

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
March 10, 2025

Staff Contact: Randy Baker, Assistant Manager of Planning Services  
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CASE NUMBER: BOA2501-0002  
APPLICANT: Sirin Properties LLC  
OWNER: Sirin Properties LLC  
LOCATION: US 401 South  
ZONING: RA-20R  
ACREAGE: 19.69  
PIN# 0566-64-5193.000  
LAND USE CLASSIFICATION: Agricultural

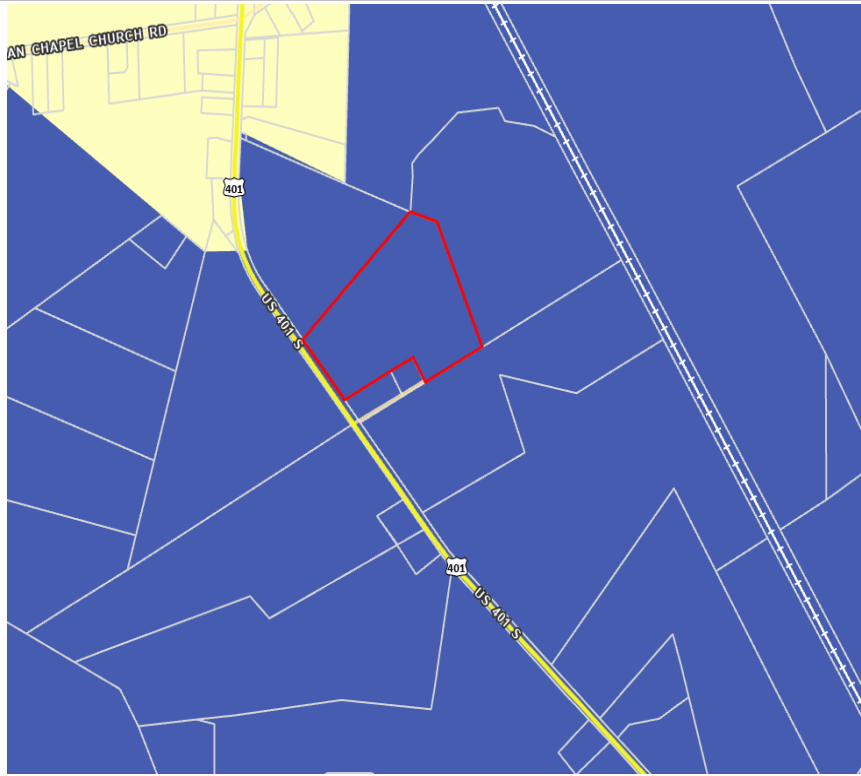
REQUEST: Athletic Fields, Private (Cricket Fields)

AERIAL:



Directions from Lillington: Travel US 401 S – Property is located on the left just before Paul Field Lane.

## LAND USE CLASSIFICATION MAP



☑ Land Use (2016)

- Agricultural
- Angier ETJ
- Benson ETJ
- Broadway ETJ
- Coats ETJ
- Compact Mixed Use
- Compatibility Development Target Area
- Dunn ETJ
- Employment Mixed use
- Environmentally Sensitive Areas
- Erwin ETJ
- Lillington ETJ
- Low Density Residential
- Medium Density Residential
- Military
- Military Corridor Buffer
- Protected Areas
- Rural Center

## ZONING DISTRICT MAP



## PHYSICAL CHARACTERISTICS

- A. **Site:** The proposed site is currently vacant and predominately utilized for agricultural purposes.
- B. **Surrounding Land Uses:** Single-family residential and agricultural.
- C. **Utilities:** **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:

- Applicant is requesting to develop athletic fields utilized for recreational activities such as cricket. The applicant requests that the project exceed more than 12 acres and the hours of operation be allowed on Sundays from 9:00 am till dusk.
- If approved, the proposed use will be required to complete the commercial site plan review and development process. The Commercial Site Plan review process includes a thorough review from Planning, Building Inspections, Fire Marshal, Public Utilities, E911/ Addressing, and Environmental Health Departments.
- 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
<b>RECREATIONAL FACILITIES</b>												
<b>Athletic Fields, Private</b>			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**

### **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/ AGRICULTURAL and RURAL 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**

LU-1: Reinforce countywide economic development goals with land use decisions.

### **NATURAL RESOURCE GOALS**

NR-2: Encourage compatible development in areas with high-quality environmental features.

NR-4: Provide active and passive recreation opportunities to preserve and enhance the quality of life.

**SITE PHOTOS**

Site



Adjoining Property



Street View / North



Street View / South



Across Street



Adjoining Property



# SUBMITTED SITE PLAN

