

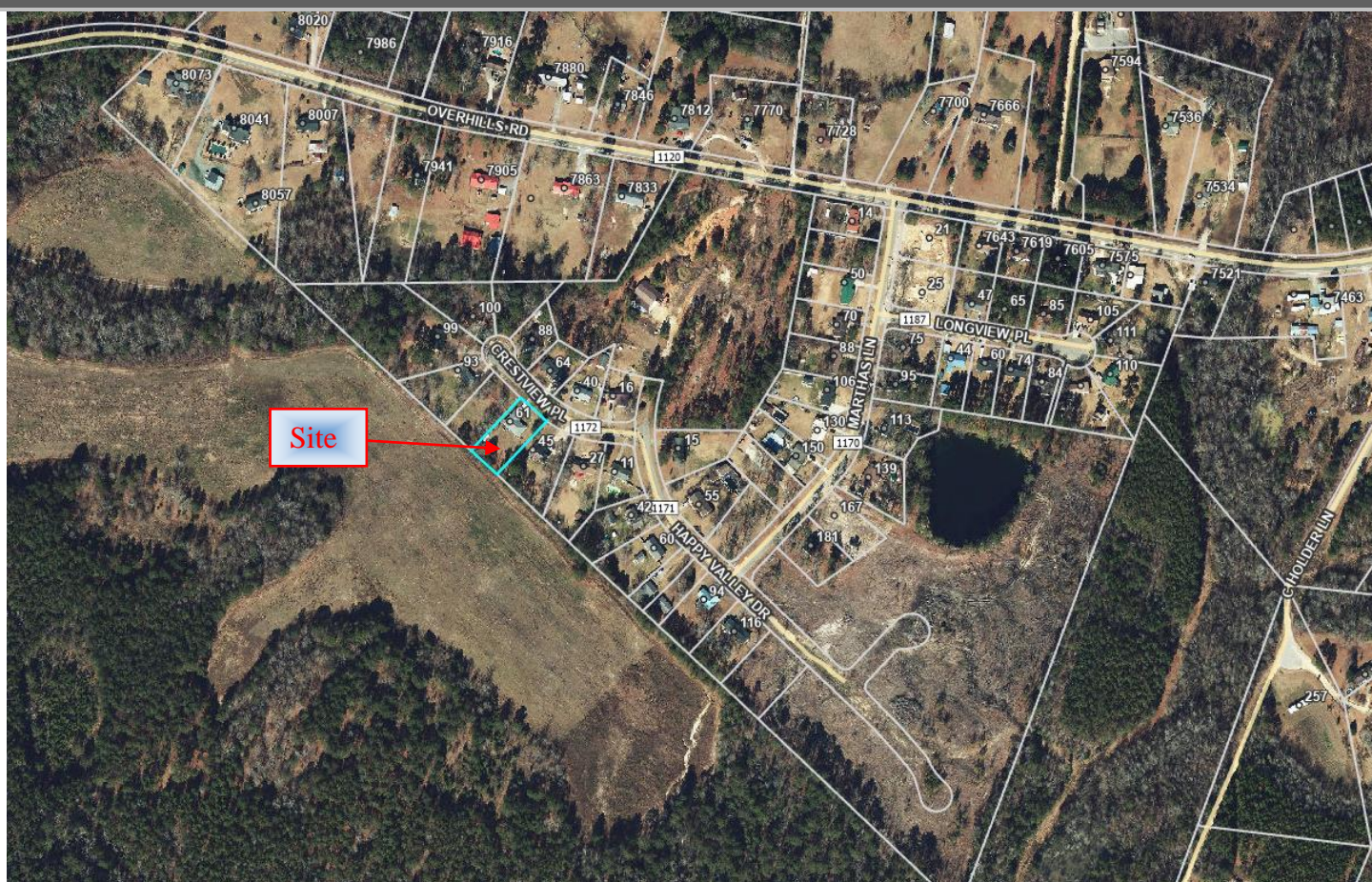
HARNETT COUNTY
BOARD OF ADJUSTMENTS
May 12, 2025

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

CASE NUMBER: BOA2504-0001
APPLICANT: Jonathan Milson
OWNER: Jonathan Milson
LOCATION: 61 Crestview Place Spring Lake, NC 28390
ZONING: RA-20M Acreage: .46 PIN#: 0504-47-5428.000
LAND USE CLASSIFICATION: Agricultural
OVERLAY DISTRICT: Military Corridor Overlay District

REQUEST: Gunsmithing / Without Associated Test Fire Berm

AERIAL:



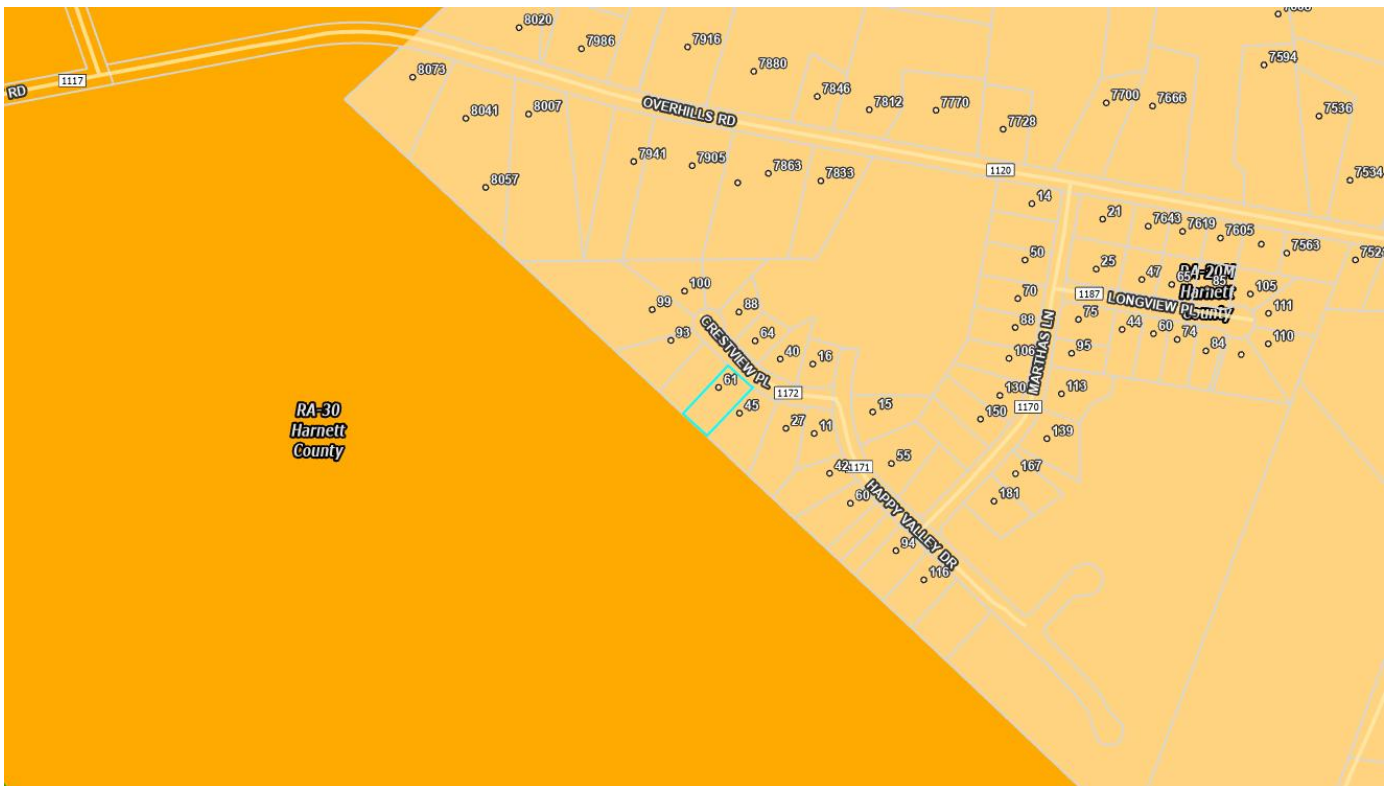
Directions from Lillington: Travel NC 210 South – Turn right onto Anderson Creek School Road – Turn right onto Overhills Road – Take the first right at the round-about onto Ray Road- Take the third right at the second round-about onto Overhills Road – Turn left onto Marthas Lane – Turn right onto Happy Valley Drive – Turn left onto Crestview Place - Property is located on the left at 61 Crestview Place.

LAND USE CLASSIFICATION MAP



- Agricultural
- Angier ETJ
- Benson ETJ
- Broadway ETJ
- Coats ETJ
- Compact Mixed Use
- Compatibility Development Target Area
- Dunn ETJ
- Employment Mixed use
- Environmentally Sensitive Areas
- Erwin ETJ
- Lillington ETJ
- Low Density Residential
- Medium Density Residential
- Military
- Military Corridor Buffer
- Protected Areas
- Rural Center

ZONING DISTRICT MAP



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 Crestview Place is unavailable as is the traffic count for Overhills Road.
- Site distances are good along Crestview Place.

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 LEVEL	BUILDING CODE CLASS
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.
- 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/ AGRICULTURAL and RURAL RESIDENTIAL AREAS

Agricultural and Rural Residential: Primarily agricultural and forestry uses with some rural residential areas. These areas are located outside of existing and future sewer service areas and rely on septic systems for wastewater treatment. They have a limited road network and in some cases lie within High Quality Watershed or Water Supply Watershed areas. The lack of utility and transportation infrastructure, 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, single family residential up to one unit per acre and context sensitive rural design.

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



Across Street



Adjoining Property



Adjoining Property



Street View



Street View



SUBMITTED SITE PLAN

Harnett County GIS

Harnett County GIS

NOT FOR LEGAL USE



Harnett

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