

# City Council



## SPECIAL USE PERMIT CASE SUP23-05

*May 22, 2023*



**Owner:** King Model Homes Constr Co Inc

**Applicant:** Scott Brown, 4D Site Solutions.

**Request:** SUP – Single Family Attached Dwellings (42 units)

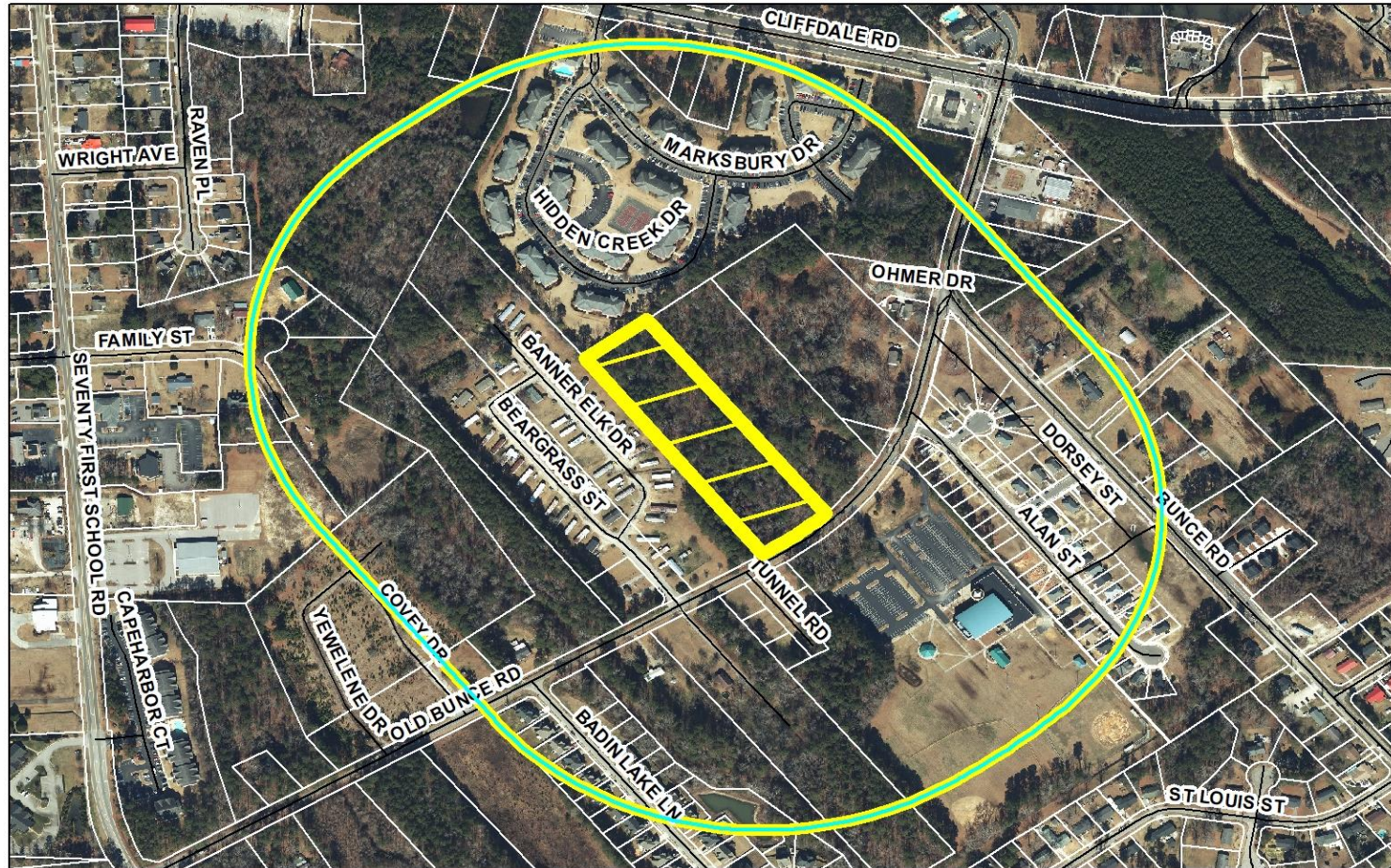
**Located:** Unaddressed - Old Bunce Road

**Acreage:** ± 5.24

**District:** 7 – Brenda McNair

**REID#:** 9497843830000





## Aerial Notification Map

SUP23-05

Request: SUP - Town homes  
SF-6 Zoning

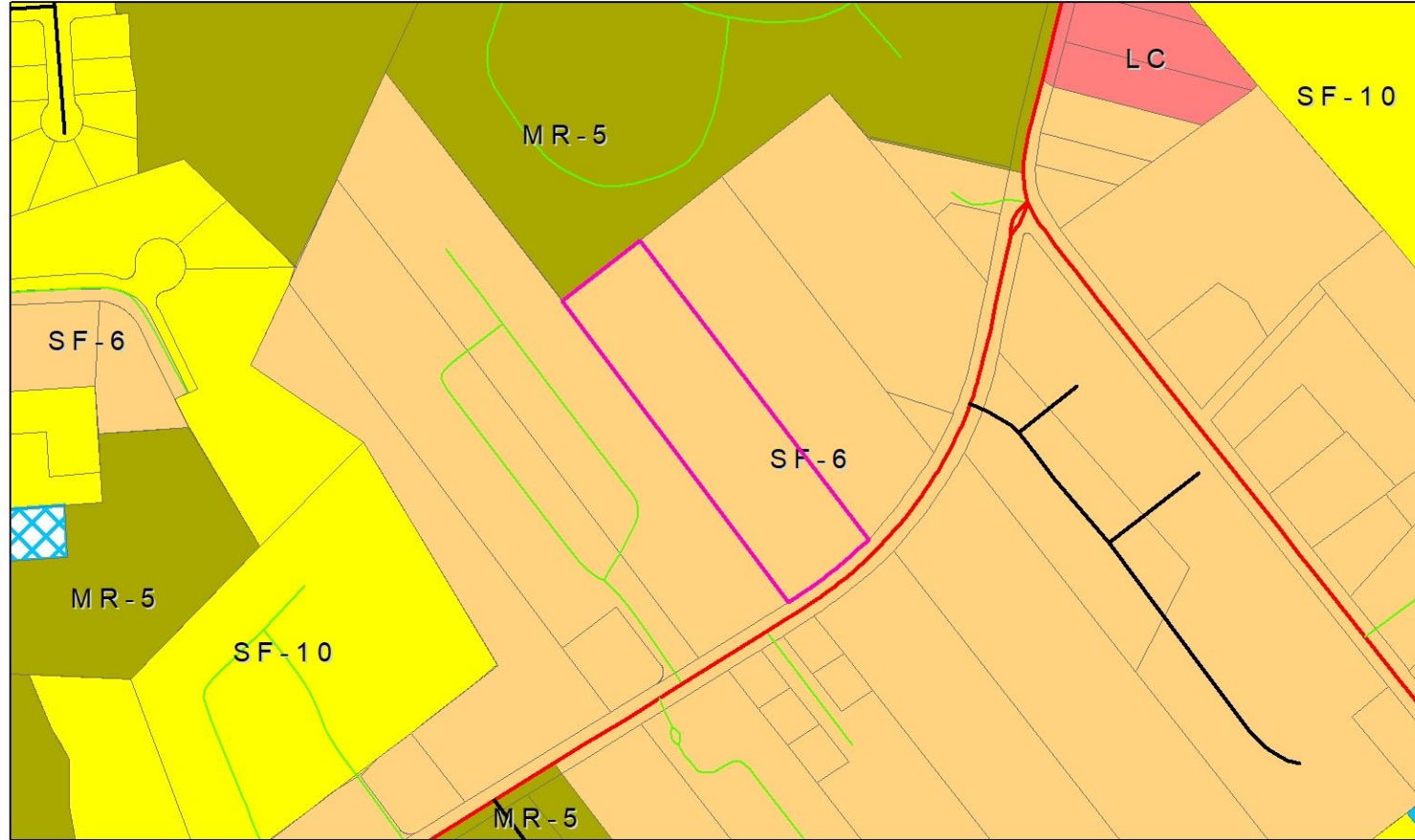
Address: Old Bunce Road

### Legend

-  1,000' Notification Area
-  Parcels



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



## Zoning Map

SUP23-05

Request: SUP - Town homes  
SF-6 Zoning

Address: Old Bunce Road

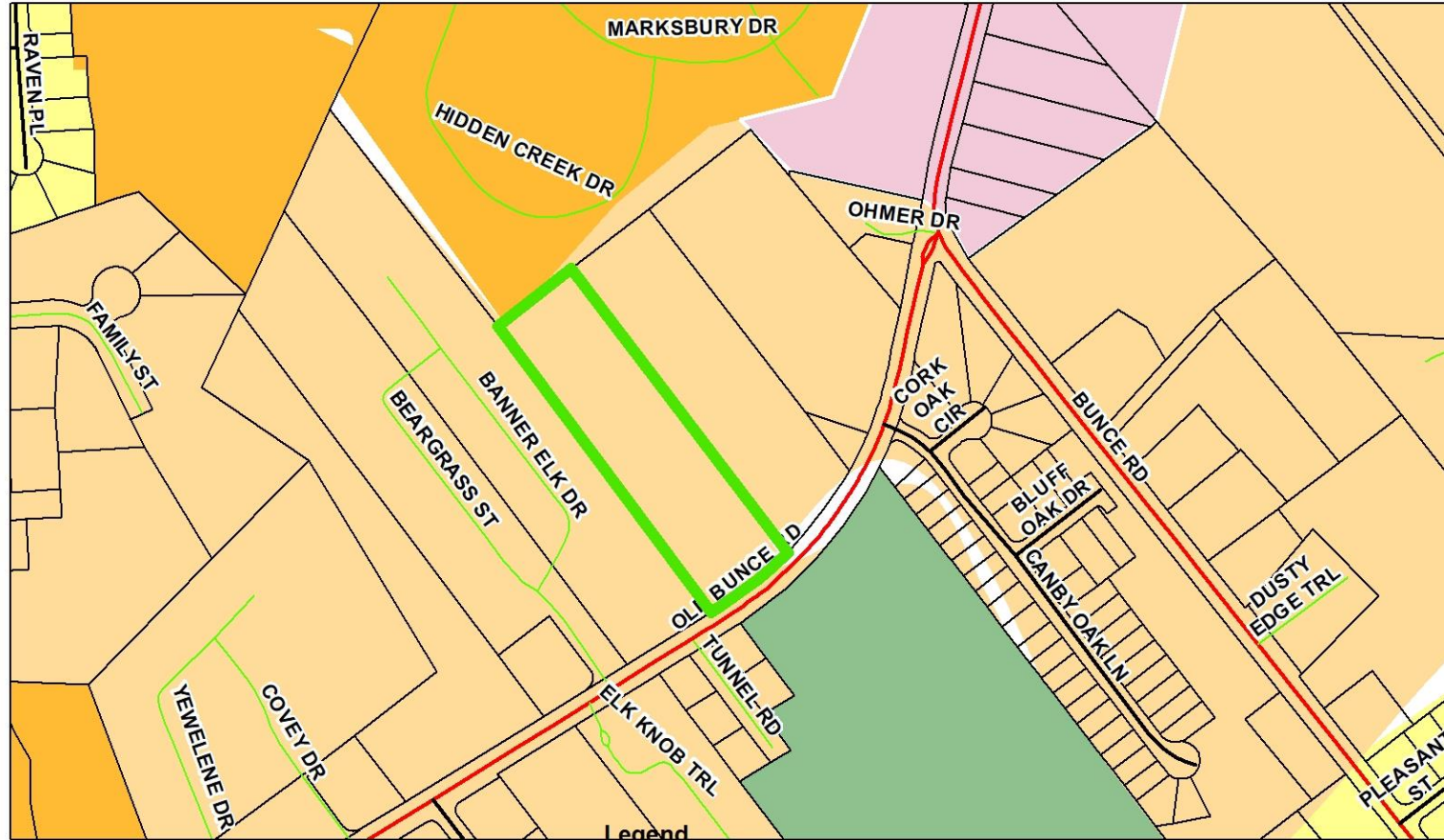
### Legend

	LC		OI/CZ
	MR-5		SF-10
	OI		SF-6



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## Land Use Plan Map

SUP23-05

Request: SUP - Town homes  
SF-6 Zoning

Address: Old Bunce Road

### Legend

-  Parcels
- Future Land Use 2040**
- Character Areas**
-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE



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**NORTH**



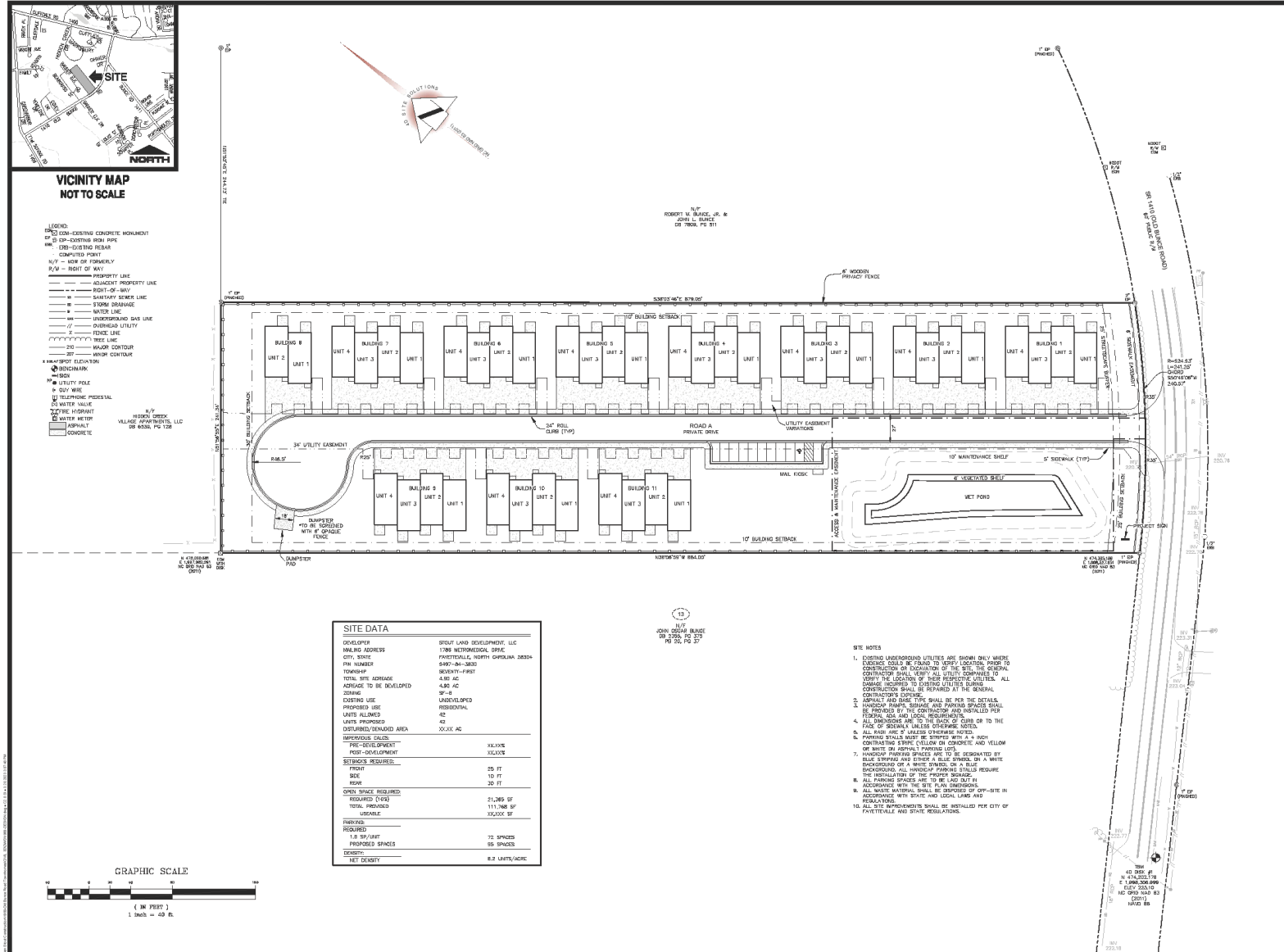
**East**



**South**



**West**

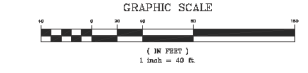


- VICINITY MAP  
NOT TO SCALE**
- LEGEND
- CON-EXISTING CONCRETE MONUMENT
  - CON-EXISTING IRON PIPE
  - CON-EXISTING REBAR
  - CONCRETE POINT
  - N/T - NOT OF FORMERLY
  - P/W - RIGHT OF WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - RIGHT-OF-WAY
  - SETBACK SETBACK LINE
  - STORM SEWERAGE
  - WATER LINE
  - UNDERGROUND GAS LINE
  - OVERHEAD UTILITY
  - FENCE LINE
  - TREE LINE
  - SEWER CONTOUR
  - WATER CONTOUR
  - WATER ELEVATION
  - BENCHMARK
  - WELL
  - UTILITY POLE
  - SOFT WIRE
  - TELEPHONE PEDestal
  - WATER VALVE
  - SEWER MANHOLE
  - WATER METER
  - MANHOLE
  - WATER METER
  - CONCRETE
- 1/4" = 1' (HORIZONTAL)  
1/8" = 1' (VERTICAL)

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1/8" = 1' (VERTICAL)

SITE DATA	
DEVELOPER	STOUT LAND DEVELOPMENT, LLC
MAILING ADDRESS	1786 METROPOLITAN DRIVE FAYETTEVILLE, NORTH CAROLINA 28404
PI# NUMBER	5497-84-3828
TOWNSHIP	SOUGHTY-1#07
TOTAL SITE ACRES	4.86 AC
ACRES TO BE DEVELOPED	3.9 AC
ZONING	UNDEVELOPED
EXISTING USE	RESIDENTIAL
PROPOSED USE	40
UNITS ALLOWED	40
UNITS PROPOSED	40
DEVELOPED/DEVELOP AREA	30,000 SQ FT
IMPROVEMENTS CALLED FOR	
PRE-DEVELOPMENT	NO/YES
POST-DEVELOPMENT	NO/YES
SETBACKS REQUIRED	
FRONT	25 FT
SIDE	10 FT
REAR	20 FT
OPEN SPACE REQUIRED	
REQUIRED (10%)	21,780 SQ FT
TOTAL PROVIDED	111,740 SQ FT
USABLE	30,000 SQ FT
MAXIMUM REQUIRED	
1.8 SP/UNIT	72 SPACES
PROPOSED SPACES	88 SPACES
DENSITY	8.2 UNITS/ACRE

- SITE NOTES**
- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EXISTING TIES OR RECORDS TO BEYOND LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE. THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES COMPANIES TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED AT THE GENERAL CONTRACTOR'S EXPENSE.
  - STORM SEWER, STORM AND SANITATION SPACES SHALL BE PROVIDED BY THE CONTRACTOR AND INSTALLED PER REGIONAL AND LOCAL REQUIREMENTS.
  - ALL DIMENSIONS ARE TO THE BACK OF CURB OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED.
  - ALL PAINTING SHALL BE DONE WITH A RED, YELLOW OR WHITE OR ASPHALT PAINTING LOT.
  - EXISTING STORM SEWER OR SANITATION AND YELLOW OR WHITE OR ASPHALT PAINTING LOTS SHALL BE IDENTIFIED BY BLUE TAPPING AND OTHER A BLUE SYMBOL ON A WHITE BACKGROUND OF A WHITE SPREAD ON A BLUE BACKGROUND. ALL DIMENSIONS SHALL BE MEASURED TO THE INSTALLATION OF THE PROPER SIGNAGE.
  - ALL PARKING SPACES ARE TO BE Laid OUT IN ACCORDANCE WITH THE SITE PLAN DIMENSIONS.
  - ALL WASTE MATERIALS SHALL BE REMOVED OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
  - ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER CITY OF FAYETTEVILLE AND STATE REGULATIONS.



**PROJECT NAME**  
**OLD BUNCE ROAD TOWNHOMES**

**SITE PLAN**

**CLIENT**  
**STOUT LAND DEVELOPMENT, LLC**

1786 Metropolitan Drive  
 Fayetteville, North Carolina 28404  
 Phone: (910) 770-0010

**PROJECT INFORMATION**

DESIGNED BY:	BRUTY
DRAWN BY:	BRUTY
CHECKED BY:	BOOTT
PROJECT NUMBER:	190

**DRAWING SCALE**  
 HORIZONTAL: 1"=40'

**DATE RELEASED**  
 MARCH 28, 2023

**SHEET NUMBER**  
**C-2.0**



For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special us will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

- 1) City Council moves to approve the Special Use Permit (SUP) as presented based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 2) City Council moves to approve the Special Use Permit (SUP) as presented with conditions, based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 3) City Council moves to deny the Special Use Permit (SUP) based on the evidence submitted and finds that the Special Use Permit (SUP) fails to meet the six (6) findings of fact.





 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

[FayettevilleNC.gov](http://FayettevilleNC.gov)