

**HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 12, 2026**

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2609-0001

APPLICANT: Tina McLamb Jackson

OWNERS: Hannah M. Powell and Jarrett Allen Powell

LOCATION: 228 BRYAN MCLAMB LN DUNN, NC 2833

ZONING: RA-30

ACREAGE: +/- 2.92

PIN# 1528-65-3286.000

LAND USE CLASSIFICATION: Employment Growth Area

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

AERIAL:



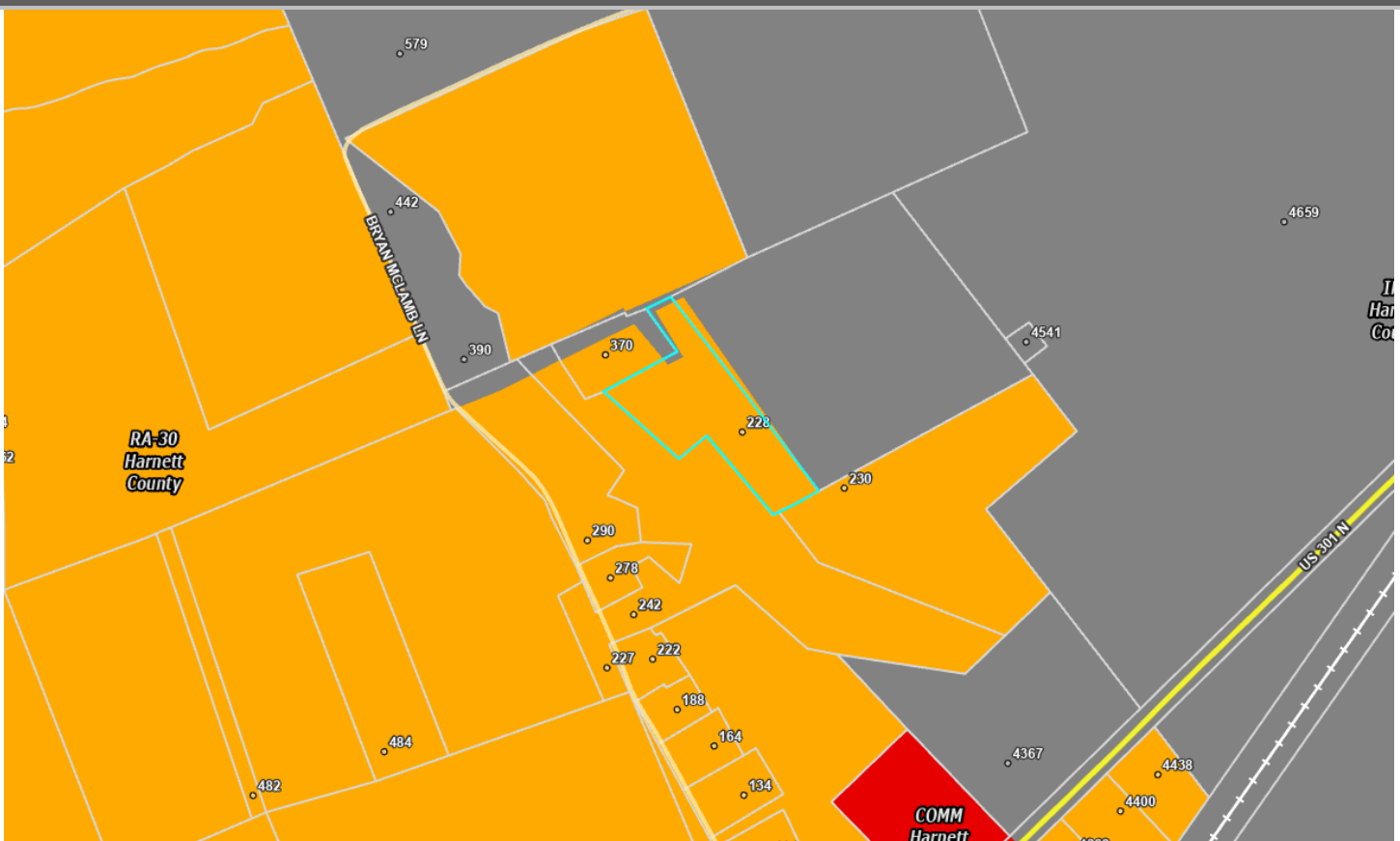
Directions from Lillington: Travel to US-421 S/E Cornelius Harnett Blvd/US Hwy 421 S– Take Leslie Cambell Avenue to NC-27 E– Turn right onto Hodges Chapel Rd – Turn right onto US-301 S – Turn right onto Bryan McLamb Ln – Follow Bryan McLamb Ln to easement between 242 Bryan McLamb Ln and 222 Bryan McLamb Ln – Arrive at the parcel.

LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a manufactured home.
- B. **Surrounding Land Uses:** Consist of residential home sites, agricultural, industrial, and forestry-related land uses.
- C. **Utilities:** **Water** – Private Well **Sewer** – Private Septic

TRANSPORTATION:

- Annual daily traffic count for this section of Bryan McLamb Ln is unavailable, but the adjacent US 301 N has an average daily traffic count of 5200 vehicle trips per day.
- Site distances are good.

BACKGROUND:

- The applicant is proposing to place a doublewide manufactured home on the property. The proposed placement of the manufactured home does not result in the longest axis being parallel to the lot frontage, therefore a special use permit is required.
- The proposed doublewide manufactured home will be the second residential structure 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
Multi-Section Manufactured Homes (on individual parcel)							P* S*	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 (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/

Employment Growth Area: These areas are located along major thoroughfares and include prime locations for economic development opportunities. Uses encouraged in the Employment Growth Areas include but are not limited to industrial, warehouse, office, research and development, tech flex, medical, energy, and distribution. Residential development is appropriate only when not in conflict with existing or future industry or commercial uses or focal development areas.

LAND USE GOALS & STRATEGIES

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

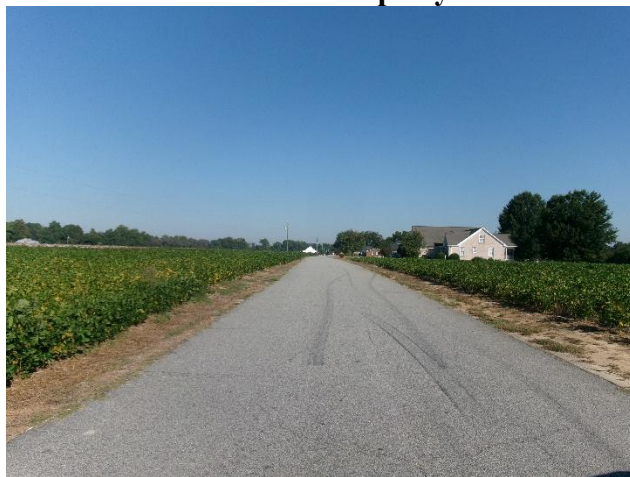
Site



Existing Home On Site



Access To Property



Adjacent Property



Sign Posted



Across Street



Street View



SUBMITTED SITE PLAN

