

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
March 9, 2026

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

CASE NUMBER: BOA2602-0002  
APPLICANT: Harnett County Solid Waste  
OWNER: Harnett County  
LOCATION: 2000 McLean Chapel Church Road  
ZONING: RA-20M  
ACREAGE: +/- 1.37 PIN# 0556-57-1615.000  
LAND USE CLASSIFICATION: Rural / Agriculture & Agricultural Protection Area  
WATERSHEED: WS-IV-P

REQUEST: Recycling Collection Center & Solid Waste Container Site

AERIAL:



**Directions from Lillington:** Travel US 401 South out of Lillington – Turn right onto McNeill Hobbs Road – Turn left onto Sanderfer Road - Property is located on the left just before the intersection of McLean Chapel Church Road.

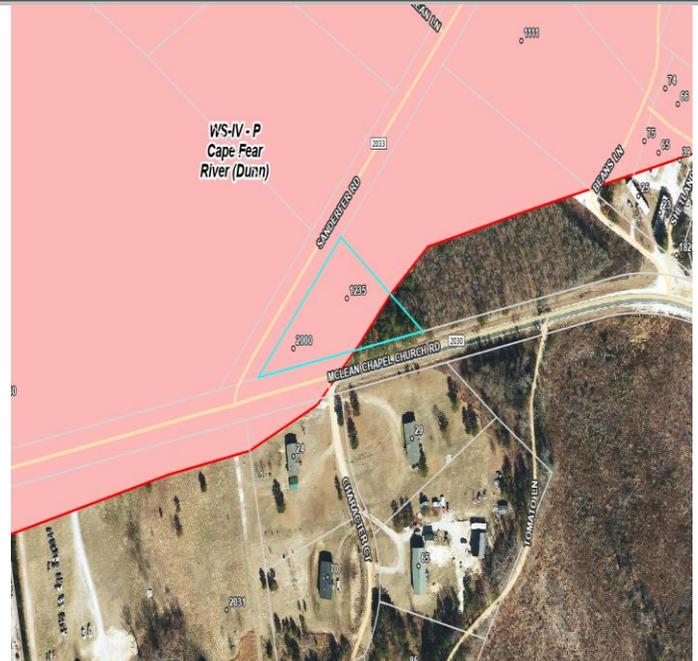
## LAND USE CLASSIFICATION MAP



## ZONING DISTRICT MAP



## WATERSHED MAP



## PHYSICAL CHARACTERISTICS

- A. **Site:** Contains a structure and equipment owned and operated by Harnett County Regional Water.
- B. **Surrounding Land Uses:** Mixed residential home sites comprised of manufactured home parks and single family stick built, agricultural, forestry and some commercial land uses.
- C. **Utilities:** **Water** – Public **Sewer** – Private

## TRANSPORTATION:

- Annual daily traffic count for this section of Sanderfer Road is unavailable. The traffic count for the section of McLean Chapel Church that intersects Sanderfer Road is 1500 vehicle trips per day.
- Site distances are good on both McLean Chapel Church Road as well as Sanderfer Road.

## BACKGROUND:

- The applicant would like to develop the site as a manned Recycling Collection Center & Solid Waste Container Site.
- This site is currently owned by Harnett County and is utilized as a booster station for Harnett County Regional Water.
- The County intends to relocate an existing collection site that is currently located less than a mile from this location that is currently held under private ownership.
- 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	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
<b>WASTE RELATED</b>												
<b>Recycling Collection Centers &amp; Solid Waste Container Sites (Manned)</b>	P	P		S		S	S	S	S	1 per 2 employees (largest shift) OR 1 per 500 sq. ft.	4	

### ARTICLE V. USE REGULATIONS

#### SECTION 8.0 Industrial Uses

##### 8.5 Waste Related

##### 8.5.1 Recycling Collection Centers

All facilities shall be located in a side or rear yard.

### ARTICLE XIV. DEFINITIONS & CERTIFICATIONS

#### 2.2 General Definitions

##### Recycling Collection Centers & Solid Waste Container Sites

Manned facilities, typically satellite locations provided for convenience to citizens, used for the collection of solid waste, and for the collection, separation, and short-term storage of recyclables but not on-site processing.

## 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.

**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 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.

## SITE PHOTOS

Site



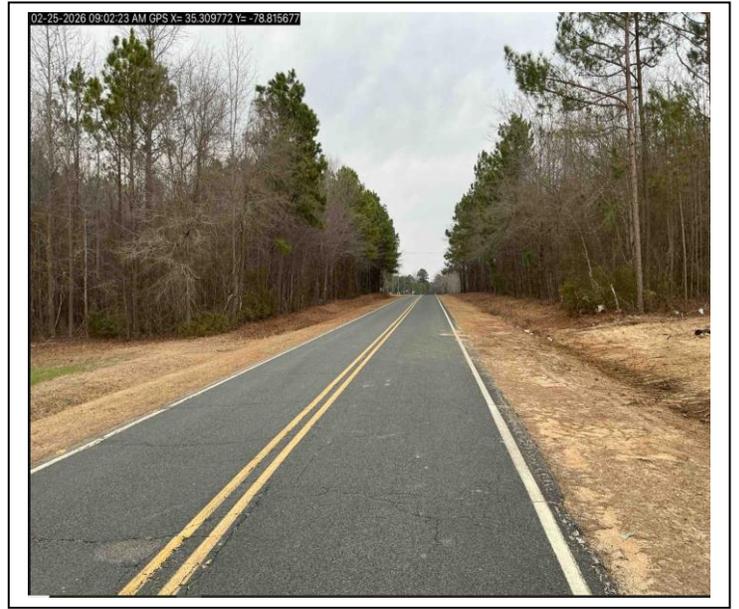
Across Street



Adjoining Left



Adjoining Right



Street View



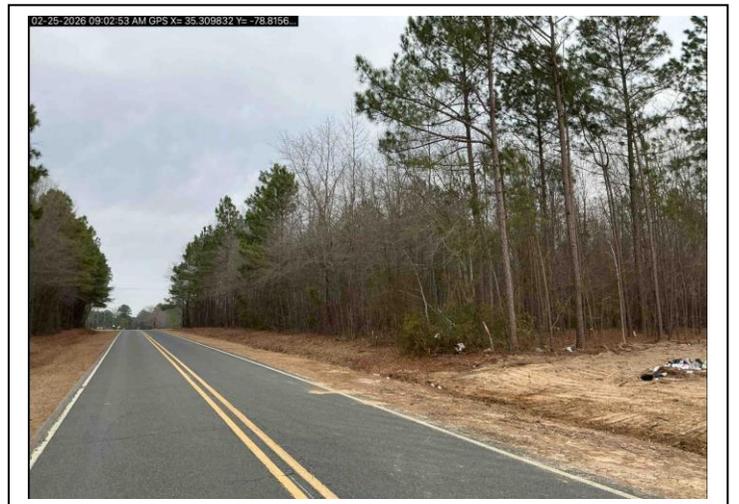
Street View



Street View



Street View



SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE

