

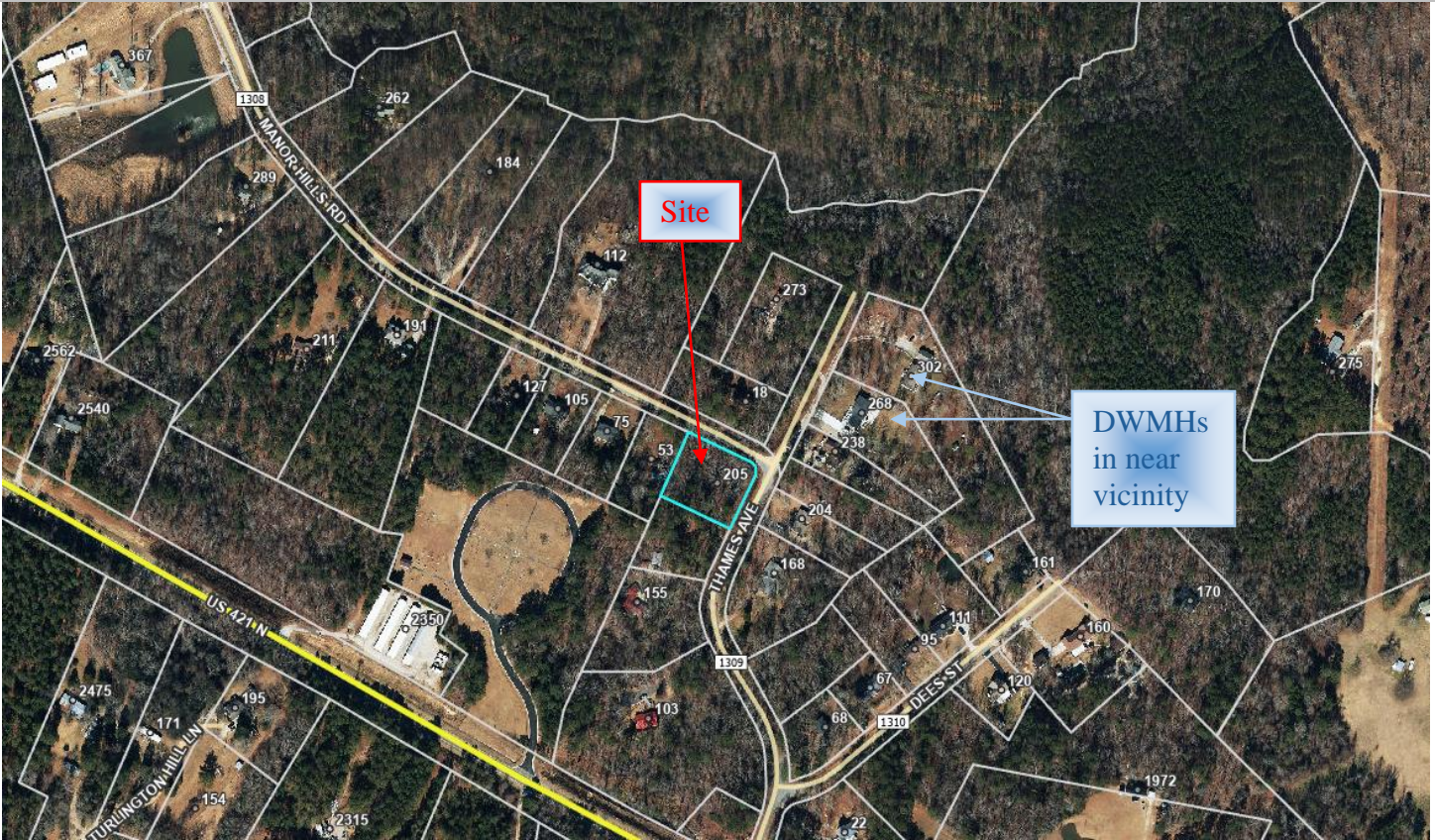
HARNETT COUNTY
BOARD OF ADJUSTMENTS
July 8, 2024

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

CASE NUMBER: BOA2406-0001
APPLICANT: Caden & Payton Gregory
OWNER: Caden & Payton Gregory
LOCATION: 205 THAMES AVE LILLINGTON, NC 27546
ZONING: RA-30
ACREAGE: .80
LAND USE CLASSIFICATION: Medium Density Residential

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

AERIAL: PIN#: 0640-34-7016.000



Directions from Lillington: Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn right onto US-401 S / US-421 N / NC-27 / NC-210 / N Main St – Turn Right onto US-421 N / W Front St – Turn right onto Thames Ave – Arrive at 205 Thames Ave.

PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consist of single-family residential home sites, agricultural activities, a cemetery, a self-storage facility, and undeveloped parcels containing natural vegetation and forestry products.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- The annual daily traffic count for Thames Avenue is unavailable, however the adjacent road, US 421 N has an annual daily traffic county of 8200.
- Site distances are fair due to the topography and curvature of the road.

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												
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

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

Medium Density Residential: Medium density residential with a mix of housing types including single family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes

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/205 Thames Ave.



Sign Posted



Adjacent Properties



Street View



Across Street/Thames Ave.



Across Street/Manor Hills Rd.



SITE PLAN

