

# CITY COUNCIL



## Special Use Permit

SUP25-04

*May 27, 2025*



**Owners:** WIN-KAS NC LLC.

**Applicant:** Davance Locklear Two Cams

**Request:** SUP – Reduction in separation between use & right-of-way.

**Location:** 2726 Raeford Rd

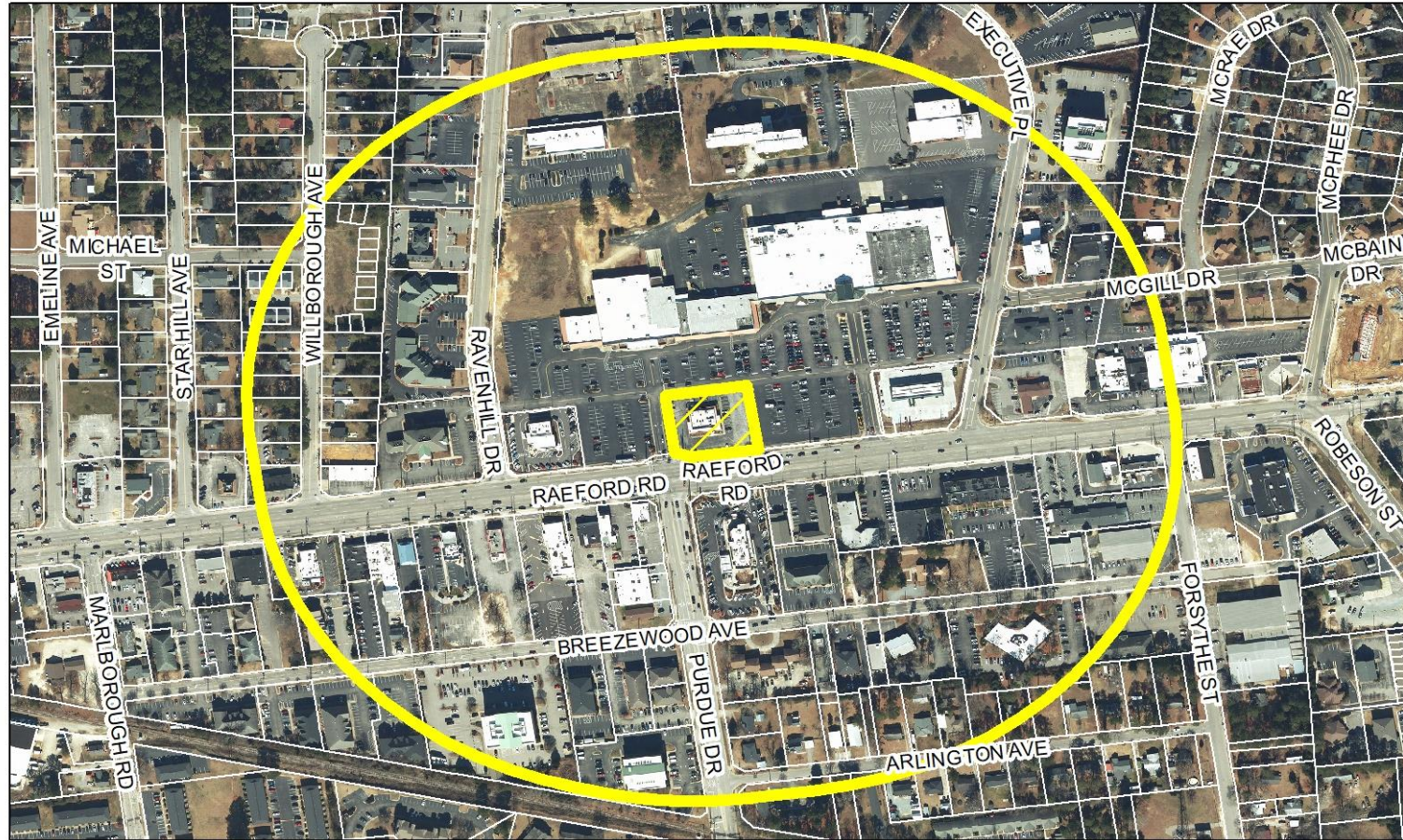
**Acreage:** 0.83 ± acres

**District:** 5 – Greene

**REID #:** 0427217637000







## Aerial

Case #: SUP25-04

**REQUEST:** Reduction in separation from right-of-way and Ice House

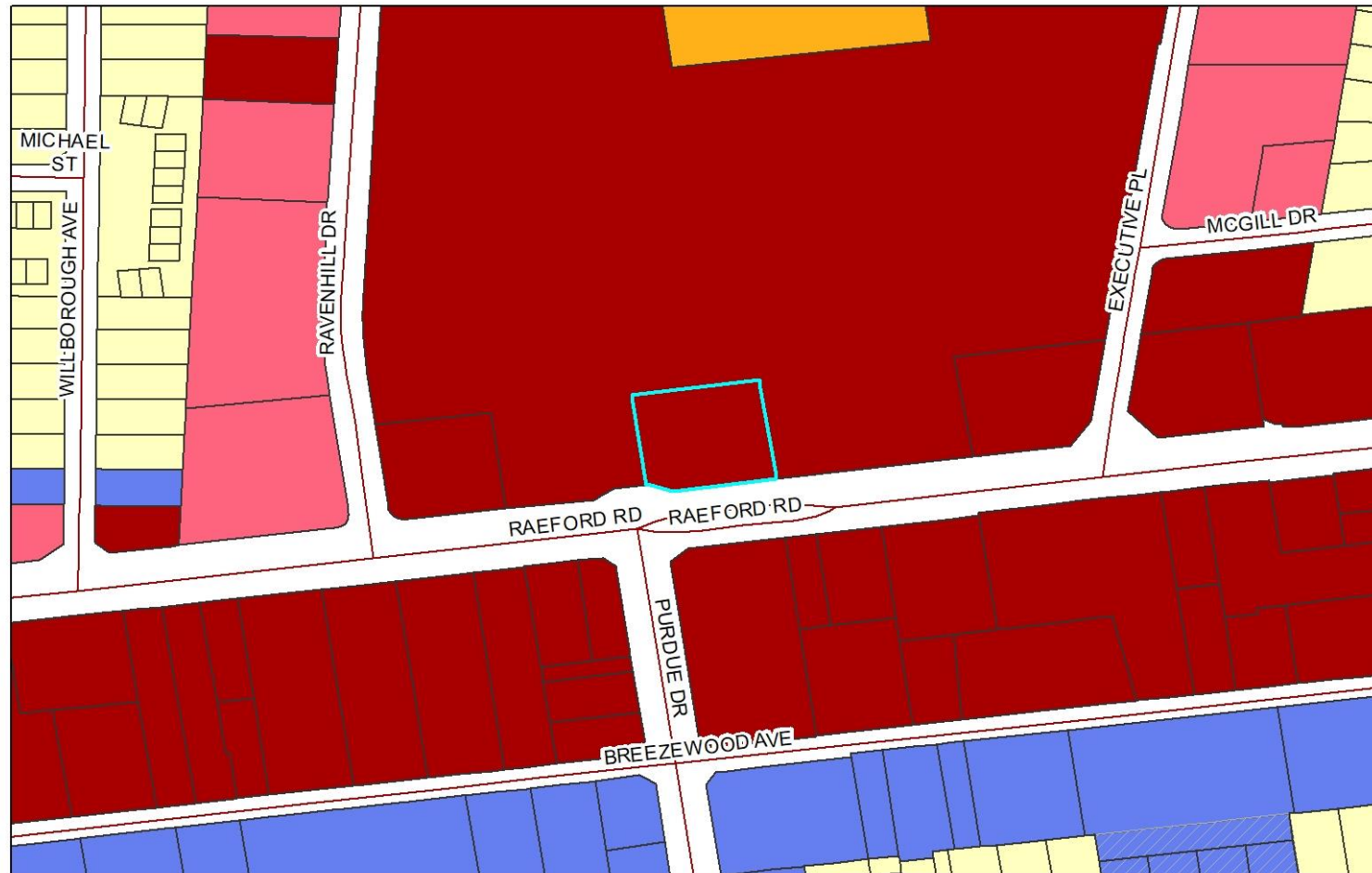
**LOCATION:** 2726 RAEFORD RD

 1,000 Foot Notification Area

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







## Zoning Map

Case #: SUP25-04

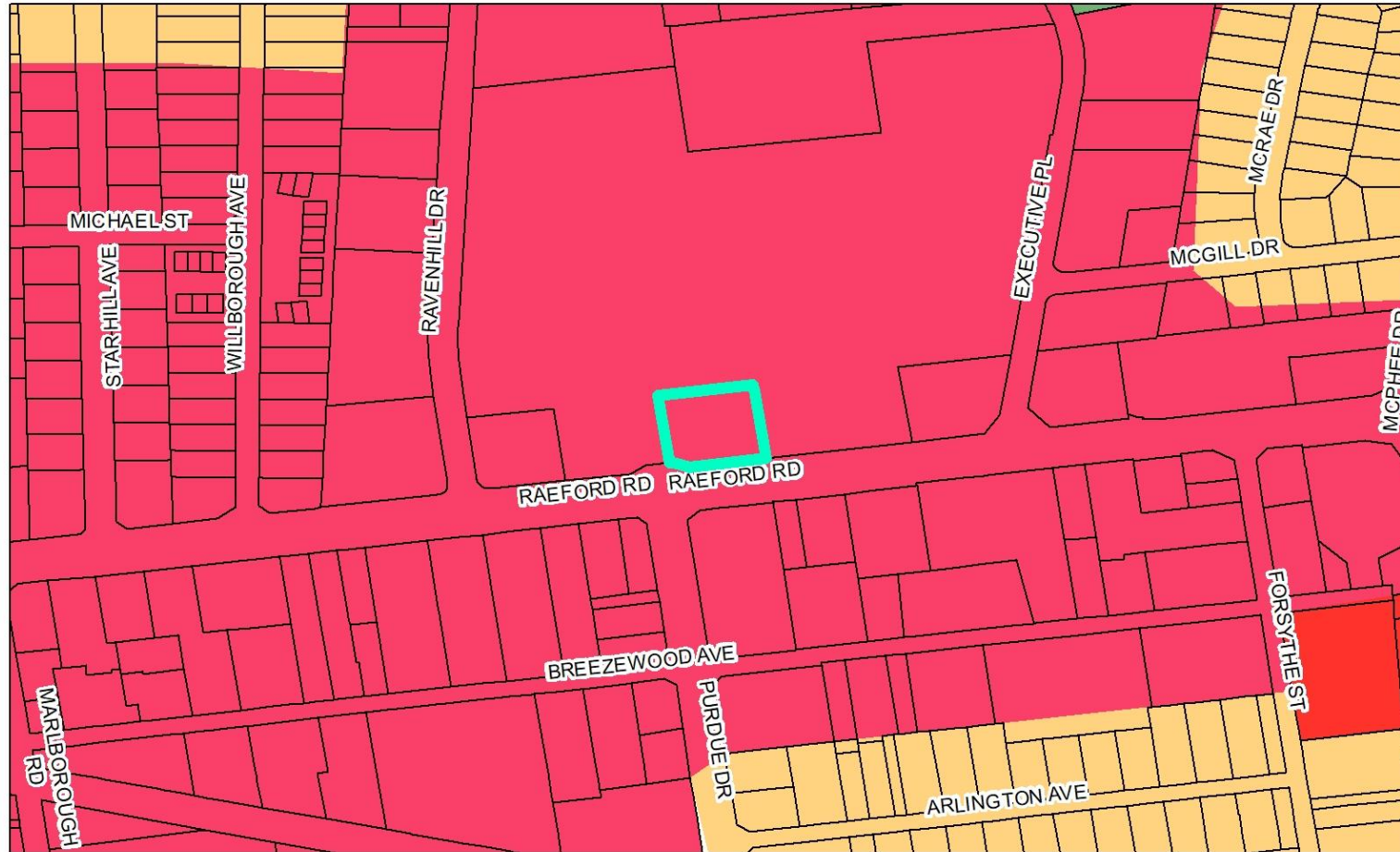
**REQUEST:** Reduction in separation from right-of-way and Ice House

**LOCATION:** 2726 RAEFORD RD

## Legend

- CC - Community Commercial
- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- OI - Office & Institutional
- OI/CZ - Conditional Office & Institutional
- SF-6 - Single-Family Residential 6





## Land Use Map

Case #: SUP25-04

**REQUEST:** Reduction in separation from right-of-way and Ice House

**LOCATION:** 2726 RAEFORD RD

## Legend

### Land Use Plan 2040

#### Character Areas

- PARKOS - PARK / OPEN SPACE
- MDR - MEDIUM DENSITY
- CC - COMMUNITY CENTER
- HC - HIGHWAY COMMERCIAL













## SITE PLAN

Address:  
2726 RAEFORD RD  
FAYETTEVILLE, NC 28303

Assessor's Parcel Number:  
0427-21-7637

Parcel Area:  
0.83 Acres

Land Use:  
COMMERCIAL  
RESTAURANT, BAR, FOOD  
SERVICES

Zoning: CC

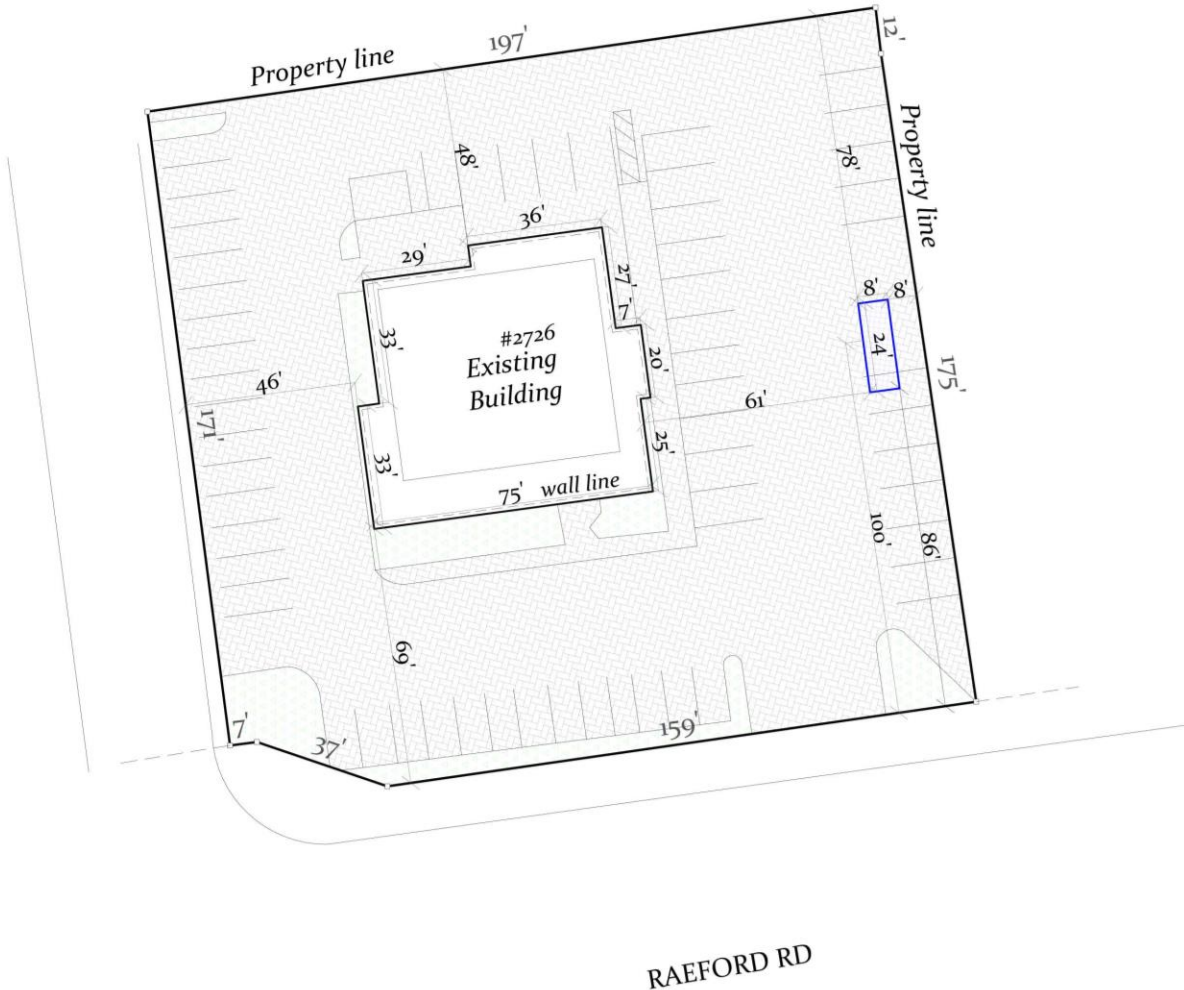
Legal Description:  
2726 RAEFORD RD (0.77 AC)

Subdivision:  
RAEFORD RD/ROBESON TO  
EXP WAY

Owner: WIN-KAS NC LLC

Paper size & scale:  
11" x 17"; 1" = 40'

Date: April, 2025

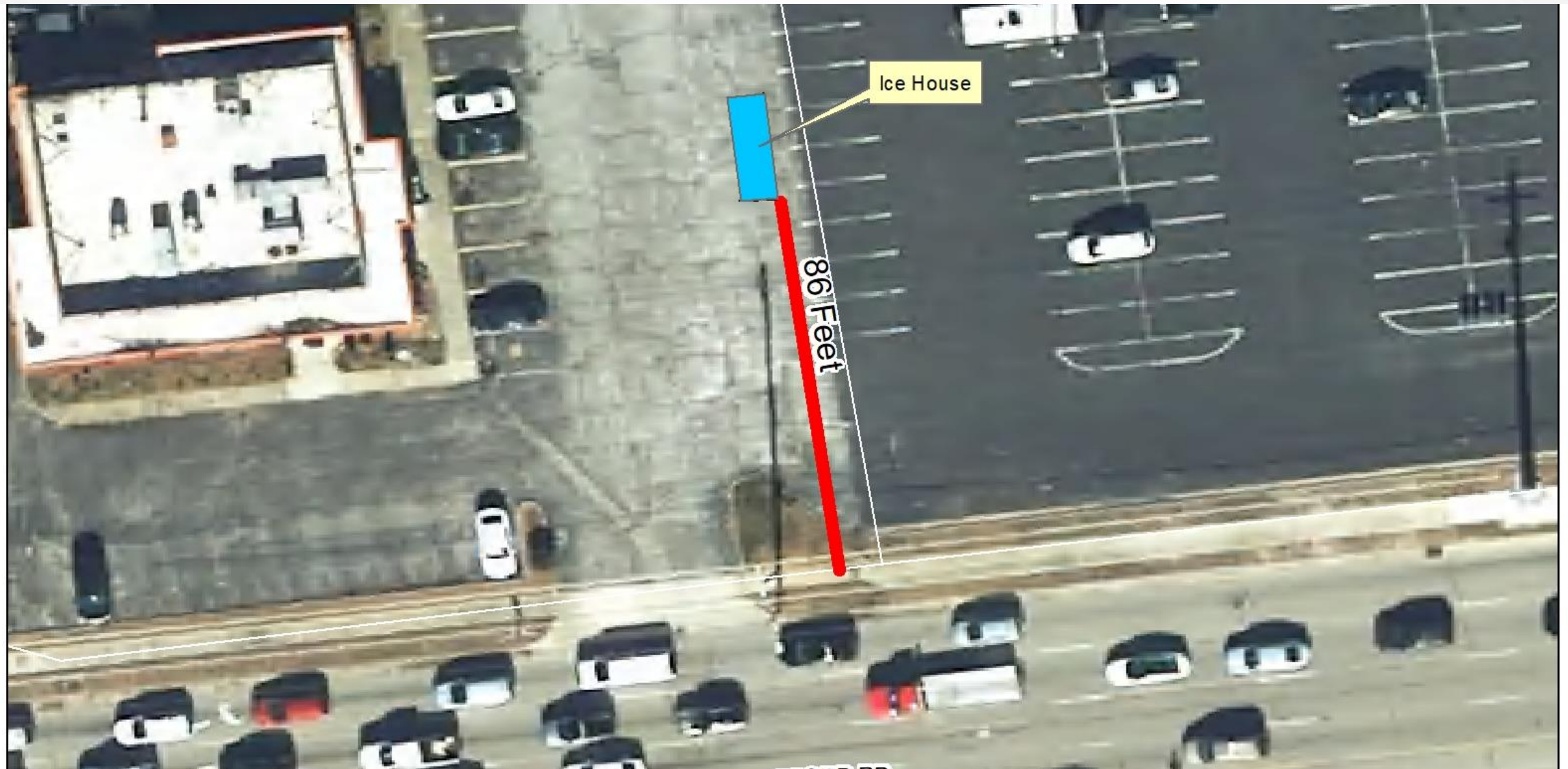


Scale:  
1" = 40'  
Paper size:  
11" x 17"

### Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition





## Special Use Permit Request:

The owner is requesting a reduction in the 100-foot separation standards between an Ice House and public right-of-way. The applicant's request would reduce the separation down to approximately 85 feet.

## Ice House

Ice houses of 50 square feet in size or larger shall comply with the following requirements:

1. Ice houses shall be located at least 100 linear feet from any public street right-of-way.
2. The ice house shall be surrounded with plantings (excluding any areas necessary for dispensing or servicing) on any side facing a public street or residentially- zoned land. Plantings shall be at least 36 inches in height at the time of planting.
3. Ice houses shall be served by a semi-circular parking and vehicular access area that removes the need for backing. In cases where the ice house is located within an established surface parking area, accessways shall be painted or otherwise designated.
4. Any signage shall have a maximum copy area of 16 square feet.
5. All roof-top mechanical equipment shall be screened.
6. Exterior lighting shall be provided in accordance with the standards in Section 30-5.E, Exterior Lighting.
7. A litter receptacle shall be provided, and shall be maintained in a sanitary condition.
8. Ice houses shall not be allowed as a primary use and shall be designed with an exterior closure that is similar to the primary structure on the site.
9. Existing ice houses in place prior to July 1, 2011 shall comply with these standards by July 1, 2014.



## OPTION 1

I move to APPROVE the Special Use Permit to allow the reduction of the separation requirement between an Ice House and public right-of-way and subject to the submitted site plans and conforming to the current Unified Development Ordinance standards as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in a Community Commercial (CC) zoning district and (2) that this use complies with the findings listed and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

## OPTION 2

I move to DISAPPROVE the Special Use Permit (SUP) for the reduction of the separation requirement between an automotive wrecker service and residentially zoned property as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application does not meet the finding(s) of fact listed below. More specifically finding(s) #\_\_\_\_.

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 use 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 use 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.





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