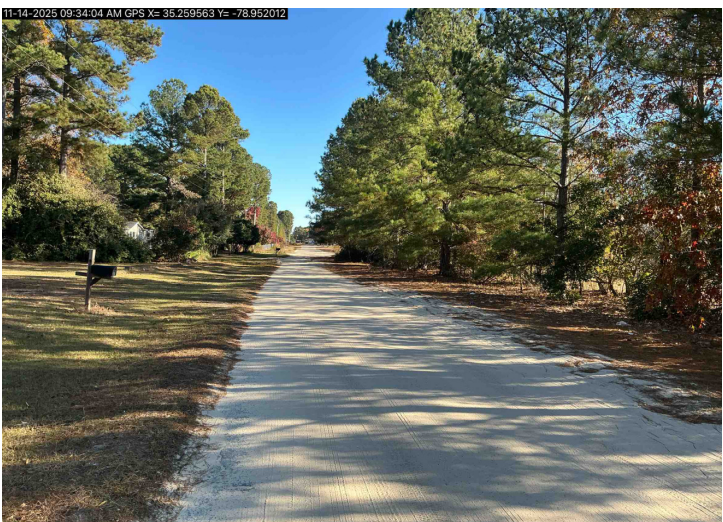
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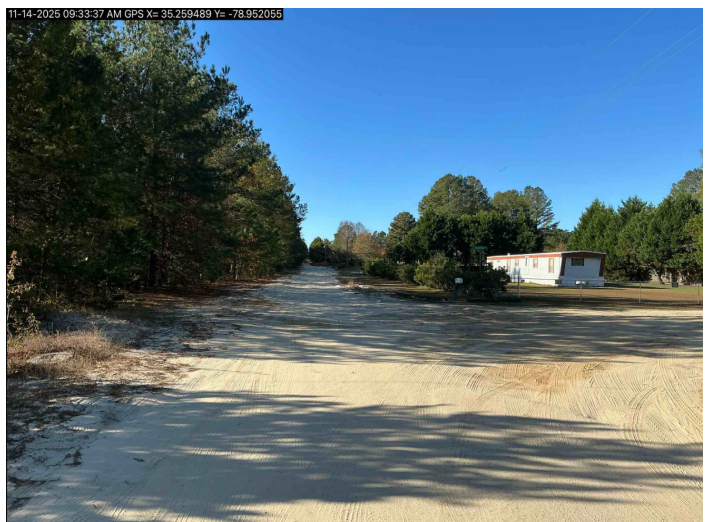
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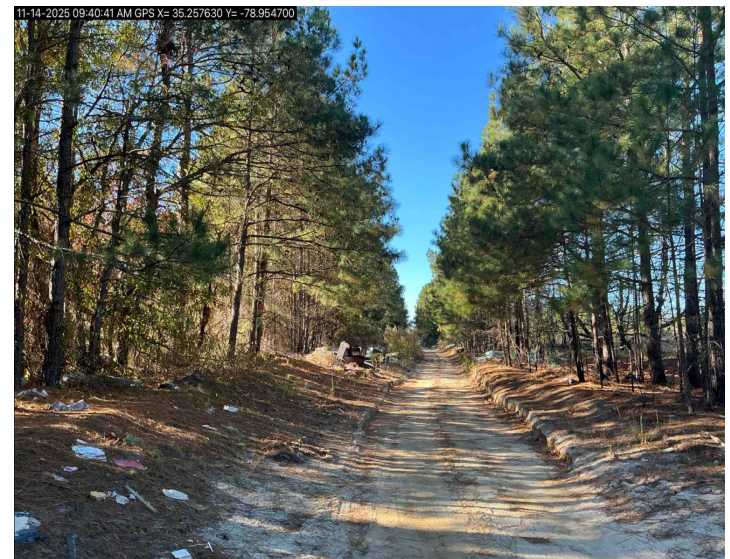
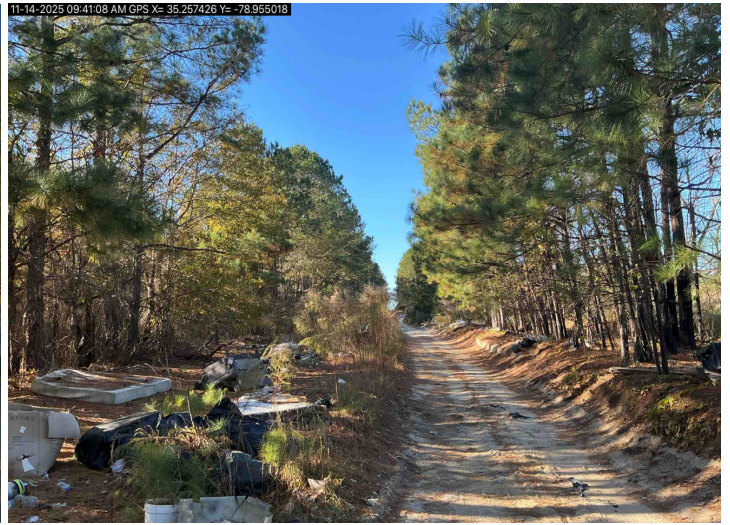
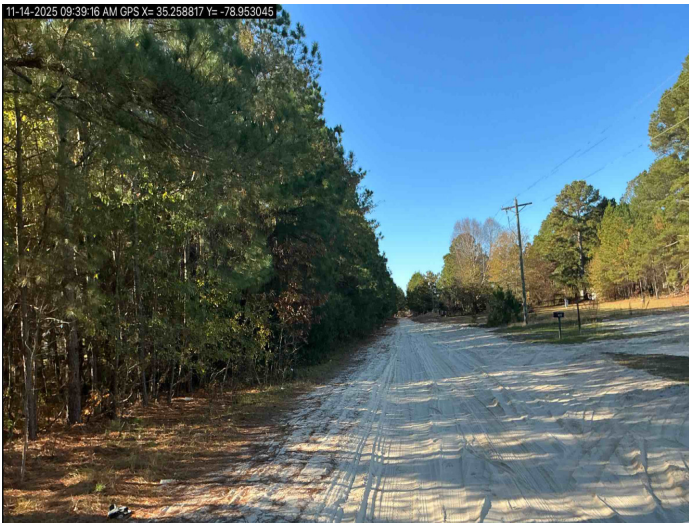


11-14-2025 09:34:04 AM GPS X= 35.259563 Y= -78.952012



11-14-2025 09:33:37 AM GPS X= 35.259489 Y= -78.952055





SUBMITTED SITE PLAN



VICINITY MAP
(NOT TO SCALE)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR BRICK OR METAL.
 2. ALL DIMENSIONS TO CORNER OF LOT OR TO CORNER OF BUILDING UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

ADDITIONAL INFORMATION:

ALL THE INFORMATION HEREIN IS FOR INFORMATION ONLY. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.

DOMESTIC WASTE DATA:

1. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

INTERFERING AREAS:

1. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

1. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

PERMITTING:

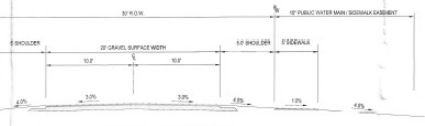
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GENERAL INFORMATION:

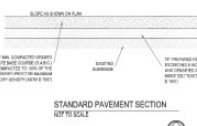
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TYPICAL MOBILE HOME PARK ROAD CROSS SECTION
NOT TO SCALE



STANDARD PAVEMENT SECTION
NOT TO SCALE

SITE DATA TABLE	
PANEL 1	JESSICA AND GUYSE FARLOTH
OWNER ADDRESS	1184 US 421 NORTH
PHONE	919-488-8031
PROPERTY ADDRESS	512 STAGE RD
PH	2014-45-4010-001
DEED BOOK / PAGE	4277-1740
PLATBOOK / PAGE	23-13
JURISDICTION	HARNETT COUNTY
WATERED	NO
PLATZONE	ZONE A PER PHASE, 100'
PLATZONE	100'
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURED HOME PARK
EXISTING ZONING	PL-200
PROPOSED ZONING	PL-200
PANEL 2	JESSICA AND GUYSE FARLOTH
OWNER ADDRESS	1184 US 421 NORTH
PHONE	919-488-8031
PROPERTY ADDRESS	512 STAGE RD
PH	2014-45-4010-001
DEED BOOK / PAGE	4277-1740
PLATBOOK / PAGE	23-13
JURISDICTION	HARNETT COUNTY
WATERED	NO
PLATZONE	ZONE A PER PHASE, 100'
PLATZONE	100'
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURED HOME PARK
EXISTING ZONING	PL-200
PROPOSED ZONING	PL-200

STREAM CLASSIFICATION	
STREAM NAME	SOUTH PROUD ANDERSON CREEK
LOCATION	FROM SOURCE TO ANDERSON CREEK
CLASSIFICATION	CLASS 1
REQUIREMENT SUMMARY:	
REQUIREMENT 1	REQUIREMENT 1
REQUIREMENT 2	REQUIREMENT 2
REQUIREMENT 3	REQUIREMENT 3
REQUIREMENT 4	REQUIREMENT 4
REQUIREMENT 5	REQUIREMENT 5
REQUIREMENT 6	REQUIREMENT 6
REQUIREMENT 7	REQUIREMENT 7
REQUIREMENT 8	REQUIREMENT 8
REQUIREMENT 9	REQUIREMENT 9
REQUIREMENT 10	REQUIREMENT 10
REQUIREMENT 11	REQUIREMENT 11
REQUIREMENT 12	REQUIREMENT 12
REQUIREMENT 13	REQUIREMENT 13
REQUIREMENT 14	REQUIREMENT 14
REQUIREMENT 15	REQUIREMENT 15
REQUIREMENT 16	REQUIREMENT 16
REQUIREMENT 17	REQUIREMENT 17
REQUIREMENT 18	REQUIREMENT 18
REQUIREMENT 19	REQUIREMENT 19
REQUIREMENT 20	REQUIREMENT 20

BOA SKETCH PLAN

STAGE STATION VILLAGE
512 STAGE ROAD, HARNETT COUNTY, NORTH CAROLINA

DESIGNED BY: JES
DRAWN BY: JES
APPROVED BY: JES
SHEET: C2.0
DATE: 01/11/2017

HILLIARD ENGINEERING, PLLC

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