

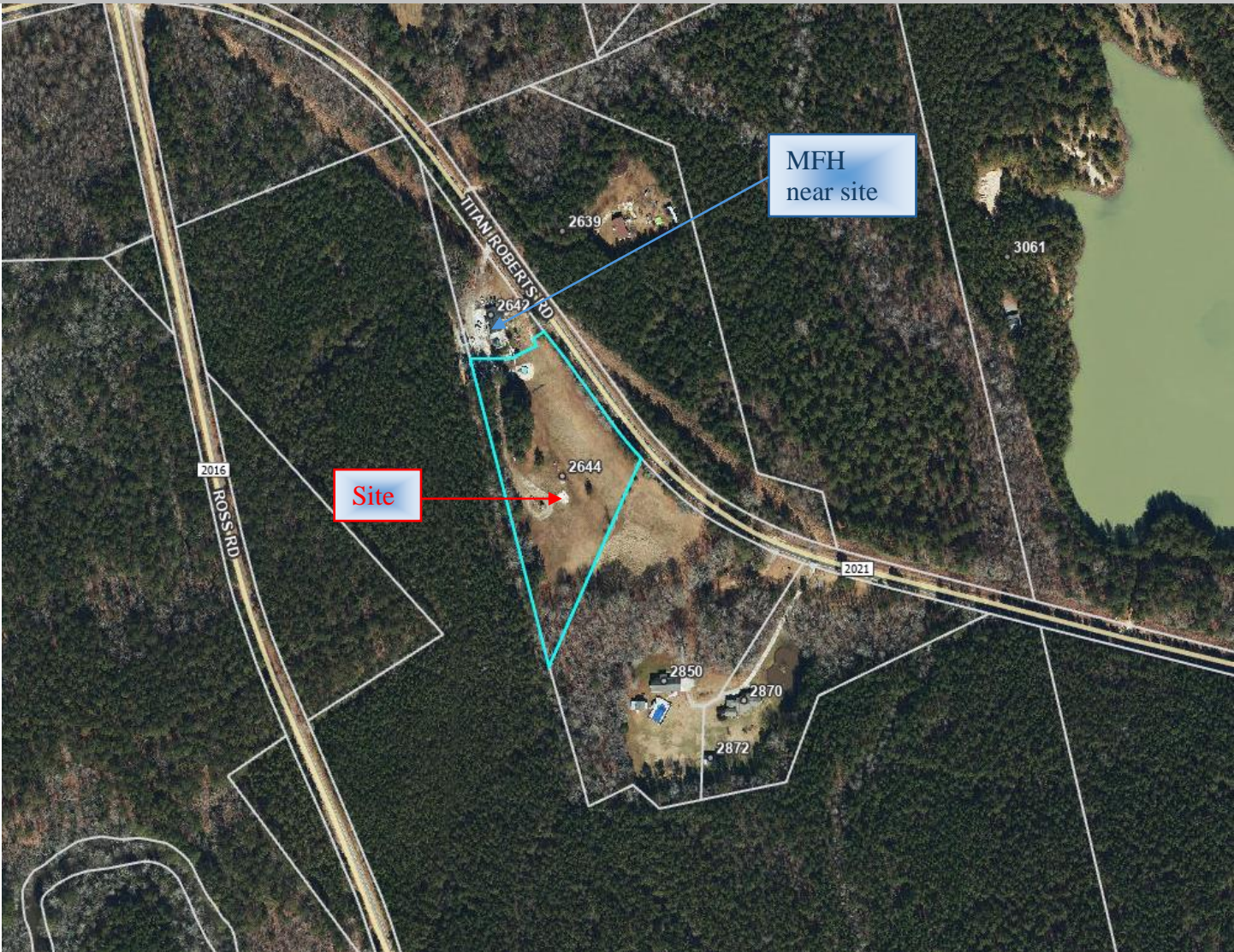
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
November 12, 2024

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

CASE NUMBER: BOA2409-0002  
APPLICANT: JESUS PERU  
OWNER: JESUS PERU & MAYRA SOTOMAYOR  
LOCATION: 2644 TITAN ROBERTS RD ERWIN, NC 28339  
ZONING: RA-30  
ACREAGE: 5.03  
LAND USE CLASSIFICATION: Agricultural and Environmentally Sensitive

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

AERIAL: PIN#: 0577-58-8551.000



**Directions from Lillington:** Turn left onto Alexander Dr – Turn right onto McKinney Pkwy – Turn left onto US-401 N / US-421 S / NC-27 / NC-210 / N Main St – Turn left onto Titan Roberts Rd. Arrive at 2644 Titan Roberts Rd.

## PHYSICAL CHARACTERISTICS

- A. **Site:** Currently contains a manufactured home, supplies and equipment for a personal service establishment, and natural vegetation and forestry products.
- B. **Surrounding Land Uses:** Consists of single-family residential home sites, a personal service establishment, 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 Titan Roberts Rd is 1700.
- Site distances are poor to the west and good to the east.

## 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.
- Upon the required site visit of the property, zoning violations were detected. Materials indicating the operation of a personal service establishment on the subject property and adjacent parcel (2642 Titan Roberts Rd) were present. The applicant was notified of the violation and is currently working to remedy the issue. The applicant/owner will be submitting a non-residential special use permit for a personal service establishment to go before the Board of Adjustments on January 13, 2025.

## 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
<b>RESIDENTIAL USES</b>												
<b>Manufactured Homes (on individual parcel)</b>							<b>S*</b>	<b>P*</b>	<b>P*</b>	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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. 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.
- C. 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.

1. 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.
- D. 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.
- E. The tongue or towing device shall be removed or landscaped.

## 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

**Agricultural and Rural Residential:** Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and, in some cases, lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, 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, single family residential up to one unit per acre and context sensitive rural design.

**Environmentally Sensitive Areas:** Environmentally sensitive areas, including floodplains and areas located in the Conservation Overlay Zoning District. Primary uses in these areas would be open space, forestry, and agriculture.

### 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



Site



Site



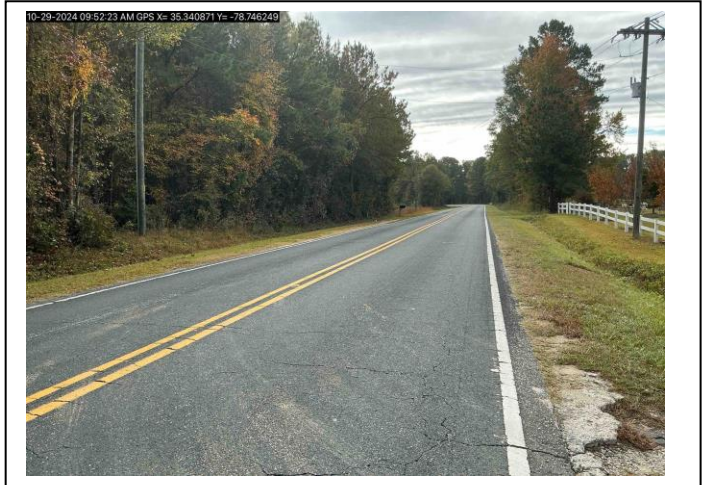
Site



Street View



Street View/Across Street



Access to property/Adjacent Property



Sign Posted



SITE PLAN

