

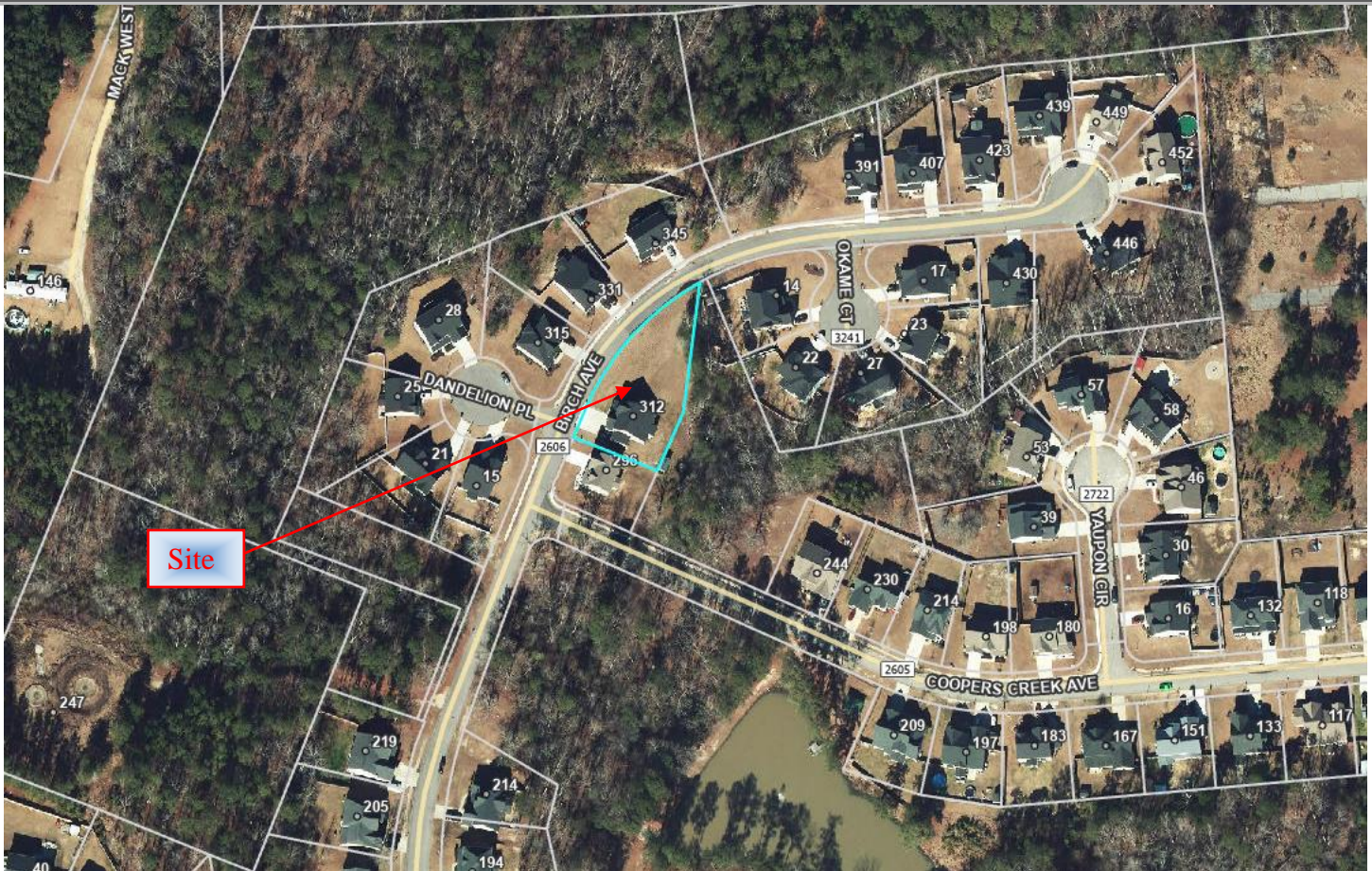
HARNETT COUNTY
BOARD OF ADJUSTMENTS
July 14, 2025

Staff Contact: Emma Harris, Planner I
(910)893-7525 or eharris@harnett.org

CASE NUMBER: BOA2506-0001
APPLICANT: Viscount Stewart
OWNER: Viscount & Angelina Stewart
LOCATION: 312 BIRCH AVE SPRING LAKE, NC 28390
ZONING: RA-20M Acreage: .45 PIN#: 0504-87-4433.000
LAND USE CLASSIFICATION: Low Density Residential
OVERLAY DISTRICT: Military Corridor Overlay District

REQUEST: Gunsmithing / Without Associated Test Fire Berm

AERIAL:



Directions from Lillington: Travel N Main St/US-401 S/US-421 N/NC-27/NC-210, Turn right onto S Main St/NC-210, Follow S Main St/NC-210, Turn right onto Overhills Rd, Turn left onto Overhills Rd, Follow Overhills Rd, At the roundabout take the second exit onto Overhills Rd, At the roundabout take the second exit onto Ray Rd, Turn right onto Coopers Creek Ave, At the roundabout take the second exit onto Coopers Creek Ave, Turn right onto Birch Ave, Arrive at 312 Birch Ave.

PHYSICAL CHARACTERISTICS

A. Site: There is an existing single-family dwelling currently occupied by the applicant.

B. Surrounding Land Uses: Surrounding land uses consist of residential home sites, agricultural and forestry uses.

C. Utilities: **Water** – Public **Sewer** – Public

TRANSPORTATION:

- Annual daily traffic count for Birch Ave. was unavailable.
- Site distances are good to south and fair to the north due to the topography and curvature of the road.

BACKGROUND:

- The applicant is in the process of seeking approval to establish a home-based gunsmithing business.
- 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.
- 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	BUILDING
OTHER USES												
Gunsmithing	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.

- D. 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.
- E. 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.

FUTURE LAND USE CLASSIFICATION MAP



HARNETT HORIZONS 2040 COMPREHENSIVE PLAN

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 environment and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper

FUTURE LAND USE CATEGORY

Low Density Residential: Single family detached residential intended to remain predominately suburban in character and provide for low density single-family residential development. Gross densities of 1-2 dwelling units per acre depending on zoning, utilities, soils, and character of adjacent development. Smaller lot sizes could be permitted as part of a Compatibility Development, which would also include a higher amount of open space to preserve sensitive environmental areas.

LAND USE GOALS & STRATEGIES

Land Use Goal 1: Manage growth in order to protect natural resources, agricultural areas and rural character.

Strategy 1A: Review development proposals for consistency with the Future Land Use Map and goals of the Comprehensive Plan.

Strategy 1F: Encourage growth where infrastructure and services exist

Economic Development Goal 3: Support, grow, and strengthen existing businesses and industries across Harnett County.

Strategy 3B: Support entrepreneurship and business development.

B.8: Support low-impact home based businesses and support “cottage industries” in mixed-use districts, residential areas, and agricultural areas, while reducing negative impacts on adjacent residential areas.

SITE PHOTOS

Site/312 Birch Ave



Site



Site/Backyard



Across Street



Adjacent Properties



Street View



SUBMITTED SITE PLAN

