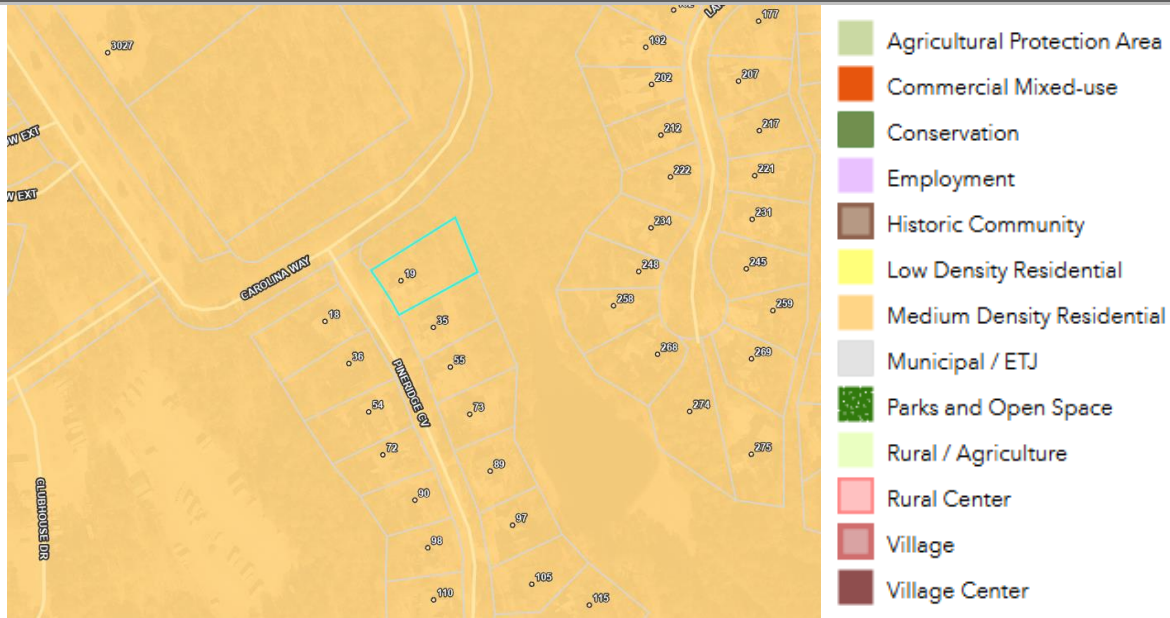


LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Existing single family dwelling present.
- B. **Surrounding Land Uses:** Consist of residential home sites, agricultural and forestry uses.
- C. **Utilities:** Water – Public Sewer – Public

TRANSPORTATION:

- Annual daily traffic count for this section of Pineridge Cove is unavailable.
- Site distances are good.

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
- Due to the property being located within a residential subdivision, a test firm 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 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:

- A. Gunsmithing facilities located within a residential structure shall not engage in the onsite display or sale of firearms.
- B. 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.
- C. 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.

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

Medium Density Residential: Located in areas served by current or planned utilities, medium density residential permits a mix of housing types including single family detached homes, small-lot homes and patio homes. Gross densities of 1-3 dwelling units per acre depending on zoning, utilities, natural features and adjacent development. Smaller lot sizes and some attached housing could be permitted as part of a Compatibility Development, which would also include a higher amount of conserved open space to preserve sensitive environmental areas.

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 Property



Across Street



Sign Posted



Street View



SUBMITTED SITE PLAN

