

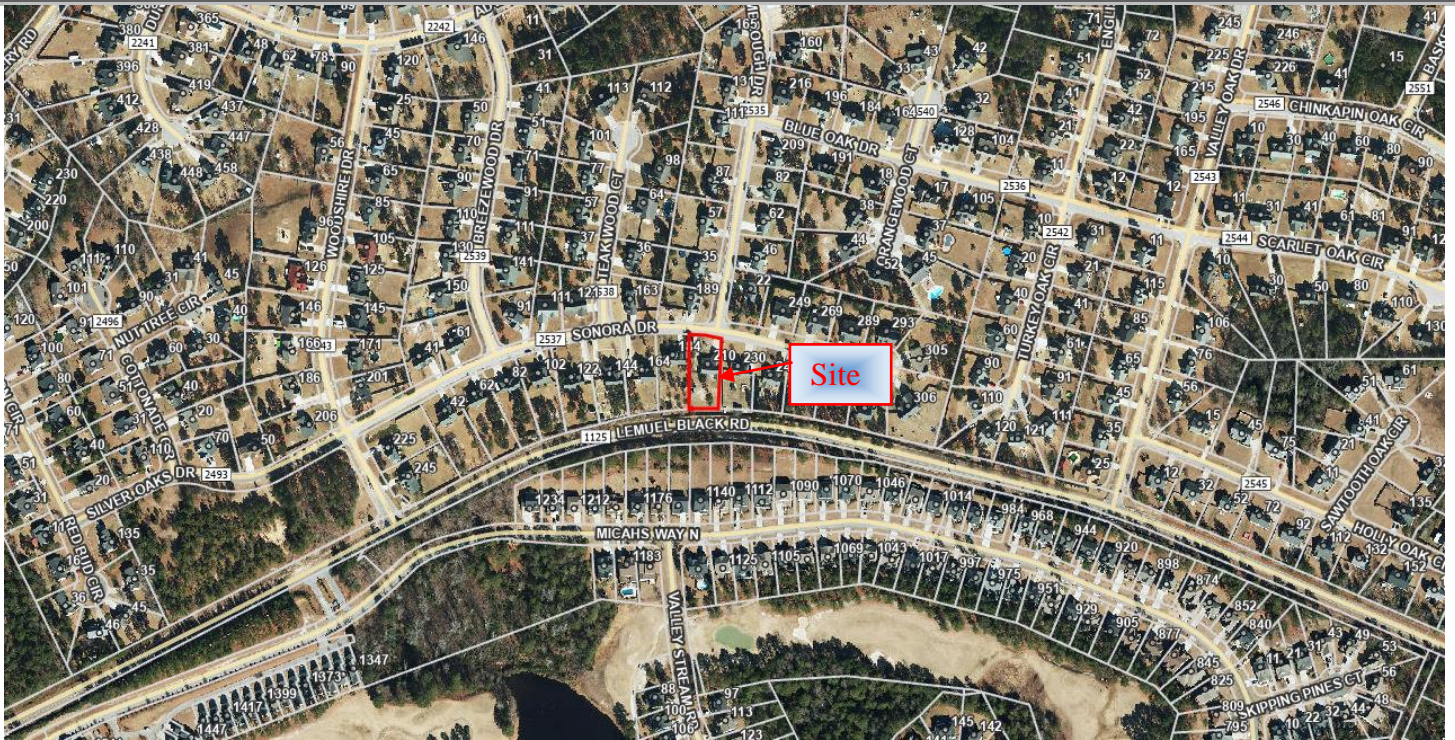
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 13, 2024

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

**CASE NUMBER:** BOA2404-0003  
**APPLICANT:** Mark D. Garland  
**OWNER:** Mark D. Garland & Regenea L. Garland  
**LOCATION:** 210 Sonora Drive Lillington, NC 27546 (Woodshire Subdivision)  
**ZONING:** RA-20R Acreage: .42 PIN#: 0506-84-3262.000  
**LAND USE CLASSIFICATION:** Medium Density Residential / Military Corridor Overlay District

**REQUEST:** Gunsmithing

**AERIAL:**



**Directions from Lillington:** Travel NC 210 South out of Lillington – Turn right onto Anderson Creek School Road – Turn right onto Lemuel Black Road – Turn right onto Woodshire Drive – Turn right onto Sonora Drive – Property is located on the right. (210 Sonora Drive) – Woodshire Subdivision

**PHYSICAL CHARACTERISTICS**

- A. **Site:** There is an existing single family dwelling on this property.  
Property is located within a residential subdivision – (Woodshire Subdivision)
- B. **Surrounding Land Uses:** Surrounding land uses consist of residential homes.
- C. **Utilities:** Water – Public Sewer – Private Septic

## TRANSPORTATION:

- Annual daily traffic count for Sonora Drive and Lemuel Black Road are unavailable.
- Site distances are good along Sonora Drive.

## BACKGROUND:

- Applicant would like to conduct gunsmithing activities at the residence.
- This project will be required to go through a land use review process similar to that of a home occupation. If approved, Planning Department staff will perform an inspection to verify all regulations, specifications and conditions are adhered to prior to final permit approval.
- This requested use is subject to review, approval and inspections from agencies outside Harnett County's jurisdictional authority.
- The applicant is not requesting the presence of a test fire vault or a firing berm in conjunction with the requested uses on this application.
- Due to the property being located within a residential subdivision, a test fire berm is prohibited.

## 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>OTHER USES</b>												
<b>Gunsmithing</b>	S*	S*	S*	S*		S*	S*	S*	S*		1	

#### 11.4 Gunsmithing

Gunsmithing facilities operating in conjunction with and are located on an approved firing facility shall be deemed as a permitted accessory use and shall not be required to obtain a Special Use permit. All other gunsmithing activities and facilities shall be required to obtain a Special Use permit. All non-exempt gunsmithing facilities shall adhere to the following requirements:

- Gunsmithing facilities located within a residential structure shall not engage in the onsite display or sale of firearms.
- Facilities that will utilize a test fire vault or berm shall disclose this information on the Board of Adjustment application, site plan and be approved as part of the Special Use approval.
- Gunsmithing facilities shall only utilize a test fire berm for the purpose of verifying proper working order of an assembled or repaired firearm. Recreational or any other form of shooting is prohibited on a test fire berm.
- Facilities located within a residential subdivision shall only discharge a firearm within an approved test fire vault. Outdoor test fire berms are prohibited when gunsmithing facilities are located within a residential subdivision.
- Outdoor test fire berms shall only be fired upon from a distance not greater than twenty-five (25) feet. The direction of fire into the berm shall be away from all right(s)-of-way and inhabitable structures.

## **ARTICLE XIV. DEFINITIONS & CERTIFICATIONS**

### **2.2 General Definitions**

#### **Gunsmithing**

The act of performing repairs, modifications, design or assembly of a firearm.

## **ARTICLE IV. ZONING & OVERLAY DISTRICTS**

### **13.4 Required Review**

To ensure compliance with GS 160D-601 (b), notification to the military installation, by way of the Regional Land Use Advisory Council (RULAC) coordination agreement, shall be made on any adoptions or modifications to this Ordinance that may change or affect the permitted uses of land located within five (5) miles of a military installation. In addition, notification shall be made to the military installation on any development projects, including but not limited to subdivisions, site plans, telecommunications towers, windmills, and Special Use Permits, located within the same distance. The military installation, via RULAC, shall be afforded the opportunity to provide comment or analysis on such adoptions, modifications, or developments regarding compatibility. Any comments provided prior to the public hearing or other applicable final review shall be considered by the Board of Commissioners or approving body in rendering a final determination.

## **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/ ENVIRONMENTAL AND MILITARY AREAS**

**Military Corridor Buffer:** Critical and Important to Conserve Lands as identified by the Fort Liberty JLUSE within 1 mile of the base and parcels > 50 acres within ½ mile of Fort Liberty. Except those lands with existing or pending development (i.e. Lexington Plantation, Anderson Creek Club, Walmart), proposed Compact Mixed Use Areas, and lands east of Ray Road. Proposed development in these areas is meant to be reviewed by the Federal Government to ensure compatibility with Fort Liberty operations.

### **FUTURE LAND USE CATEGORIES/ RESIDENTIAL AREAS**

**Medium Density Residential:** Medium density residential with a mix of housing types including single-family detached homes with average lot sizes, small-lot homes and patio homes. Gross densities of 2-5 dwelling units per acre. Located in areas served by current or planned utilities or in areas near the extra-territorial jurisdiction (ETJ) of towns. Additional housing types (including townhomes and apartments) and higher densities may be appropriate as part of planned developments or near Development Nodes.

### **LAND USE GOALS & STRATEGIES**

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

LU-2: Encourage growth where infrastructure exists.

LU-6.1: Coordinate with Federal Government and Regional Land Use Advisory Committee to ensure that development in or near the Military Corridor Buffer areas included on the Future Land Use Map is compatible with Fort Liberty military operations.

**SITE PHOTOS**

Site



Across Street



Street View



Street View



Adjoining Property



Adjoining Property



SUBMITTED SITE PLAN

