

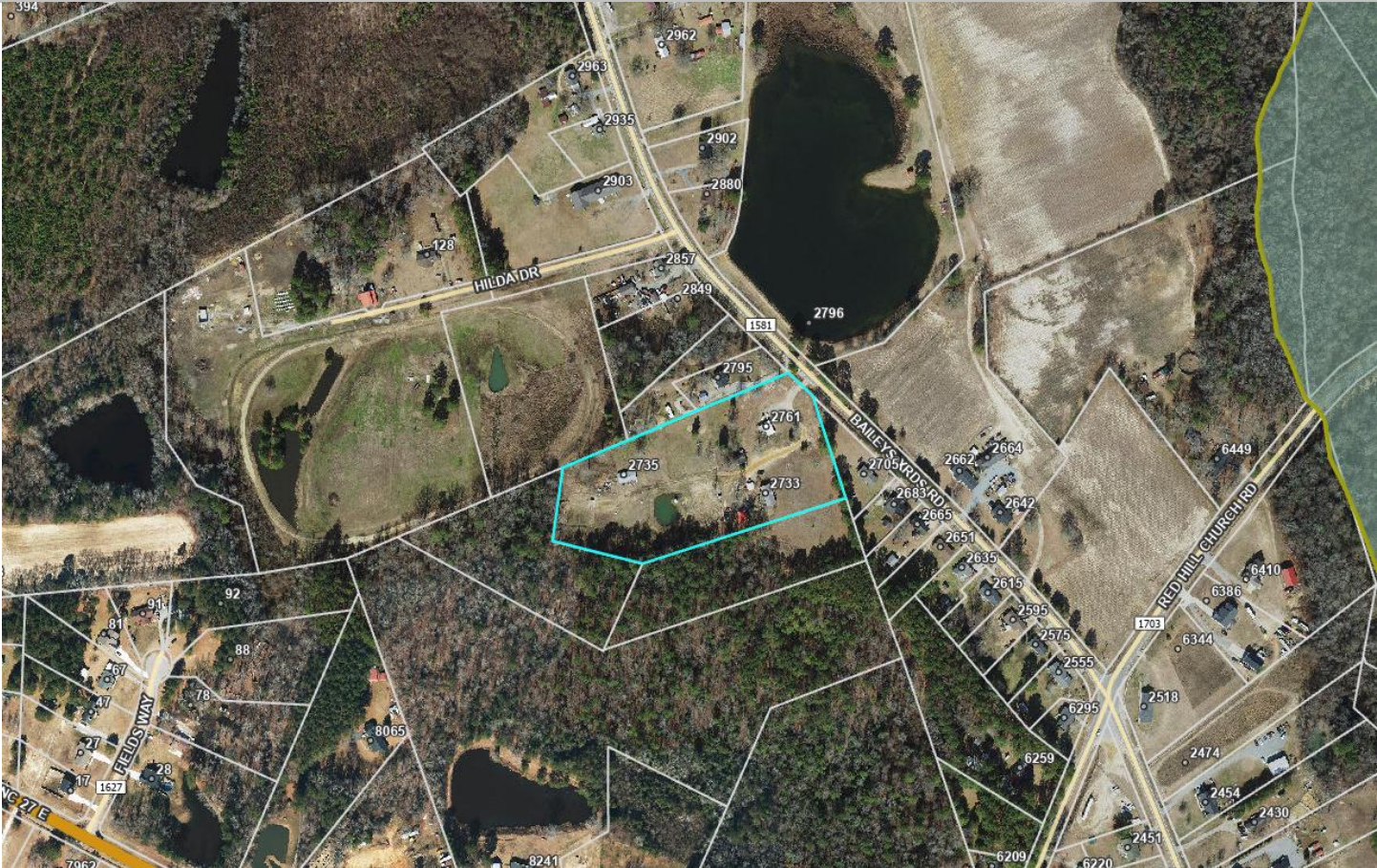
**HARNETT COUNTY
BOARD OF ADJUSTMENTS
July 13, 2026**

Staff Contact: Emma Harris, Planner I
(910)893-7525 Email: eharris@harnett.org

CASE NUMBER: BOA2606-0001
APPLICANT: James Steven Frye
OWNER: James Steven Frye and Tonya Frye
LOCATION: 2733 BAILEYS XRDS RD BENSON, NC 27504
ZONING: RA-30
ACREAGE: +/- 6.14 **PIN#** 1610-82-5746.000
LAND USE CLASSIFICATION: Rural/Agriculture

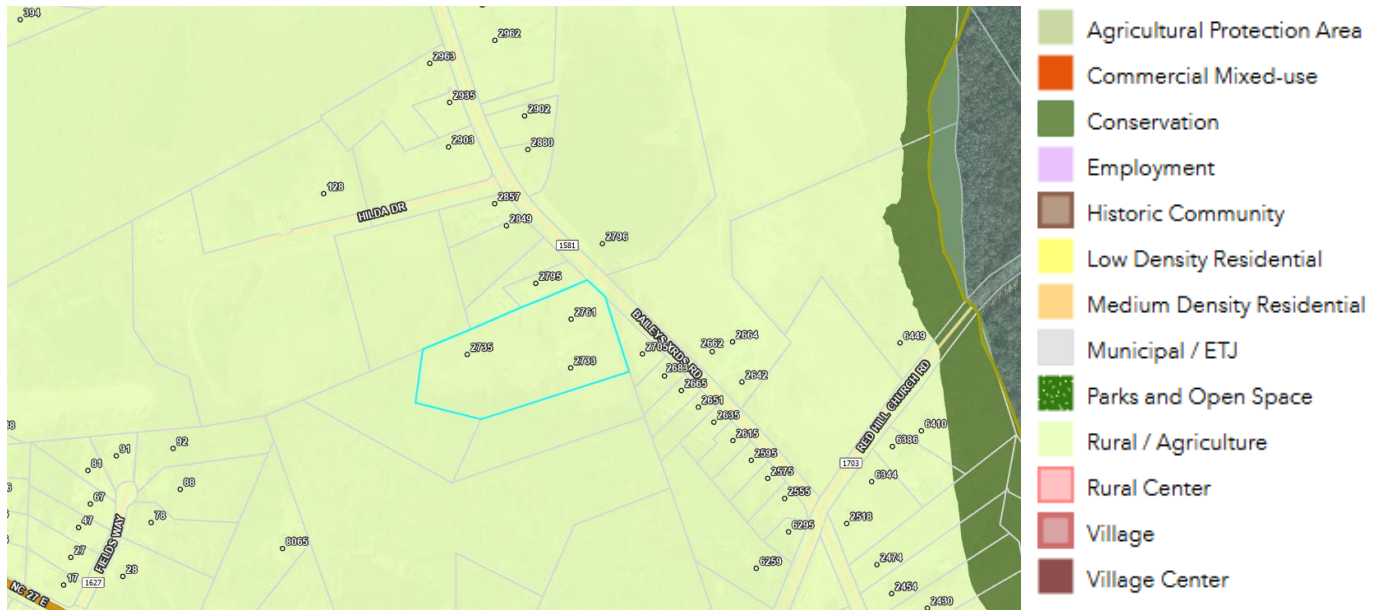
REQUEST: Gunsmithing without an associated test fire berm

AERIAL:

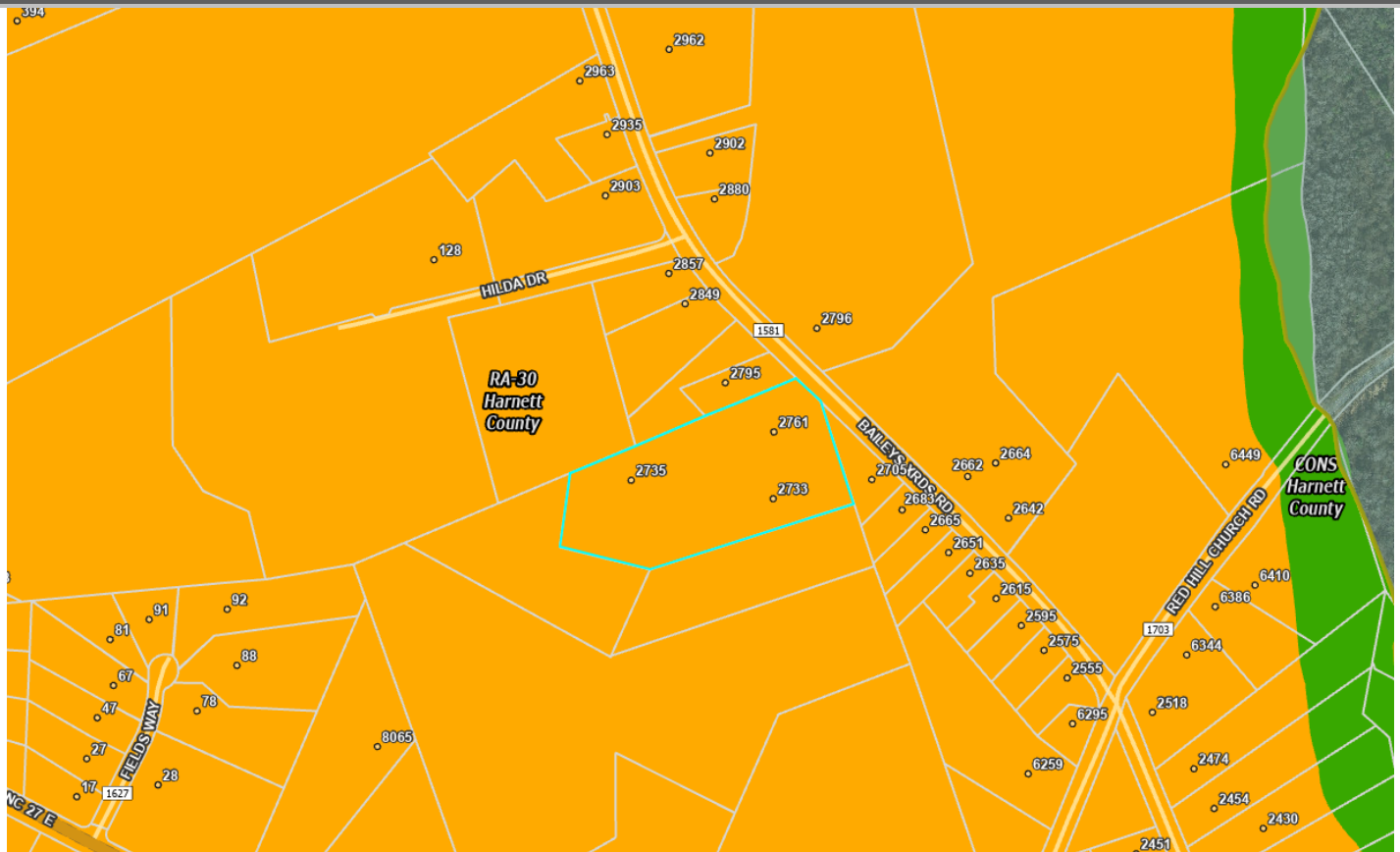


Directions from Lillington: Travel to W Cornelius Harnett Blvd – Continue on Leslie Campbell Avenue – Turn onto NC-27 E – Turn onto Red Hill Church Rd – Turn onto Baileys Xrds Rd – Arrive at 2733 Baileys Xrds Rd.

LAND USE CLASSIFICATION MAP



ZONING DISTRICT MAP



PHYSICAL CHARACTERISTICS

- A. **Site:** Two existing single-family dwellings and an accessory structure are present.
- B. **Surrounding Land Uses:** Consist of residential home sites, commercial activities, agricultural and forestry uses.
- C. **Utilities:** **Water** – Private (Well) **Sewer** – Private (Septic)

TRANSPORTATION:

- Annual daily traffic count for this section of Baileys Xrds is 2300 vehicle trips per day.
- 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
- 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

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

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



Site



Site



Adjacent Property



Across Street



Sign Posted



Street View



SUBMITTED SITE PLAN

