

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 10, 2026

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2606-0004

APPLICANT: Vernon Wilkins

OWNER: Pamela Wilkins

LOCATION: 191 MEMORY LN COATS, NC 27521

ZONING: RA-30

ACREAGE: +/- .82

PIN# 0680-58-7393.000

LAND USE CLASSIFICATION: Rural/Agriculture

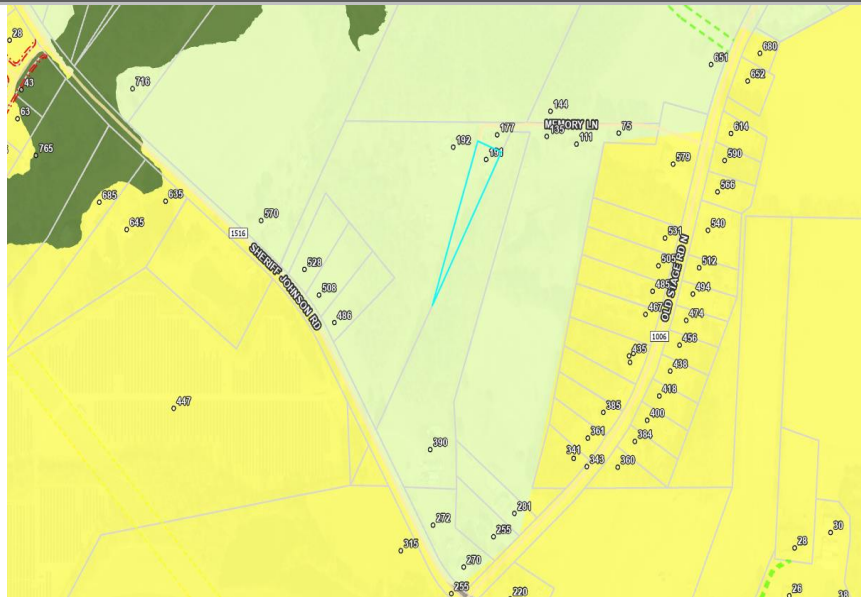
REQUEST: Singlewide Manufactured Home in the RA-30 Zoning District

AERIAL:



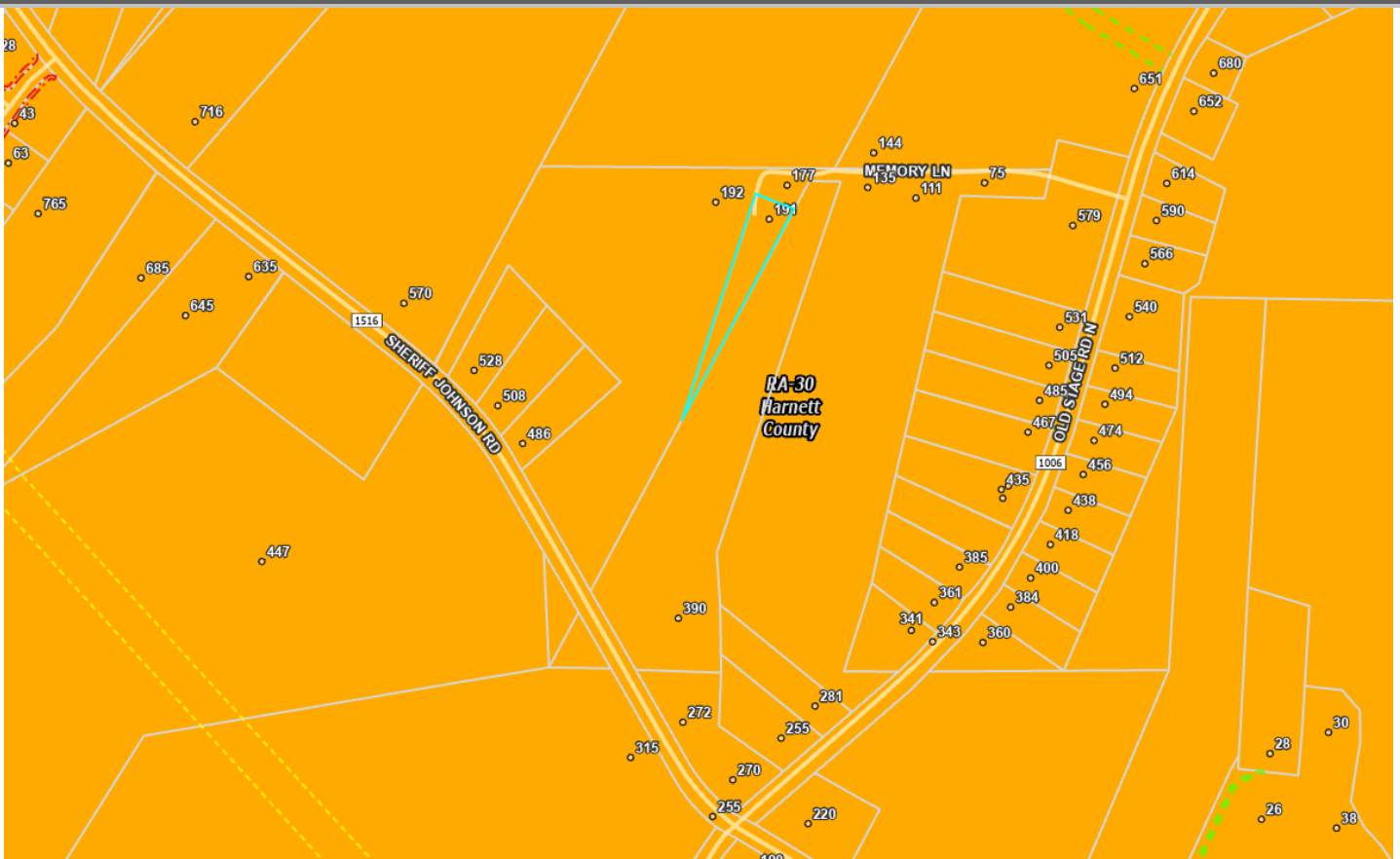
Directions from Lillington: Head north on McKinney Pkwy – Turn right onto W Cornelius Harnett Blvd – Continue on Leslie Campbell Ave – Drive to Memory Ln – Arrive at 191 Memory Ln.

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:** Accessory structure located on the property
- B. **Surrounding Land Uses:** Various residential sites, agricultural, and forestry related land uses.
- C. **Utilities:** Water – Private Well Sewer – Private Septic

TRANSPORTATION:

- Per NCDOT Arc GIS AADT Traffic Segmentation, the annual average daily traffic count for this section of Memory Ln is unavailable, but the adjacent Old Stage Rd has an annual average daily traffic count of 1500.
- Site distances are good.

BACKGROUND:

- The applicant is proposing to place a singlewide manufactured home on the property.
- The applicant indicated that there was a mobile home previously located on the property, the mobile home was removed in September of 2025 per Harnett County records. Because the home was removed from the property for a period longer than 6 months, the applicant must obtain a special use permit.
- 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
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.

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/

Rural/Agriculture: Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low density single family residential up to one dwelling 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

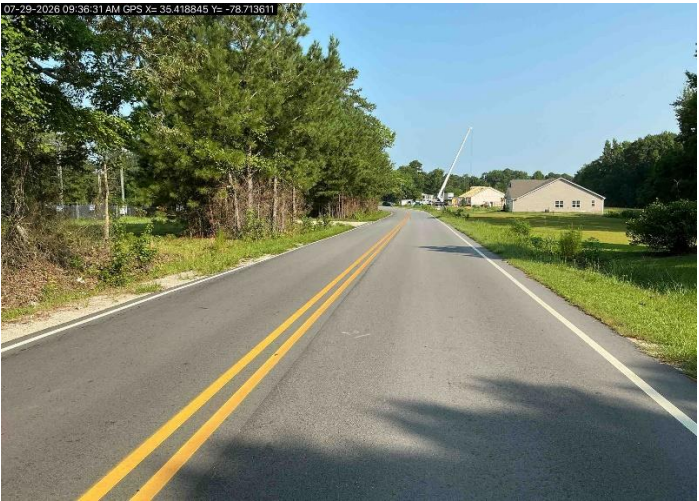
Site



Adjacent Properties



Street View



Across Street



Sign Posted



SUBMITTED SITE PLAN

