

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: BOA2601-0002
APPLICANT: Sirin Properties, LLC
OWNER: Sirin Properties, LLC
LOCATION: US 401 South & Paulfield Lane
ZONING: RA-20R
ACREAGE: +/- 11.91 of 19.69 acres **PIN#** 0566-64-5193.000
LAND USE CLASSIFICATION: Agricultural Protection Area

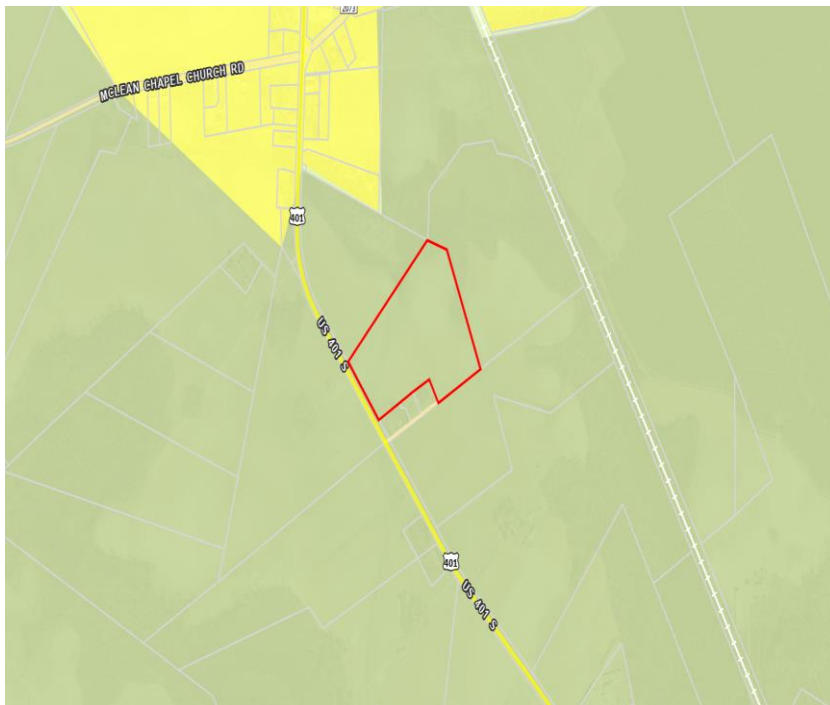
REQUEST: Athletic Fields, Private

AERIAL:



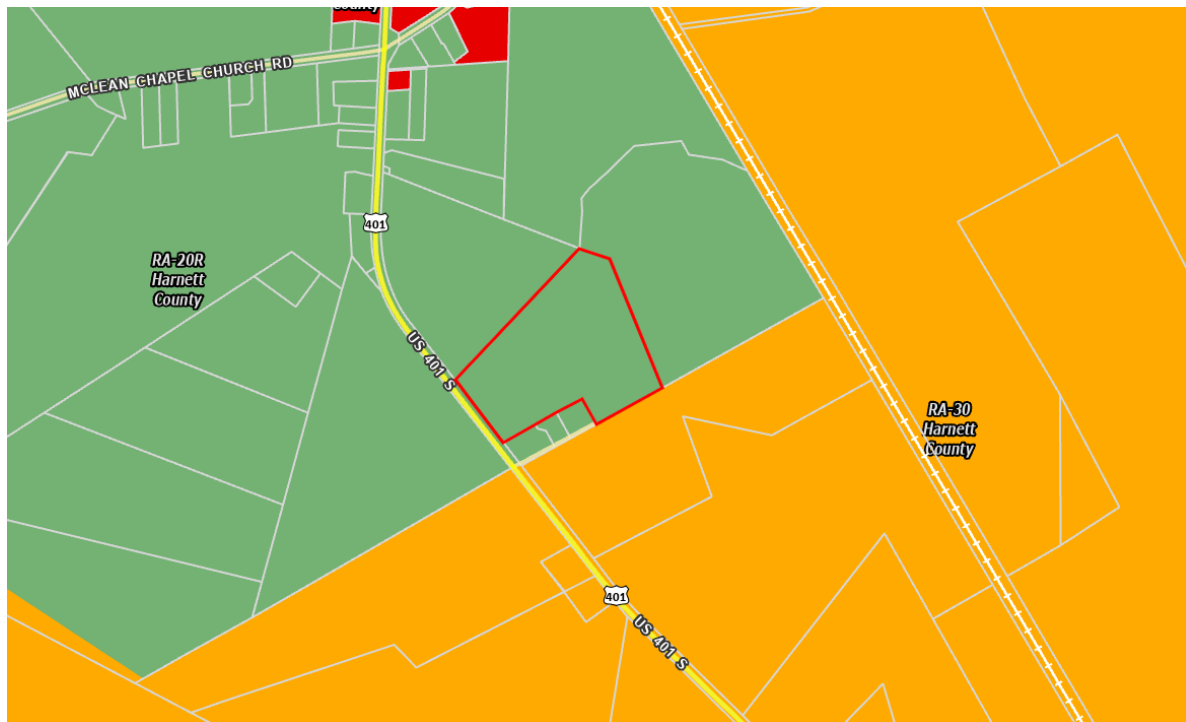
Directions from Lillington: Travel US 401 South – Property is located on the left after passing McLean Chapel Church Road.

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:** Currently an undeveloped parcel utilized for agricultural production purposes.
- B. **Surrounding Land Uses:** Single-family residential structures, agricultural and forestry related uses.
- C. **Utilities Available:** Water – Public Sewer – Public (Force Main)

TRANSPORTATION:

- Annual average daily traffic count for this section of US 401 S is 2200 vehicle trips per day.
- Site distances to the North and South are good.

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 and extended hours of operation on (School-Closed Days) Monday - Friday.
- Operational hours requested: Sunday 12:00 pm to dusk / Monday through Friday on Closed School Days from 9:00 am to dusk.
- The applicant is requesting that only 11.91 acres of the 19.69-acre parcel be utilized for the proposed facility. If approved, the Board of Adjustment would need to reference the requested acreage as illustrated on the submitted site plan.
- 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.
- Use regulations are specified within the Unified Development Ordinance for the requested use. If the applicant cannot adhere to certain standards specified, the Board has the ability to grant special use to exempt certain standards specified within Article V, Section 7.5.2 of the Unified Development Ordinance.

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
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.

- A. Total project acreage shall not exceed 12 acres.
- B. 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.
- C. No intercom, loudspeaker, or other similar items shall be permitted.
- D. No lighting shall be permitted.
- E. 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.
- F. All unpaved areas shall be maintained in a manner that prevents dust from adversely impacting adjoining properties and right(s)-of-way.
- G. No outdoor recreational facilities, including fields, shall be permitted in required setback.
- H. 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/ AGRICULTURAL AND RURAL AREAS

Agricultural Protection Areas: Areas of the county with concentration of agriculture, timber operations and natural resources. Farmland preservation efforts should be focused in these areas. 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 such as agriculture and support businesses, and very low density single family residential with context sensitive rural design. New residential development should be limited in density and scale. Density should generally be less than 0.5 dwelling unit per acre.

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.

Strategy 1C: Discourage large scale residential development and related rezonings in Agricultural Protections Areas and the Military Corridor Buffer identified on the Future Land Use Map.

Strategy 1D: Update zoning to reduce density and improve design in Agricultural Protection Areas.

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 Property / Left



Adjoining Property / Right



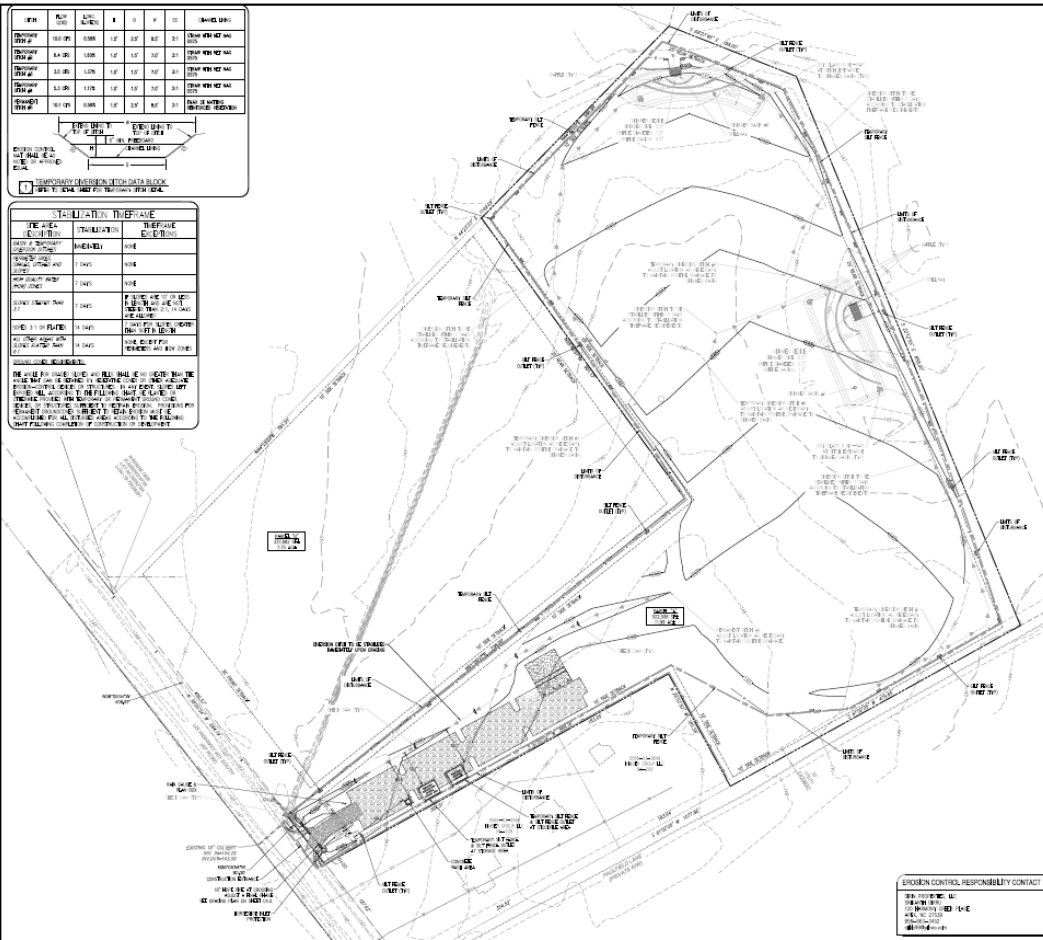
Street View / Left



Street View / Right



SUBMITTED SITE PLAN

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EROSION CONTROL RESPONSIBILITY CONTACT

JOHN PROFFER, INC.
500 NORTH 10TH
120 HARMONY CREEK PLACE
ARIZONA, AZ 85504
908-283-3452
www.jproffer.com

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