

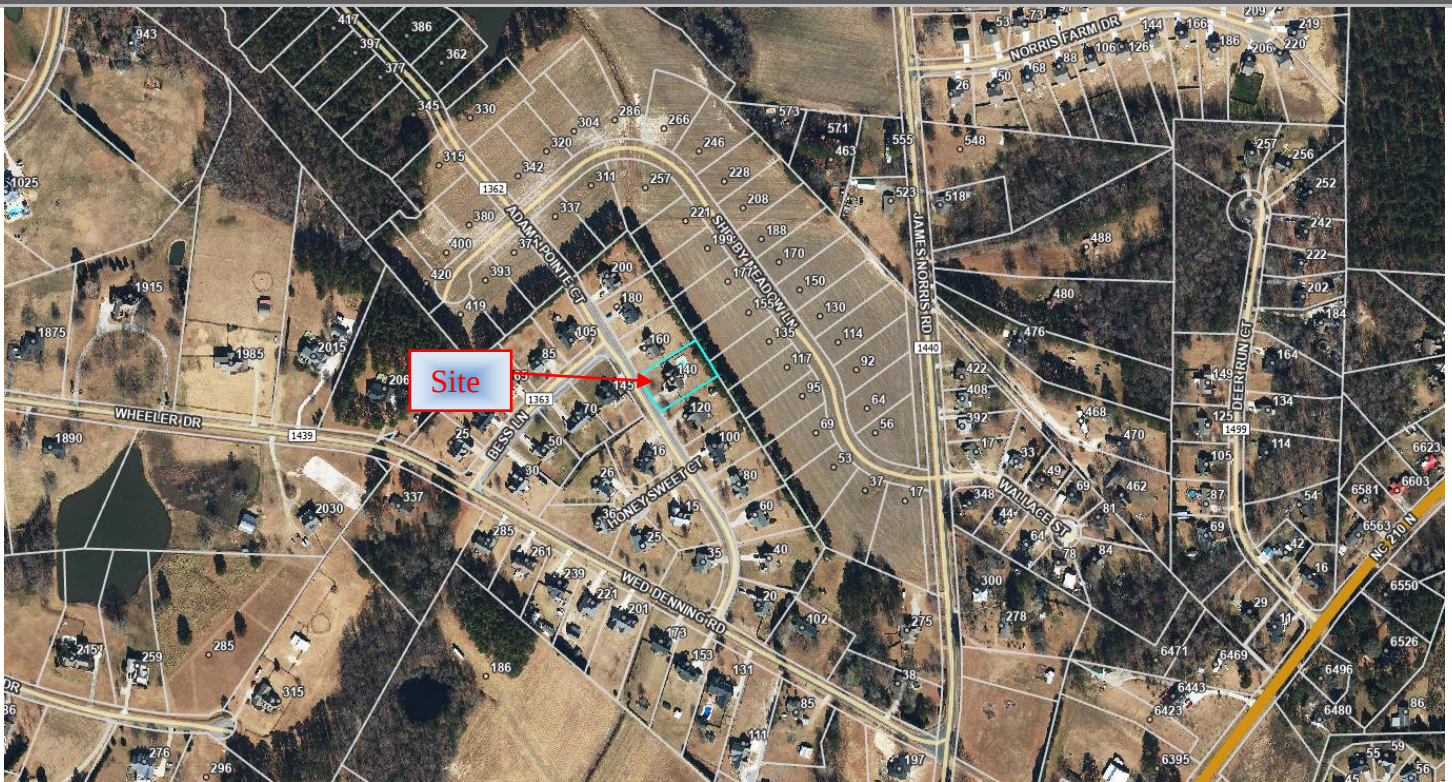
HARNETT COUNTY
BOARD OF ADJUSTMENTS
October 13, 2025

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

CASE NUMBER: BOA2508-0002
APPLICANT: Brandon Thomas & Corinne Thomas
OWNER: Brandon Thomas & Corinne Thomas
LOCATION: 140 Adams Pointe Court Angier, NC 27501-5449
ZONING: RA-30 Acreage: .58 PIN#: 0663-61-6021.000
LAND USE CLASSIFICATION: Medium Density Residential
WATERSHED: WS-IV-P / Cape Fear River (Lillington)

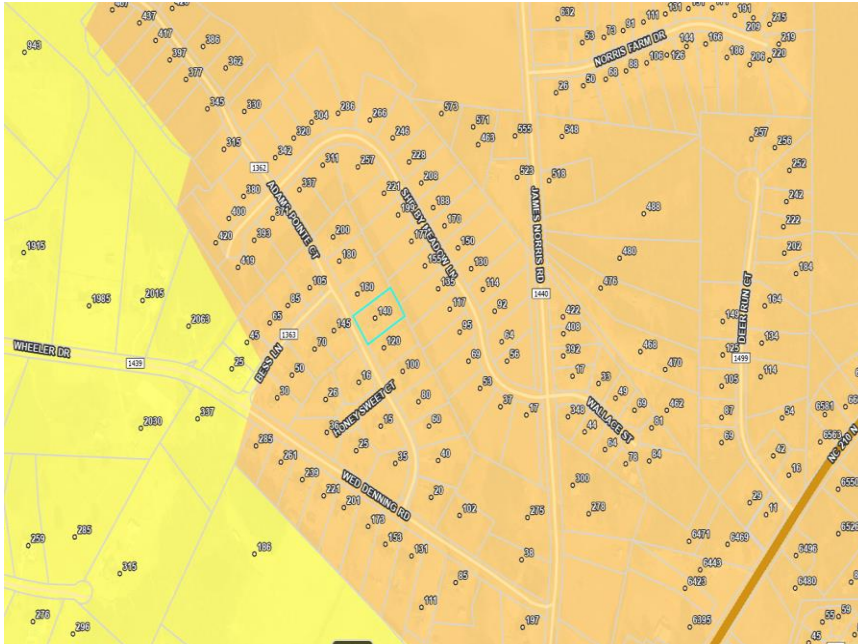
REQUEST: Gunsmithing / Without Associated Test Fire Berm

AERIAL:



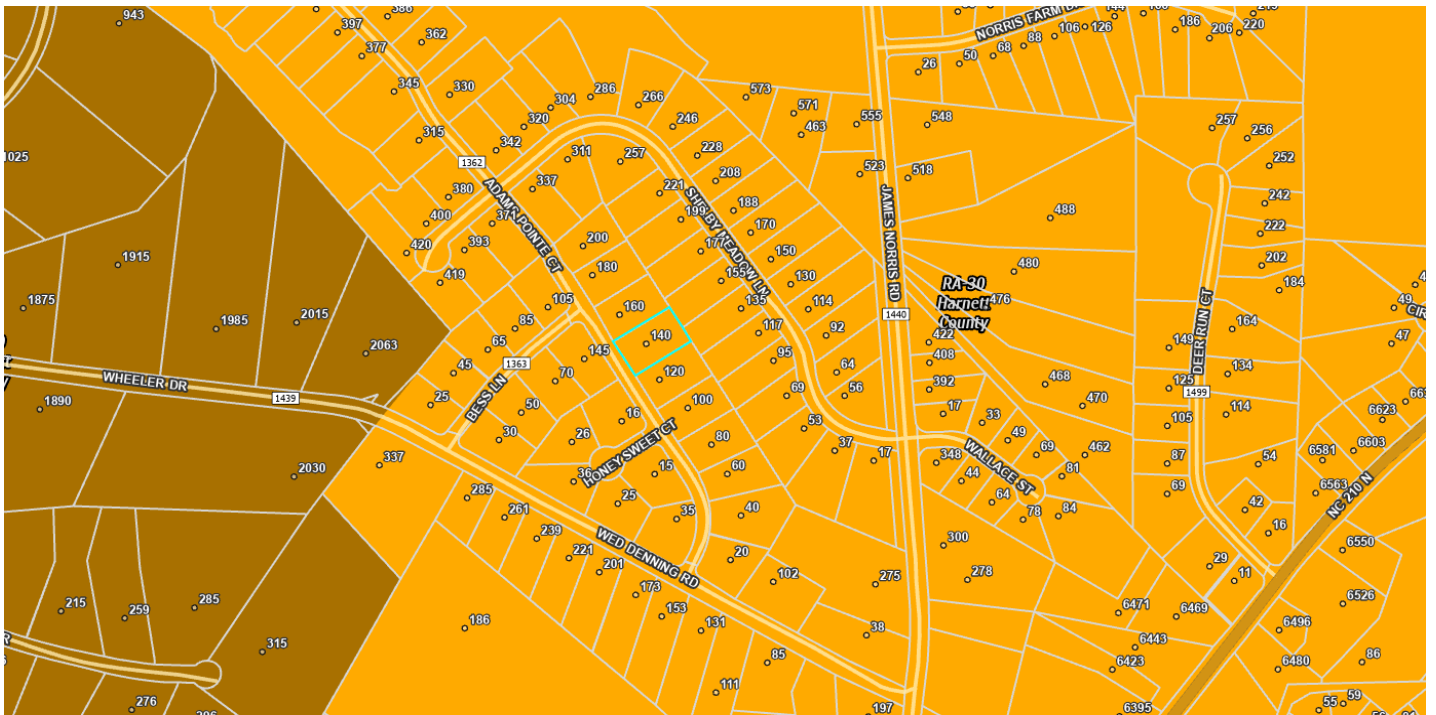
Directions from Lillington: Travel NC 210 North – Turn left onto James Norris Rd. – Turn left onto Wed Denning Rd. – Turn right onto Adams Pointe Ct. - Property is located on the right at 140 Adams Pointe Ct.

LAND USE CLASSIFICATION MAP

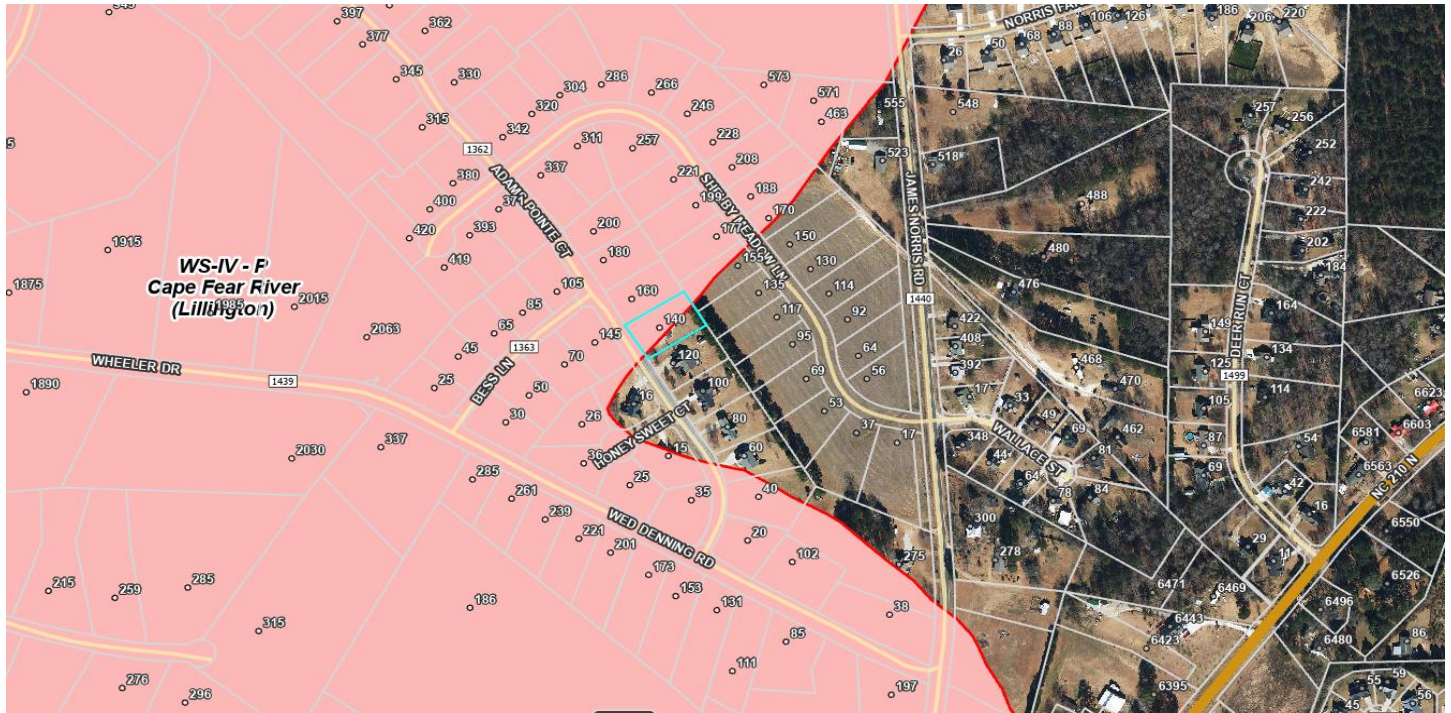


- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



NC WATERSHED 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 – Private

TRANSPORTATION:

- Annual daily traffic count for Adams Pointe Ct. is unavailable.
- 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.

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



Across Street



Adjoining Property

Adjoining Property

09-30-2025 10:10:05 AM GPS X= 35.483568 Y= -78.776517



09-30-2025 10:09:08 AM GPS X= 35.483279 Y= -78.7763...



Street View

09-30-2025 10:09:28 AM GPS X= 35.483411 Y= -78.776416



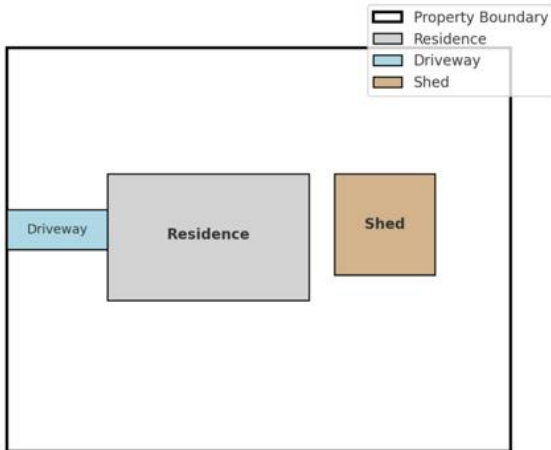
Street View

09-30-2025 10:09:18 AM GPS X= 35.483342 Y= -78.776384



SUBMITTED SITE PLAN

Sketch Plan - 140 Adams Pointe Ct, Angier, NC



Owner/Applicant: Brandon Thomas
140 Adams Pointe Ct Angier NC
Parcel ID 040663 0008 08
Floodplain Zone X
Zoning District RA-30

Federal Firearms License (FFL) –
Home-Based E-Commerce Business
Conducting an online sales business
under a Federal Firearms License, with
all transactions, records, and storage
handled in compliance with ATF
regulations. No on-site retail sales to
the general public. No traffic expected
beyond normal residential use.