

HARNETT COUNTY
BOARD OF ADJUSTMENTS
August 10, 2026

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2607-0003

APPLICANT: Operational Detachment Source, LLC

OWNER: Joshua Clark and Veronica Clark

LOCATION: 391 CYPRESS CHURCH RD CAMERON, NC 28326

ZONING: RA-20M and RA-20R

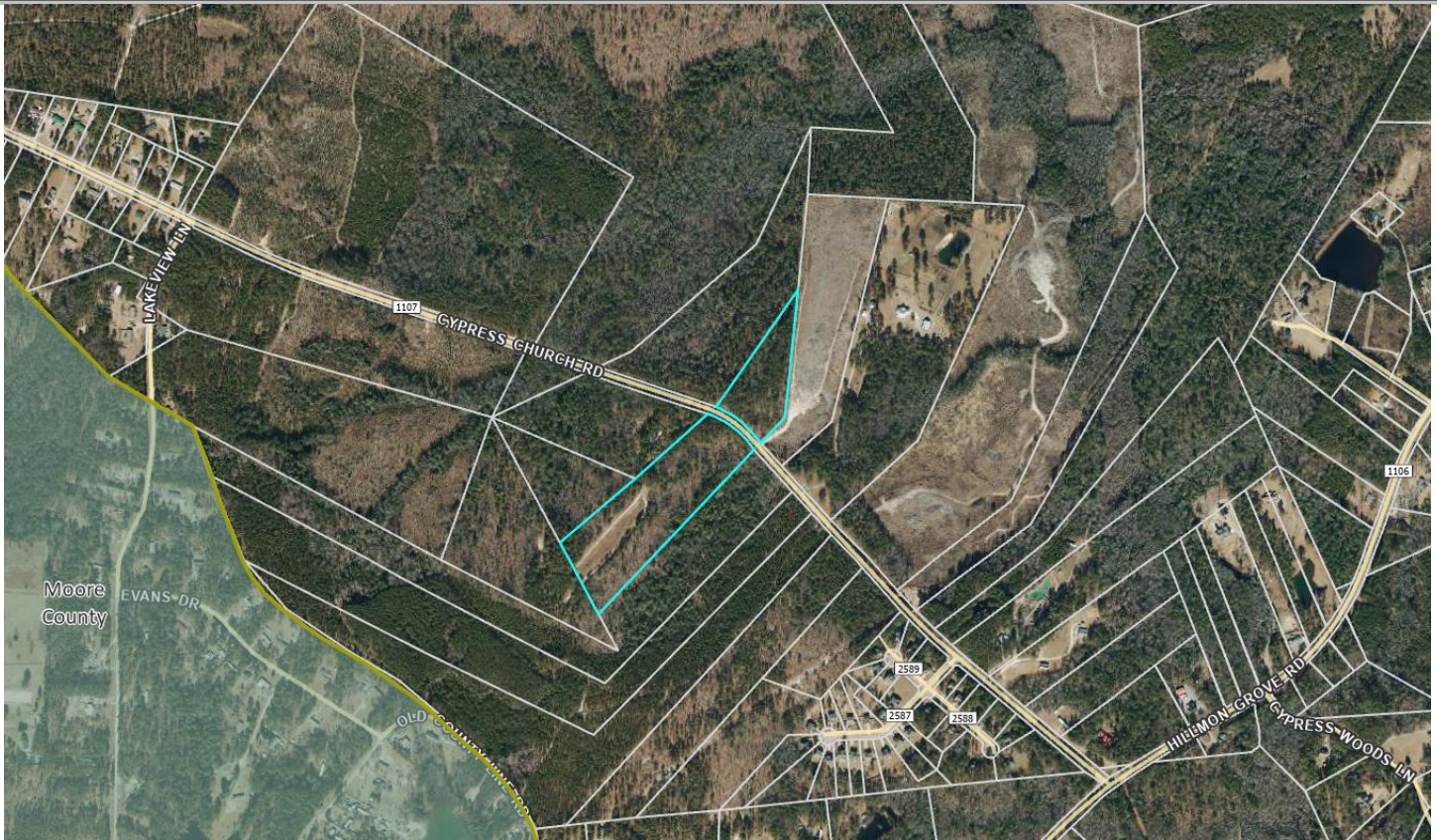
ACREAGE: +/- 16.55

PIN# 9554-40-9580.000

LAND USE CLASSIFICATION: Agricultural Protection Area and Military Overlay Buffer

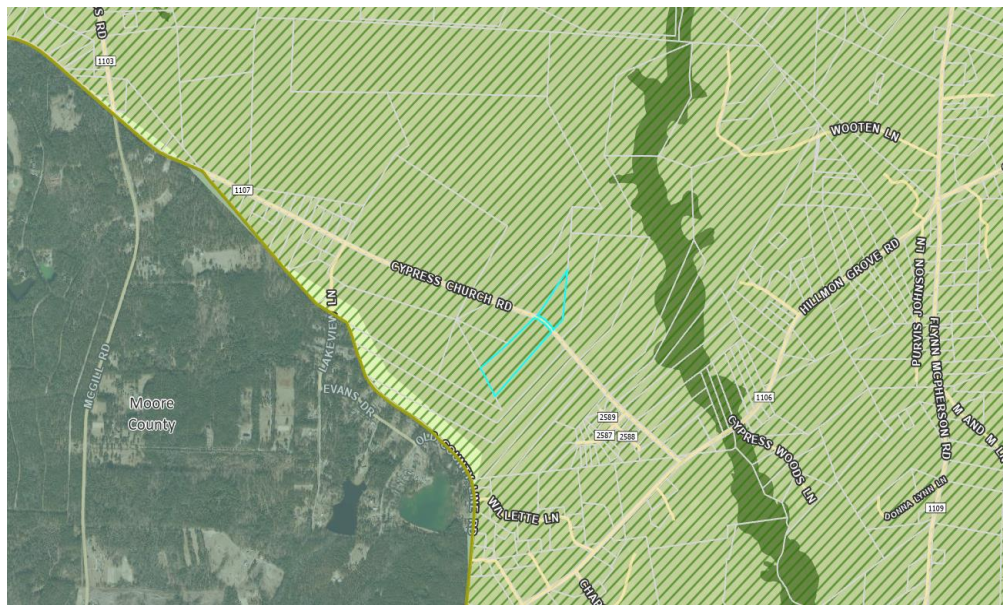
REQUEST: Gunsmithing without an associated test fire berm

AERIAL:



Directions from Lillington: Head toward Alexander Dr – Follow NC-27 W to Hillmon Grove Rd – Turn left onto Hillmon Grove Rd – Slight right to stay on Hillmon Grove Rd – Turn right onto Cypress Church Rd – Arrive at 391 Cypress Church Rd

LAND USE CLASSIFICATION MAP



- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center
- Jetport Overlay
- Military Overlay Buffer

ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Two single-family dwellings are present.
- B. **Surrounding Land Uses:** Consist of residential home sites and agricultural and forestry uses.
- C. **Utilities:** **Water** – Public (Harnett County) **Sewer** – Private (Septic)

TRANSPORTATION:

- Per NCDOT Arc GIS AADT Traffic Segmentation, the annual daily traffic count for this section of Cypress Church Rd is unavailable.
- Site distances are poor due to the curvature and topography of the road.

BACKGROUND:

- The applicant is in the process of seeking approval to establish a home-based gunsmithing business and obtain an FFL (Federal Firearms License).
- 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
- This project will be required to go through a land use review process similar to that of a home occupation. If approved, Planning Services staff will perform an inspection to verify all regulations, specifications and conditions which 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

Zoning Districts	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
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.
- 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 (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/ Residential 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.

Military Corridor Buffer: Areas proximal to Fort Bragg. Proposed development in these areas should be compatible with existing and future military operations. Primary land uses should include working lands, conservation lands, parks, and very low-density residential development.

LAND USE GOALS & STRATEGIES

ED-3: Support, grow, and strengthen existing business and industries across Harnett County

Strategy 3B: Support entrepreneurship and business development

B8: Support low-impact home based business and support “cottage industries” in mixed-use districts, residential areas, and agricultural areas, while reducing negative impacts on adjacent residential areas.

SITE PHOTOS

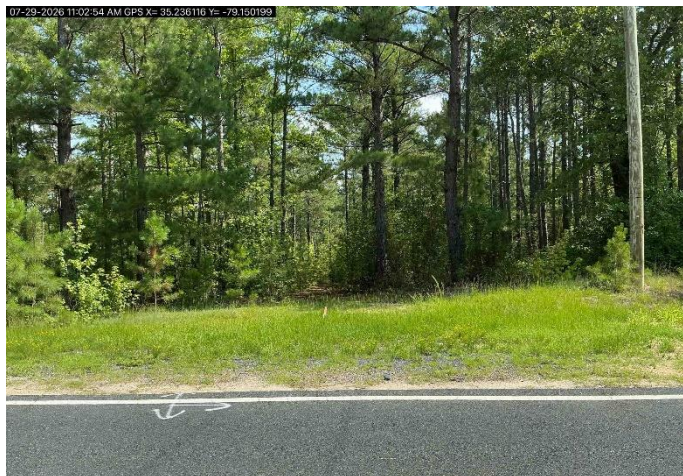
Site



Adjacent Structure on Property



Across Street



Sign Posted



Street View



SUBMITTED SITE PLAN

