

HARNETT COUNTY
BOARD OF ADJUSTMENTS

February 13th, 2023

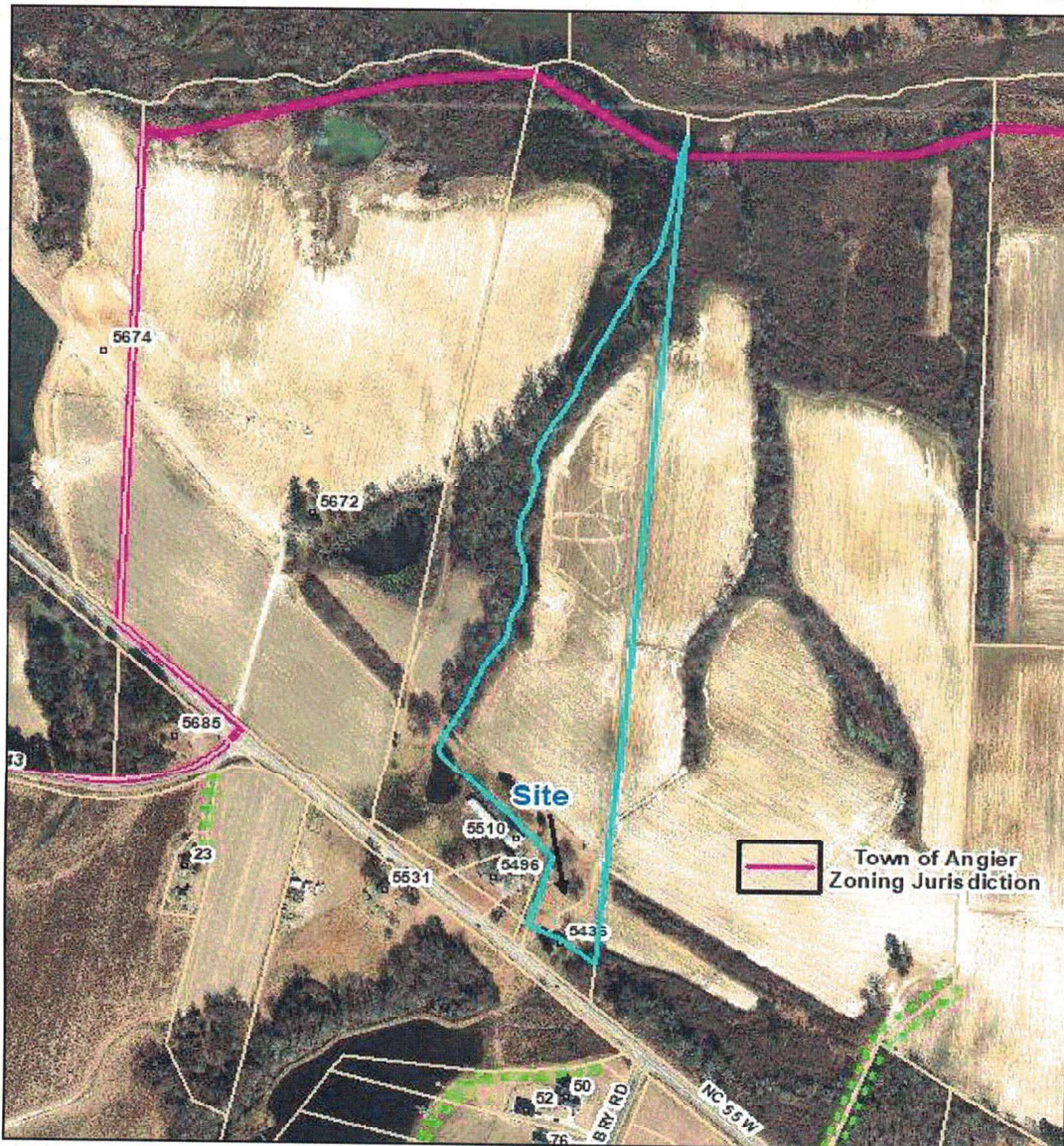
Staff Contact: Sarah Arbour, Planner II

(910) 814-6414 sarbour@harnett.org

CASE NUMBER: BOA2301-0001
APPLICANT: Jim Yan & Zhao Min
OWNER: Jim Yan & Zhao Min
LOCATION: 5436 NC 55 W, Angier, NC 27501
ZONING: RA-30 & Town of Angier RA-30
ACREAGE: 15.38

REQUEST: Single-wide Manufactured Home in RA-30

AERIAL: PIN# 0683-30-8583.000



Directions from Lillington: Head North on NC 210 N. towards Angier for approx. 6.4 miles. Turn Right onto Tippet Rd. Turn right onto NC 55 E towards Coats. The property is located approximately 1.7 miles on the right.

PHYSICAL CHARACTERISTICS

- A. **Site:** There is currently a single family residence located in the front of the property. A majority of the property is land used previously for agricultural purposes. The NCDOT has acquired a portion of the property for future Right of Way for the NC 55 widening project. The site plan submitted by the applicant indicates that the applicant intends to meet the setback requirement from the future ROW.
- B. **Surrounding Land Uses:** Surrounding land uses consist of residential and agricultural uses.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual daily traffic count for NC 55 W is 8400.
- The sight distances at the intersection of the existing driveway and NC 55 are good in both directions.

BACKGROUND:

- This project will be required to obtain all required permits through Central Permitting.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

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.

February 13, 2023

**SPECIAL USE
PERMIT APPROVAL**

Jim Yan & Zhao Min
337 Lady Marian Ct.
Cary, NC 27518

RE: SPECIAL USE PERMIT
APPLICATION/PERMIT # BOA2301-0001
PIN # 0683-30-8583.000

Jim Yan & Zhao Min,

On February 13, 2023, the Harnett County Board of Adjustment approved a residential special use permit for single section manufactured home in the RA-30 zoning district for the property PIN# 0683-30-8583.000.

Please work with Harnett County Central Permitting to obtain all required development permits to validate this permit. Harnett County Central Permitting may be reached at (910) 893-7525 opt. 1 for any questions.

Please be advised that the special use permit is valid for a period of two years from the date of approval. If no action is taken before February 13, 2025, the special use permit will become invalid.

Please contact the Harnett County Planning Department at (910) 893-7525 option 2 with any questions.

Thank You,



Sarah Arbour

Planner II, Harnett County Development Services

centralpermitting@harnett.org

strong roots • new growth

PO Box 65 | 108 E. Front St. | Lillington, NC 27546 | 910-893-7525 | www.harnett.org