

**HARNETT COUNTY
BOARD OF ADJUSTMENTS
May 11, 2026**

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

CASE NUMBER: BOA2603-0003

APPLICANT: Donald J. Carter

OWNER: Donald J. Carter and Sandra T. Carter

LOCATION: 1055 MCARTHUR RD BROADWAY, NC 27505

ZONING: RA-30

ACREAGE: +/- 2.01

PIN# 9680-98-7850.000

LAND USE CLASSIFICATION: Agricultural Protection Area

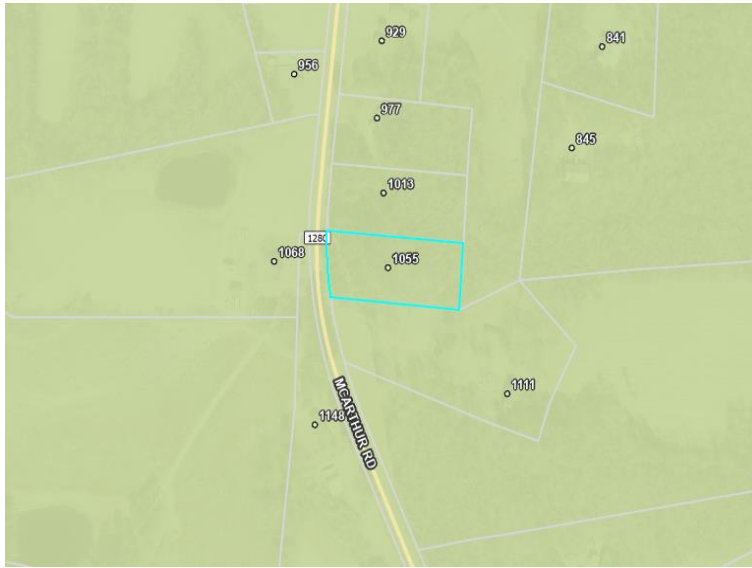
REQUEST: Singlewide Manufactured Home in the RA-30 Zoning District

AERIAL:

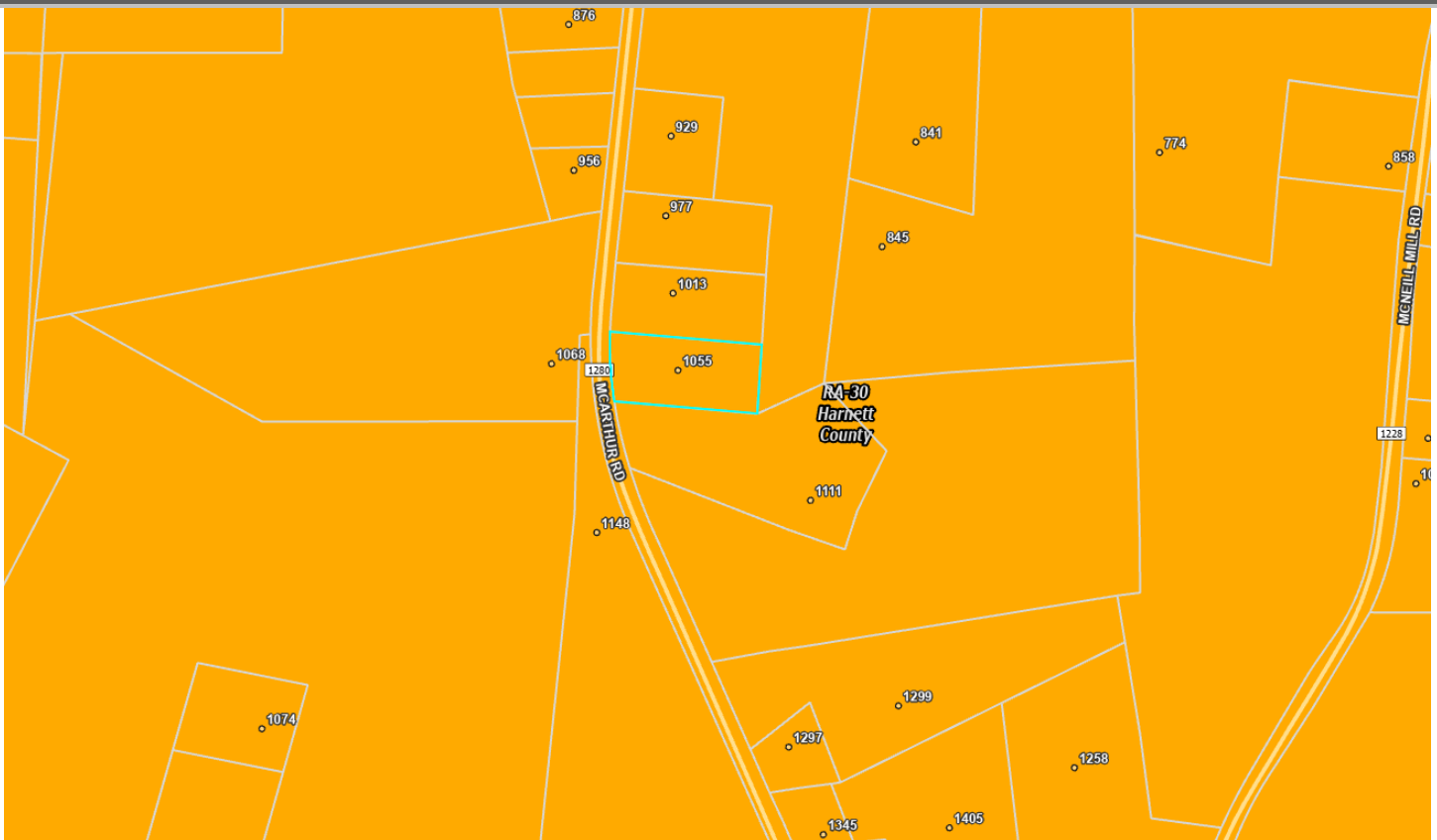


Directions from Lillington: Travel to US-401 S/US-421 N/N Main St – Turn right onto S 10th St – Turn right onto US-421 N/W Front St – Turn left onto McArthur Rd – Arrive at 1055 McArthur Rd.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Vacant parcel demonstrating signs of clearing..
- B. **Surrounding Land Uses:** Various residential sites, agricultural, and forestry related land uses.
- C. **Utilities:** **Water** – Public **Sewer** – Private Septic

TRANSPORTATION:

- Annual daily traffic count for this section of McArthur Rd is 1800 vehicle trips per day.
- Site distances are poor to the south and fair to the north due to the curvature and the topography of the road.

BACKGROUND:

- Applicants are proposing to place a singlewide manufactured home on the property.
- If the applicant's request for a Special Use Permit is approved, the next stage in the development process will be to obtain all required permits associated with the set-up 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 the Board of Adjustment may place on the requested land use.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

Zoning Districts	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
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.

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/

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.

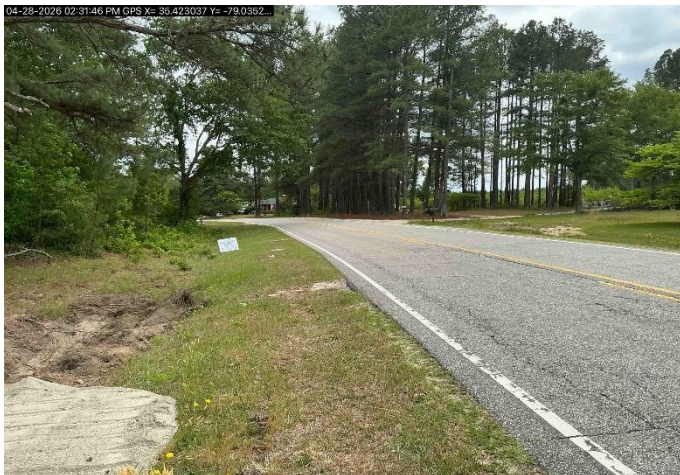
LAND USE GOALS & STRATEGIES

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



SUBMITTED SITE PLAN

3/27/26, 4:57 PM

GIS Viewer



GIS Viewer

Disclaimer: All information within this application is considered reference only. - NOT FOR LEGAL USE

1055 MCARTHUR RD BR: X

Show search results for 1055 M...



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