

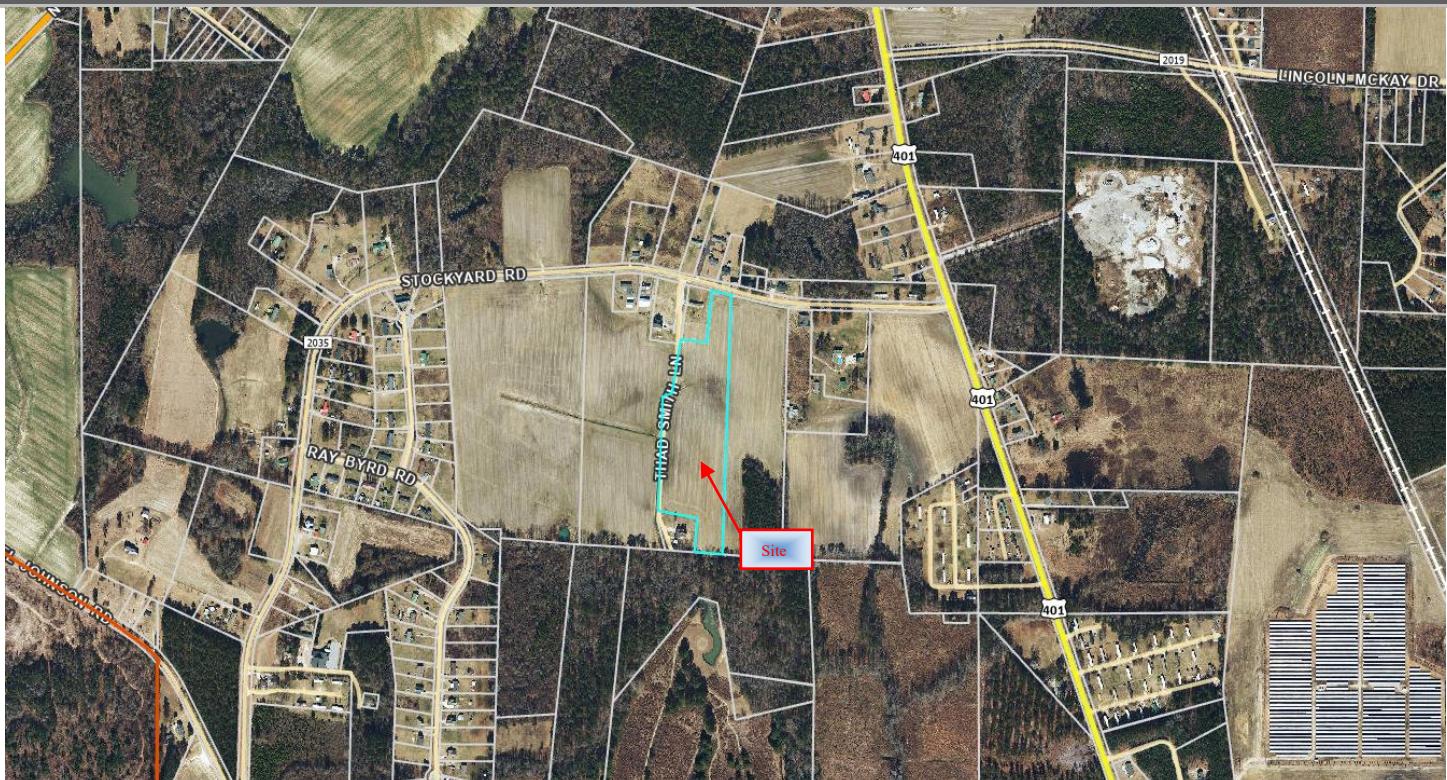
HARNETT COUNTY
BOARD OF ADJUSTMENTS
February 9, 2026

Staff Contact: Randy Baker, Assistant Manager of Planning Services
(910) 893-7525 or rbaker@harnett.org

CASE NUMBER: BOA2512-0003
APPLICANT: Nikhil Gudlkandula
OWNER: Youdelegate, LLC
LOCATION: Stockyard Road
ZONING: RA-20R
ACREAGE: +/- 10.23 PIN# 0559-40-7796.000
LAND USE CLASSIFICATION: Low Density Residential
WATERSHEED: WS-IV-P

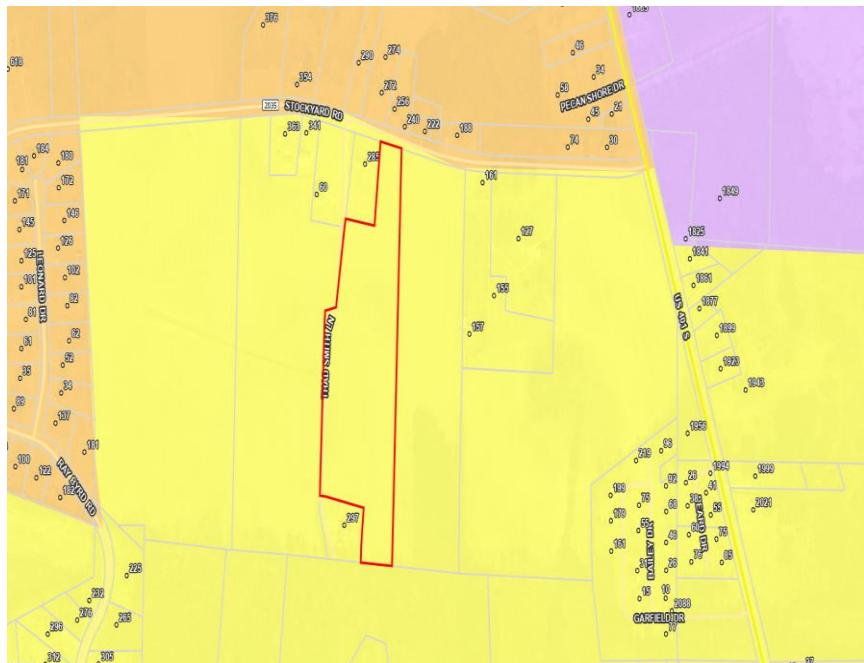
REQUEST: Athletic Fields, Private

AERIAL:



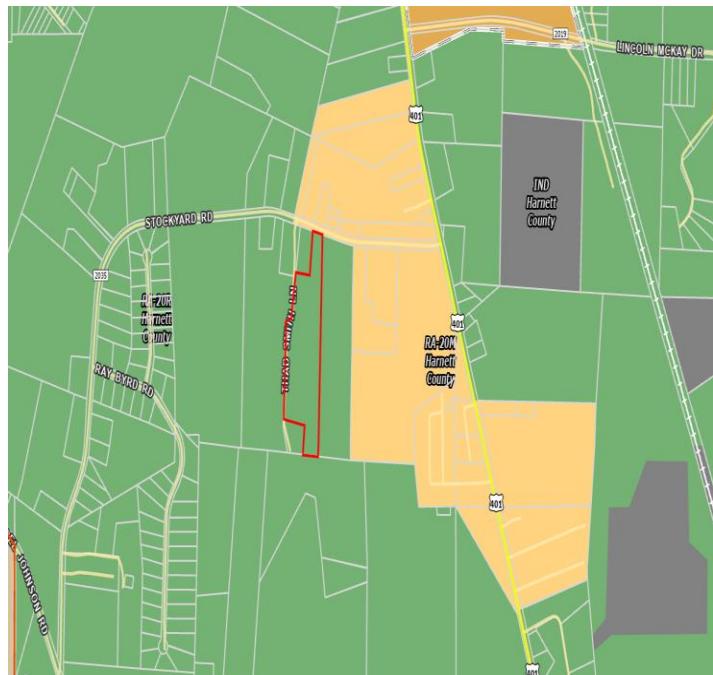
Directions from Lillington: Travel US 401 South – Turn right onto Stockyard Road – Property is located on the left just before Thad Smith Lane.

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



WATERSHED MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Currently an undeveloped parcel utilized for agricultural production activities.
- B. **Surrounding Land Uses:** Single-family residential structures, agricultural and forestry related uses.
- C. **Utilities:** Water – Public Sewer – Private

TRANSPORTATION:

- Annual average daily traffic count for Stockyard Road is currently unavailable.
- Site distances are fair to moderate due to slight curvature along this section of Stockyard Road.

BACKGROUND:

- The applicant would like to develop the site as a Private Athletic Field Facility.
- The applicant can develop this site as a Private Athletic Field Facility as a permitted use however, a Special Use Permit is being requested in order to allow for operational hours on Sunday.
- The east side of the property contains a 30' access easement (Thad Smith Lane) that grants ingress & egress to the property located at 297 Thad Smith Lane.
- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed development of a Private Athletic Field Facility.
- If approved, this project will be required to go through the commercial site plan review and development process. This process will ensure that all required developmental improvements and any special conditions specified as part of the approval process are adhered to.
- The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	U	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
RECREATIONAL FACILITIES												
Athletic Fields, Private			P* S*	P* S*		S*	P* S*	P* S*	P* S*	25 per field + 1 per 200 sq. ft.	3	A

7.5.2 Athletic Fields, Private

In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- Total project acreage shall not exceed 12 acres.
- Hours of operation are permitted as follows:
 1. Monday through Friday hours are limited to 3:00PM to dusk.
 2. Saturday hours are limited to 9:00AM to dusk.
 3. Facility shall not be in operation on Sunday.
- No intercom, loudspeaker, or other similar items shall be permitted.
- No lighting shall be permitted.
- Adequate parking shall be provided so as not to interfere with the surrounding properties.
 1. This shall hereby prohibit the use of public right(s)-of-way for overflow parking.
 2. Parking areas shall be graded and surfaced with crushed stone, gravel, or other suitable material with a minimum depth of six inches (6").
 3. All handicapped accessible parking shall be paved.
 4. No parking signs shall be posted along property line(s) adjacent to the public right(s)-of-way in accordance with NCDOT standards and shall be shown on the required site plan.
 5. Parking spaces shall be a minimum of 50 feet from all residential structures.
- All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties and right(s)-of-way.
- No outdoor recreational facilities, including fields, shall be permitted in required setback.
- Adequate, handicap accessible restroom facilities shall be provided.

ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

2.2 General Definitions

Athletic Fields, Private

Privately owned and operated facility that provides outdoor recreational fields for sports including but not limited to: football, baseball, softball, and soccer.

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/ RESIDENTIAL AREAS

Low Density Residential: Single family detached residential intended to remain predominately suburban in character and provide for low density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural area and rural character.

Strategy 1A: Review development proposals for consistency with Future Land Use Map and goals and strategies of the Comprehensive Plan.

AGRICULTURE AND NATURAL RESOURCES GOALS & STRATEGIES

ANR-1: Encourage compatible land uses in areas with important natural resources.

Strategy 1A: Promote and maintain rural character and the agricultural economy.

Strategy 1C: Minimize negative impacts of new development on farms.

Strategy C1: Promote only low-density development in agricultural areas.

PARKS AND GREENWAYS GOALS & STRATEGIES

PGW – 1: Provide active and passive recreation opportunities to preserve and enhance the quality of life.

SITE PHOTOS

Site



Across Street



Adjoining Left



Adjoining Right



Street View



Street View



SUBMITTED SITE PLAN

