

HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
May 13, 2024

Staff Contact: Randy Baker, Assistant Manager of Planning Services  
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**CASE NUMBER:** BOA2403-0003  
**APPLICANT:** Ryan Kendrick Huber  
**OWNER:** Ryan Kendrick Huber and Kristan Garrett Huber  
**LOCATION:** 1023 Sheriff Johnson Road Lillington, NC 27546  
**ZONING:** RA-30 Acreage: 1.57 PIN#: 0680-29-9539.000  
**LAND USE CLASSIFICATION:** Medium Density Residential

**REQUEST:** Gunsmithing With Associated Test Fire Berm

**AERIAL:**



**Directions from Lillington:** Travel US 421 South out of Lillington – Turn left onto Leslie Campbell Ave. – Turn left onto Old Stage Road North – Turn left onto Sheriff Johnson Road - Property is located on the left at 1023 Sheriff Johnson Road.

**PHYSICAL CHARACTERISTICS**

- A. Site:** There is an existing single family dwelling on this property. Approximately 60% of the property is undisturbed and contains natural vegetation and forestry products.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential home sites, agricultural and forestry uses. A commercial land use is located approximately 500 feet to the North. (Jimmy Walker Automotive)
- C. Utilities:** Water – Public Sewer – Public

## TRANSPORTATION:

- Annual daily traffic count for this section of Sheriff Johnson Road is 1100.
- Site distances are good along Sheriff Johnson Road.

## BACKGROUND:

- The applicant is in the process of seeking a Federal Firearms License and would like to conduct gunsmithing activities at the residence.
- The applicant has indicated that the requested use would also contain a test fire berm to be utilized in conjunction with the gunsmithing services. The berm is proposed to be located in the wooded area approximately 100 yards from the rear of 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.

## 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.

## 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/ 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.

## SITE PHOTOS

Site / 1023 Sheriff Johnson Road



Across Street / 144 Edgemont Terrace



Street View



Street View



Adjoining Property



Adjoining Property



Rear Yard



Berm Location



