

HARNETT COUNTY
BOARD OF ADJUSTMENTS
May 13, 2024

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2404-0004
APPLICANT: Louise Pope (AKA Mable Louise Pope)
OWNER: Louise Pope (AKA Mable Louise Pope)
LOCATION: 4625 FAIRGROUND RD DUNN, NC 28334
ZONING: RA-30
ACREAGE: 2.02
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 1518-67-5592.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn right onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn left onto NC-27 / NC 27 E – Keep right to stay on NC-27 / NC 27 E – Bear right onto Fairground Rd – Arrive at 4625 Fairground Rd.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains accessory structures 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 (Septic)

TRANSPORTATION:

- The annual daily traffic count for Fairground Rd is 1200.
- Site distances are poor.

BACKGROUND:

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

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												
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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. 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.
- C. 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.
 - 1. 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.
- D. 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.
- E. The tongue or towing device shall be removed or landscaped.

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.

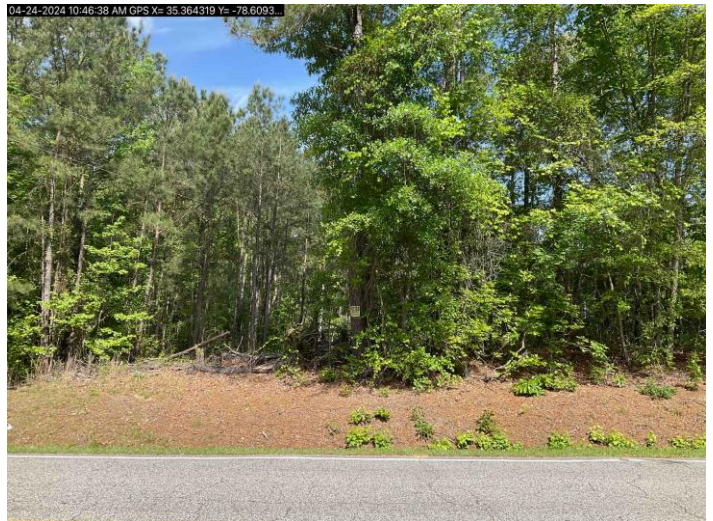
LU-4: Accommodate a mixture of housing types in appropriate areas.

SITE PHOTOS

Site /4625 Fairground Rd.



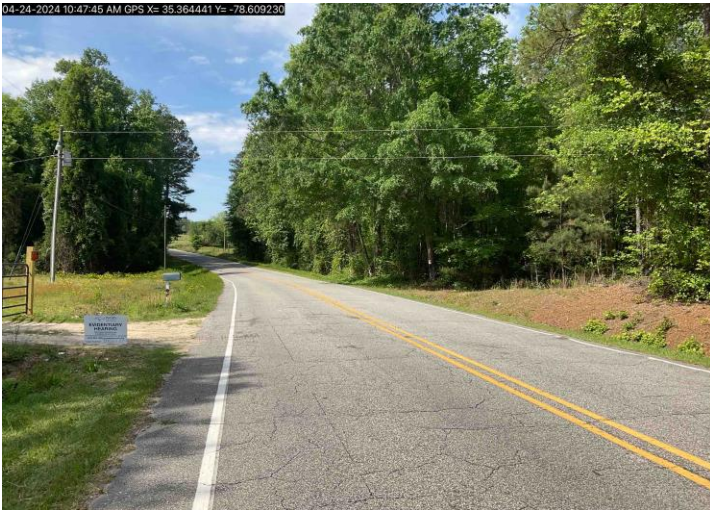
Across Street



Adjacent Properties



Street View



Sign Posted



SITE PLAN

NOT FOR LEGAL USE



 **Harnett**
COUNTY
SOUTH CAROLINA
GIS/E-911 Addressing
April 8, 2024

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

