

HARNETT COUNTY
BOARD OF ADJUSTMENTS
March 9, 2026

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CASE NUMBER: BOA2602-0001
APPLICANT: Amanda H. Barnes
OWNER: Marilyn S. Hudgins
LOCATION: OLD US 421 LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 4.00
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED DISTRICT: WS-IV-P

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

AERIAL: PIN#: 0630-85-4156.000



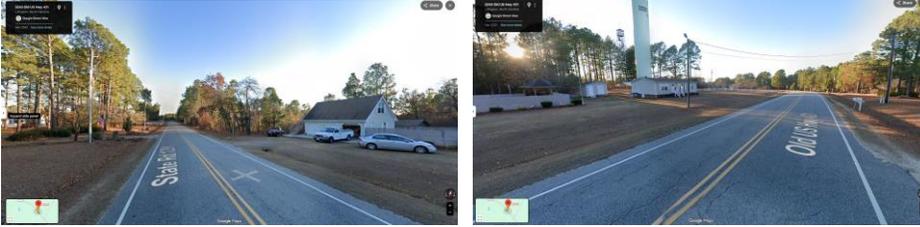
Directions from Lillington: Turn right onto US-401 S/US-421 N/N Main St – Turn right onto S 10th St – Turn right onto US-421 N/W Front St – Turn left onto Willie Cameron Rd – Turn right onto Old US 421 – Arrive at 3200 Old US 421.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consists 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 Old US 421 is 3800 vehicle trips per day.
- Site distances are poor due to the west and fair to the east due to the curvature and elevation of the road in proximity to the driveway access.



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 G CODE CLASS
RESIDENTIAL USES												
Manufactured Homes (on individual parcel)							S*	P*	P*	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.

- The structure shall be built to the HUD code for manufactured homes.
- 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.
- 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.
 - 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.
- 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.
- The tongue or towing device shall be removed or landscaped.

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN

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/ AGRICULTURAL AND 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.

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

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

SITE PHOTOS

Site/Old US 421



Across Street



Adjacent Properties



