

HARNETT COUNTY
BOARD OF ADJUSTMENTS

June 10, 2024

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2405-0002
APPLICANT: Emily Powell
OWNER: Porchwell Properties LLC
LOCATION: BRINKLEY RD DUNN, NC 28334
ZONING: RA-30
ACREAGE: 1.043
LAND USE CLASSIFICATION: Agricultural

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

AERIAL: PIN#: 1528-35-1048.000



Directions from Lillington: Turn left onto Alexander Dr – Turn left onto McKinney Pkwy – Turn right onto US 401 S / W – Keep straight to get onto US-421 S / NC-27 / E Cornelius Harnett Blvd – Turn left onto NC-27 / NC 27 E – Keep right to stay on NC-27 / NC 27 E – Turn right onto Hodges Chapel Rd – Turn right onto Neighbors Rd – Turn right onto Brinkley Rd – Arrive at Brinkley Rd

PHYSICAL CHARACTERISTICS

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

TRANSPORTATION:

- The annual daily traffic count for Brinkley Road was unavailable.
- Site distances are good.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.
- According to Map Book 2021, Page 146, Lot 2 (which is identified as PIN#1528-35-1048.000) has 144.35' of lot width along SR1711 - Brinkley Road.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

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.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. 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.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. 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.
- F. 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.
- G. 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

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.

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/Brinkley Rd.



Sign Posted



Adjacent properties



Street View



Across Street



SITE PLAN

B2021 - P 146

