

HARNETT COUNTY
BOARD OF ADJUSTMENTS
November 10, 2025

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2510-0002
APPLICANT: Don Ferrara
OWNER: DON ANDREW FERRARA
LOCATION: PEACH FARM RD LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: 33.62
LAND USE CLASSIFICATION: Agricultural Protection Area

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

AERIAL: PIN#: 0539-16-0024.000



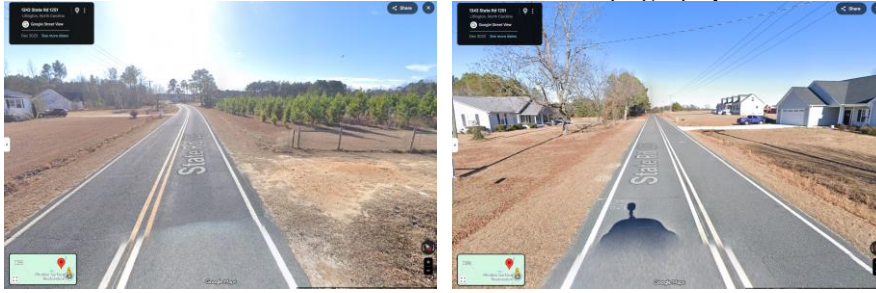
Directions from Lillington: Head south on McKinney Pkwy toward Alexander Dr – McKinney Pkwy turns right and becomes N Main St – Turn right onto W Old Rd – Turn left onto NC-27 W – Turn right onto Peach Farm Rd.

PHYSICAL CHARACTERISTICS

- A. Site:** Currently contains accessory structures, natural vegetation and forestry products and one accessory struture
- 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 Peach Farm Rd was unavailable.
- Site distances are fair due to the curvature and topography of the road.



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 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

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/Peach Farm Rd



Site



Across Street



Adjacent Property



Street View

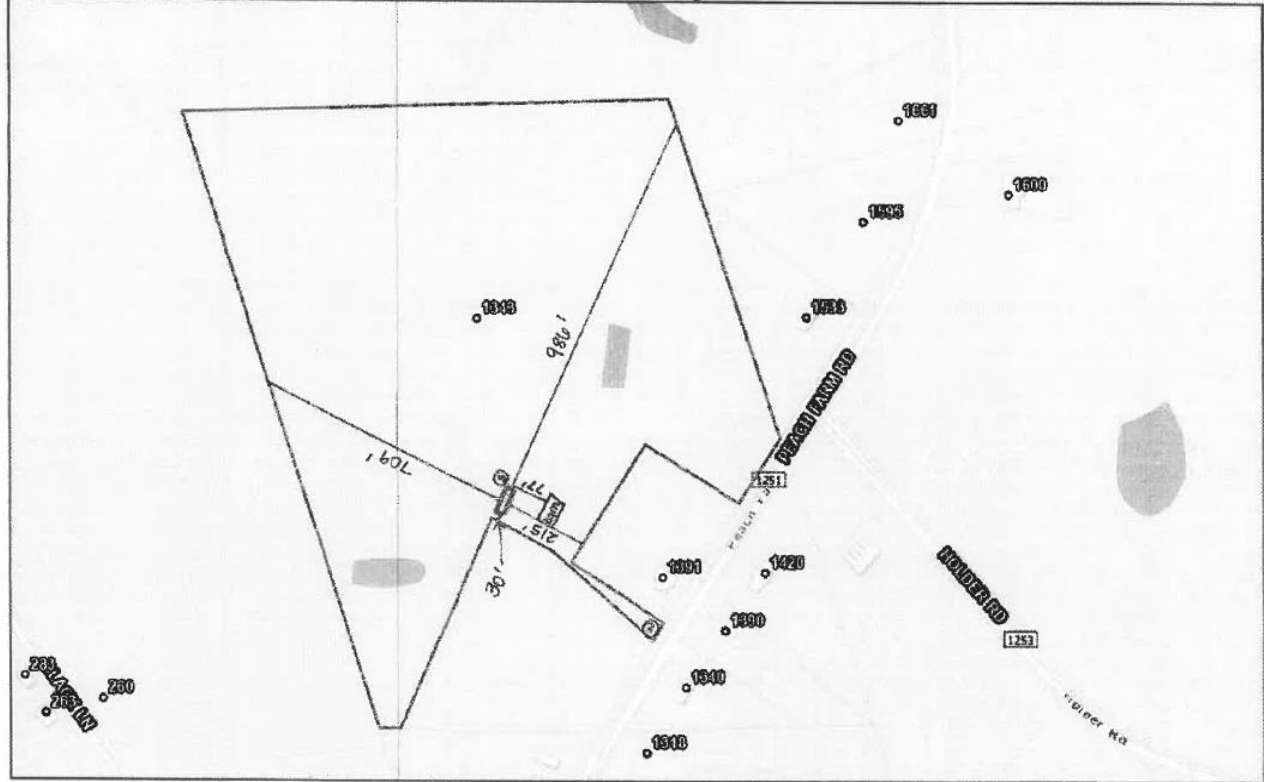


SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett.org/GIS
September 30, 2025

- County Boundary
- Address Numbers
- Road Centerlines
- Parcels

