

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 10, 2025

Staff Contact: Emma Harris, Planner I
(910) 893-7525 or eharris@harnett.org

CASE NUMBER: BOA2510-0001
APPLICANT: Robert and Bridget Boyer
OWNER: ROBERT BAIN BOYER & BRIDGET LEA BOYER
LOCATION: 115 BOGIE LANDING DR LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 6.70
LAND USE CLASSIFICATION: Agricultural Protection Area

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

AERIAL: PIN#: 0528-19-0798.000



Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr – McKinney Pkwy turns right and becomes N Main St – Turn right onto S 10th St – Follow NC-27 W to Tim Currin Rd – Continue on Tim Currin Rd – Turn left onto Moore Chapel Rd – Turn right onto Bogie Landing Dr – Arrive at 115 Bogie Landing Dr.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently contains a residential structure, an accessory structure and 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 – Public Sewer – Private (Septic)

TRANSPORTATION:

- The annual daily traffic count for Bogie Landing Dr. was unavailable, but the adjacent Moores Chapel Rd has an annual daily traffic count is 250 vehicle trips per day.
- Site distances are good.

BACKGROUND:

- The applicant is requesting a residential special use permit for a double-wide manufactured home. The proposed positioning of the home will not fully meet all the regulations listed in the Unified Development Ordinance for multi-section manufactured homes; therefore, a special use permit is required.
- 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 CODE CLASS
RESIDENTIAL USES												
Multi-Section Manufactured Homes (on individual parcel)							S* P*	P*	P*	2 per dwelling unit	1	R-3

3.1.3 Multi-Section 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. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- The structure shall be built to the HUD code for manufactured homes.
- When located on the site, the longest axis of the unit shall be parallel to the lot frontage.**
- 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 masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- 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 minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- The tongue or towing device shall be removed.

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

Agricultural Protection Area: Areas of the county with concentration of agriculture, timber operations and natural resources. Farmland preservation efforts should be focused in these areas. 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 such as agriculture and support businesses, and very low density single family residential with context sensitive rural design. New residential development should be limited in density and scale. Density should generally be less than 0.5 dwelling unit per acre.

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/115 Bogie Landing Dr.



Site/Existing Home on Parcel



Across Street



Sign Posted



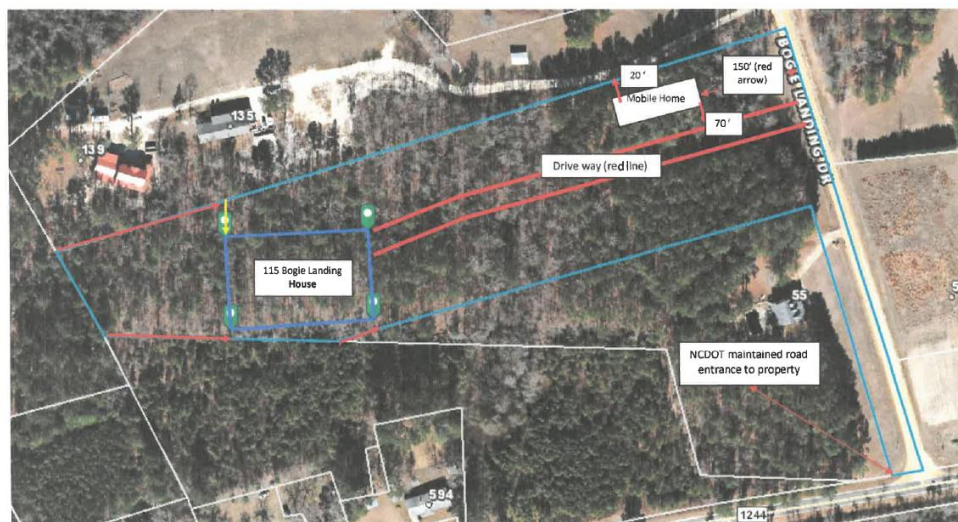
Adjacent Properties



Street View



SITE PLAN



**Dimensions of the Doublewide Mobile home is: 48x28