

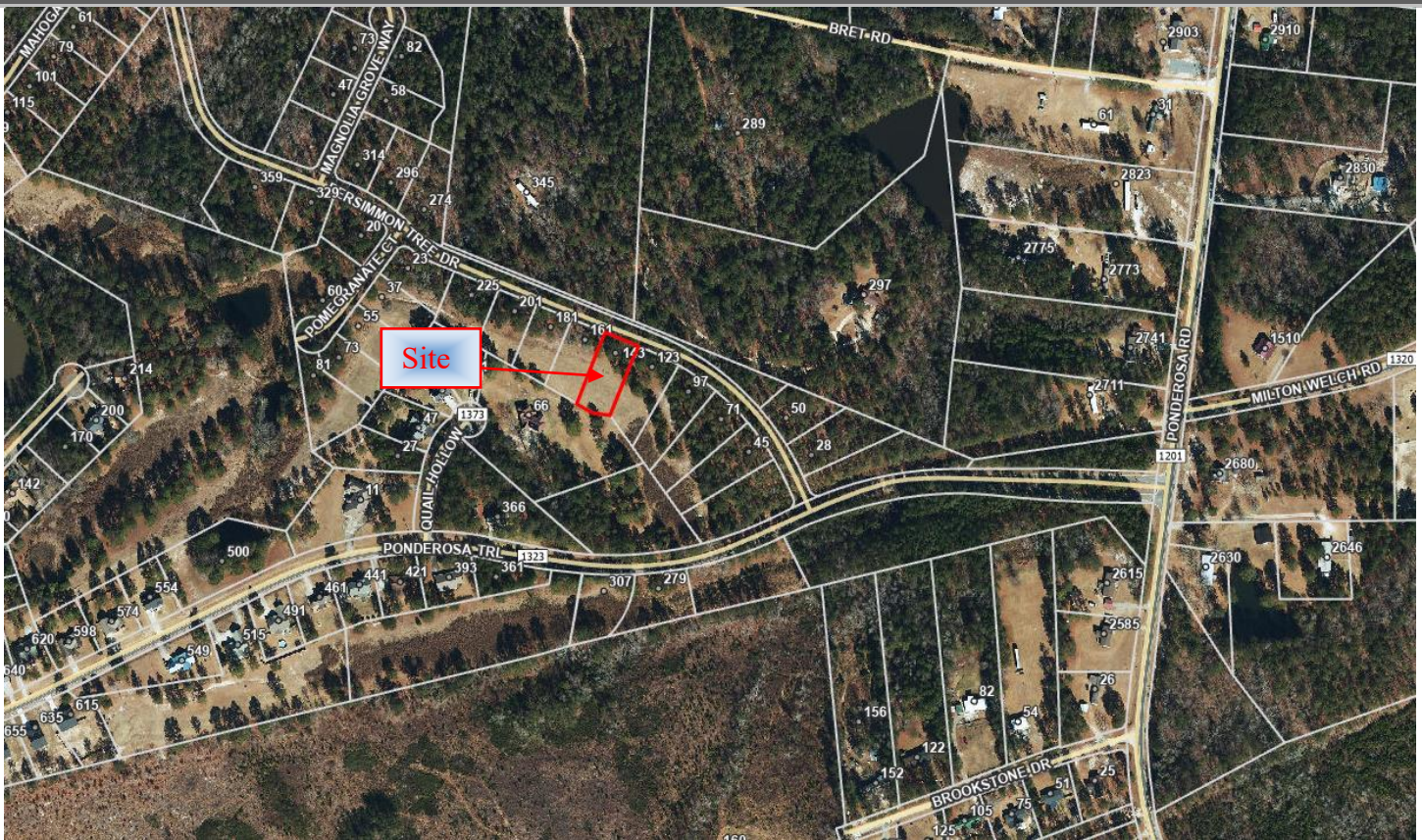
HARNETT COUNTY  
BOARD OF ADJUSTMENTS  
January 12, 2026

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

**CASE NUMBER:** BOA2512-0001  
**APPLICANT:** Jeremy & Sheila Blanks  
**OWNER:** Jeremy & Sheila Blanks  
**LOCATION:** 143 Persimmon Tree Drive Cameron, NC 28326  
**ZONING:** RA-20R Acreage: .49 PIN#: 9567-30-5737.000  
**LAND USE CLASSIFICATION:** Rural / Agriculture

**REQUEST:** Gunsmithing / Without Associated Test Fire Berm

**AERIAL:**



**Directions from Lillington:** Travel NC 27 W toward NC 24-27 – Turn right onto Ponderosa Rd. – Turn left onto Ponderosa Trail– Turn right onto Persimmon Tree Drive - Property is located on the left at 143 Persimmon Tree Drive.

## 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



## PHYSICAL CHARACTERISTICS

- A. Site:** There is an existing single family dwelling under the ownership of the applicant.
- B. Surrounding Land Uses:** Surrounding land uses consist of residential home sites.
- C. Utilities:** Water – Public Sewer – Private



## TRANSPORTATION:

- Annual daily traffic count for Persimmon Tree Drive is currently unavailable.
- Site distances are good along Persimmon Tree Drive.

## 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<br>LEVEL | BUILDING<br>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 (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/ AGRICULTURAL and RURAL AREAS

**Rural / Agriculture:** Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low density single family residential up to one dwelling per acre.

### LAND USE GOALS & STRATEGIES / ECONOMIC DEVELOPMENT

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

Strategy 3B: Support entrepreneurship and business development

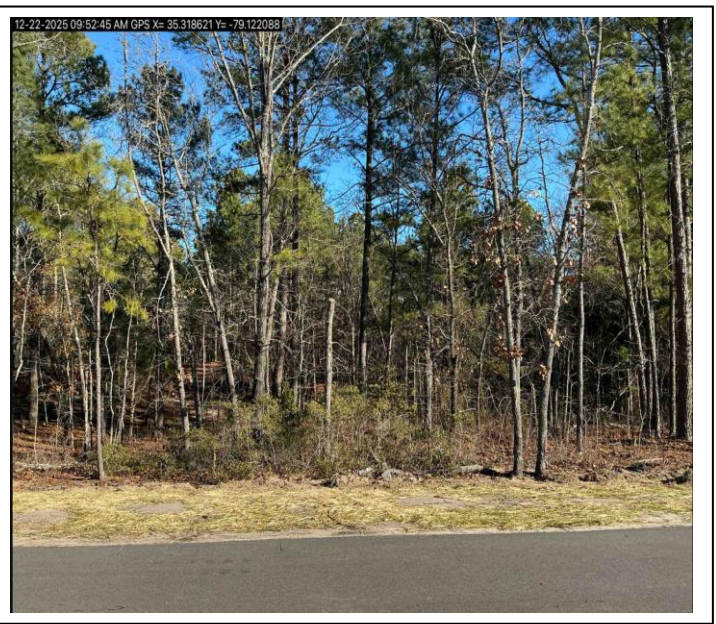
B8: Support low-impact home based business and support “cottage industries” in mixed-use districts, residential areas, and agricultural areas, while reducing negative impacts on adjacent residential areas.

## SITE PHOTOS

Site

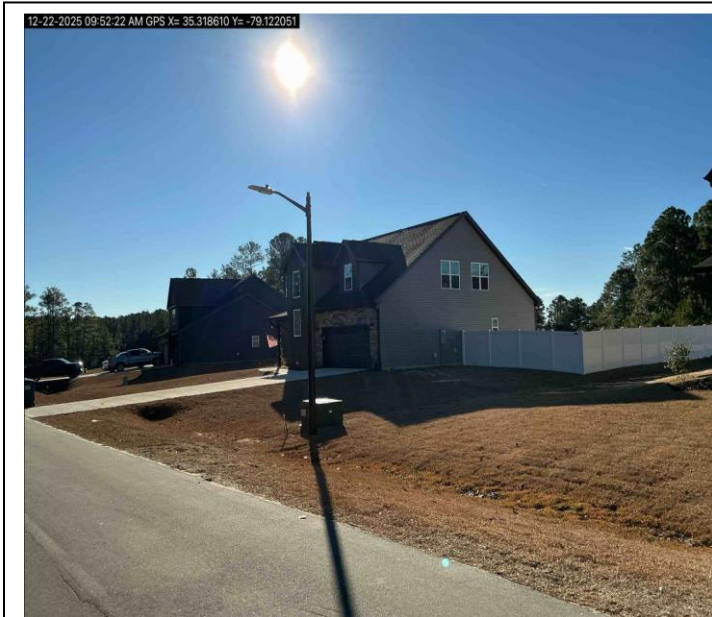


Across Street





Adjoining Property

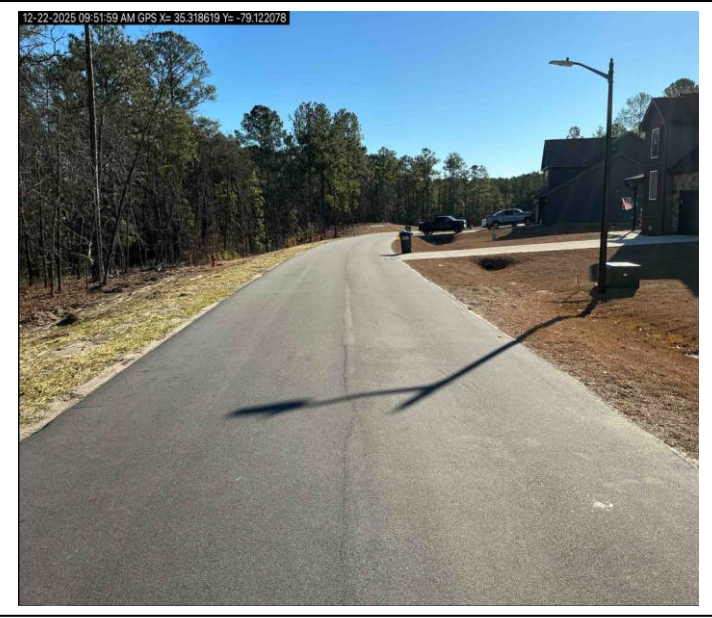


Street View

Adjoining Property



Street View



# SUBMITTED SITE PLAN

