

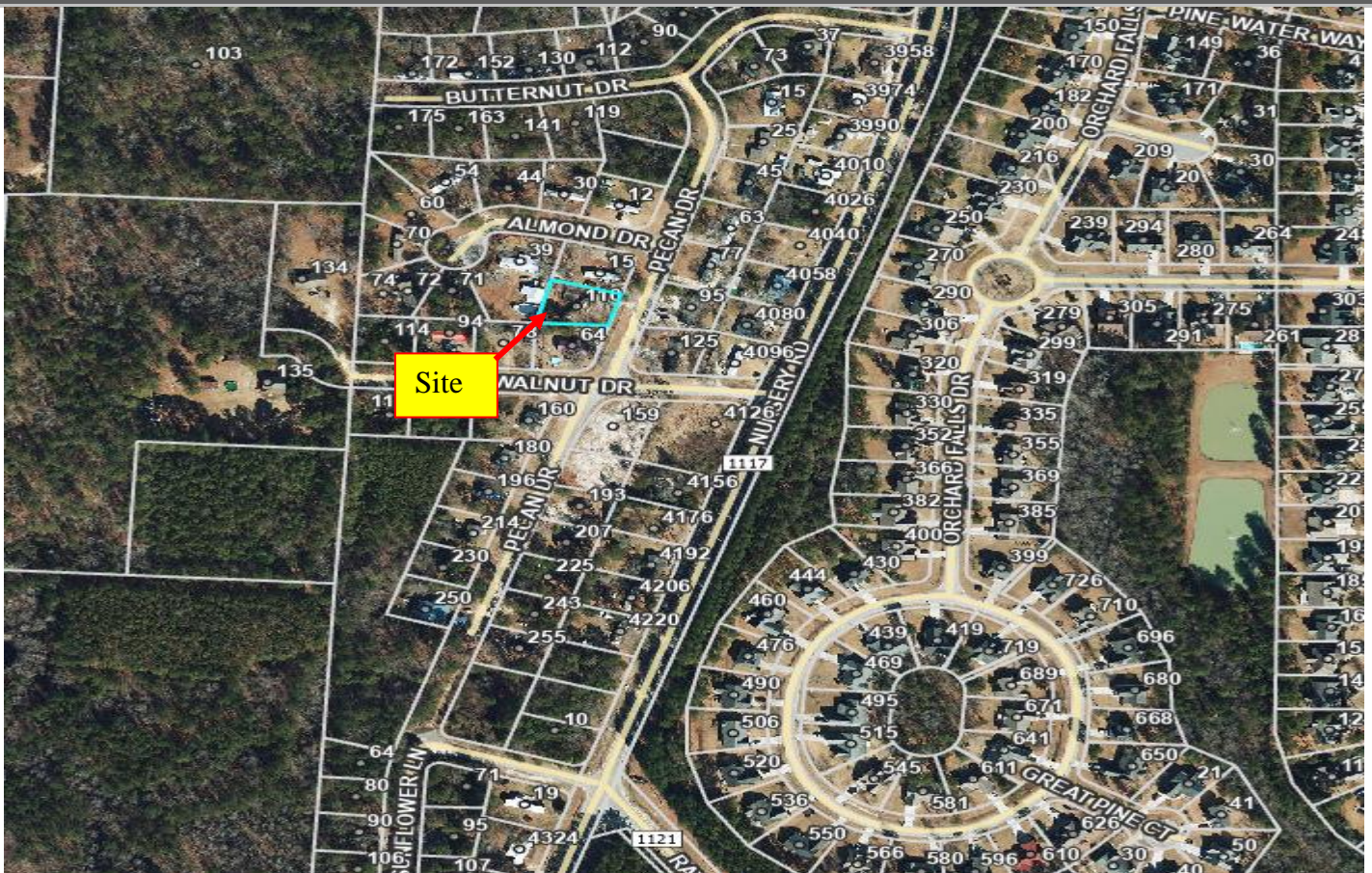
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
September 8, 2025

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

CASE NUMBER: BOA2508-0001  
APPLICANT: Tony Tyler  
OWNER: Shirley Worthy c/o Charles W. Worthy  
LOCATION: 110 Pecan Drive  
ZONING: RA-20R  
ACREAGE: 0.25 PIN# 0505-49-6707.000  
LAND USE CLASSIFICATION: Village

REQUEST: Seeking a rear property line variance of 7 feet.

AERIAL:



**Directions from Lillington:** Travel NC 27 W – Turn left onto Nursery Road– Turn right onto Walnut Drive – Turn right onto Pecan Drive and the site is located on the left hand side of the road.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a singlewide manufactured home and a pre-existing accessory structure.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites and agricultural/forestry uses.
- C. **Utilities:** Water – Public Sewer – Private Septic

## BACKGROUND:

- The applicant is requesting an 7-foot variance to the rear setback on the left rear corner of a non-conforming lot of record.
- The current location of the structure is positioned on the property in the same location as a former manufactured home that located on the parcel.
- The former structure was classified as a legal nonconforming use due to it being located on the property prior to zoning. The parcel is also considered legal nonconforming due to dimensional requirements. The subdivision in which the parcel is located was platted in July of 1974. Zoning was adopted for this area of Harnett County in June of 2000.
- Due to the absence of the former home for a period exceeding 180 days, the option for replacement as a grandfathered use is not available.
- The property an existing private septic system that limits the owner's options for placement of the manufactured home.

## UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

### ARTICLE IV. ZONING & OVERLAY DISTRICTS

#### SECTION 14.0 DIMENSIONAL REQUIREMENTS

##### 14.2 Residential Zoning Minimum Dimensional Requirements



ZONING DISTRICT	RA-40	RA-30	RA-20M	RA-20R
Minimum Lot Area (square feet)	40,000	30,000	20,000	20,000
Connection to public water and/or sewer including any NCDOT right-of-way (square feet)	35,000	25,000	15,000	15,000
Minimum Lot Width	150 ft	100 ft	80 ft	80 ft
Minimum Front Yard Setback	35 ft	35 ft	35 ft	35 ft
Minimum Rear Yard Setback	25 ft	25 ft	25 ft	25 ft
Minimum Side Yard Setback	10 ft	10 ft	10 ft	10 ft
Maximum Building Height, Required	35 ft	35 ft	35 ft	35 ft
Minimum Side Yard Setback, Corner Lot	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard Setback, Corner Lot on Major Thoroughfare	35 ft	35 ft	35 ft	35 ft



## SITE PHOTOS

08-26-2025 09:53:15 AM GPS X= 35.288041 Y= -78.984130





08-26-2025 09:55:09 AM GPS X= 35.288171 Y= -78.984682





08-26-2025 09:54:46 AM GPS X= 35.288041 Y= -78.9847...



# SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

861

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Harnett  
COUNTY

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

2025-01-01  
2025-01-01

