

Project Overview

#561757

Project Title: Lafayette Funeral Home Building Addition
(Crematory)

Jurisdiction: City of Fayetteville

Application Type: 5.3) Special Use Plan Review

State: NC

Workflow: Staff Review

County: Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicants,

Thank you for applying for a Special Use Permit with the City of Fayetteville. Due to legislative changes, the procedural process for Special Use Permits have changed:

1. Special Use Permits are now considered Evidentiary Hearings. With an Evidentiary Hearing, it is incumbent upon the applicant to present evidence that supports the application. This evidence is required both in writing and verbally.
2. Since the written evidence comes mainly from the application, the eight (8) Findings of Fact are essential. The answers must be complete and accurate.
3. Applicants are required to make, at minimum, an oral presentation to the City Council that addresses the eight (8) Findings of Facts. The applicant has the option of doing a visual presentation as well, but this is not required.
4. Lastly, Special Use Permits no longer have to be reviewed by the Zoning Commission and will proceed directly to the City Council. The deadline dates for Special Use Permits have changed.

Again, thank you for your application. If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

Please enter your full name in the space below to confirm your acknowledgement of the above statement.

Enter Your Full Name Here: Del Crawford

Project Location

Project Address or PIN: 6651 RAEFORD RD (0406080963000)

GIS Verified Data

Property Owner: Parcel

- 6651 RAEFORD RD: CRUMPLER FAMILY HOLDINGS

Acreage: Parcel

- 6651 RAEFORD RD: 2.55

LLC

Zoning District:
Fire District:
Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood:
Watershed:

Subdivision Name:
Airport Overlay District:
Coliseum Tourism District:
Downtown Historic District:
Floodway:
500 Year Flood:

Written Description of Special Use

Is the proposed project for a cell tower?: No

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. Also include hours and days of operation, number of employees, number of clients, etc.:

The existing use is commercial (funeral home). The proposed use is a crematory for the funeral home. They are proposing a building addition that is approximately 1,350sf and site improvements.

The hours of operation for the crematory will fall in line with the existing funeral home, which are 8:00 a.m. 5:00 p.m. Monday thru Saturday and 12:00 p.m. 5:00 p.m. Sunday. There will be no increase in employees. The existing employees are 4 full-time employees and 5 part-time employees.

There are typically 2-3 clients on the premises at the same time, but some families may have more. With funerals and visitations the number varies.

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:

The zoning district is Limited Commercial (LC). The zoning districts surrounding the parcel are Light Industrial (LI), Limited Commercial (LC), and Single Family (SF-10).

The front of the parcel is adjacent to US401/Raeford Road and abuts the LI and LC zoning districts. The adjacent parcels off of Kilmory Drive are zoned SF-10. The SF-10 district provides for single family homes. The adjacent LI zone allows for a crematorium. The adjacent residential zone is toward the rear half of the parcel, away from the building addition.

There is an automotive collision repair shop west of the proposed crematorium, in addition to a cemetery approximately 550 feet from the proposed building. Approximately 500 feet east of the property is a gas station/convenience store.

Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).

Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.:

The proposed use is compatible to that of the lots closest to the building addition that will house the crematorium. The adjacent lots are zoned LI and LC. The proposed 1,350 sf building addition will not be intrusive or generate any more noise or vehicle traffic that is not already typical to the existing funeral home and surrounding businesses.

The building will be in general compliance with the City's UDO standards including parking, landscaping, site access, etc. The exterior faade will match the existing structure.

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.:

The site is located in an area that is mainly light industrial, commercial, retail, and office. It sits adjacent to Raeford Road. The parcel abuts residential only to the rear. There is an automotive collision repair shop (Zone LI) west of the proposed crematorium, in addition to a cemetery approximately 550 feet from the proposed building. Approximately 500 feet east of the property is a gas station/convenience store. At approximately 1,350 feet, the structure is small when compared to surrounding commercial structures.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.:

The proposed use will not have any significant additional impact on surrounding lands with respect to delivery, parking and loading, odors, noise, glare, and vibrations. As noted previously, the proposed use is compatible to that of the adjacent lots that are light industrial and limited commercial. In addition, the parcel is located in close vicinity to office, retail, and commercial uses. The proposed use will not generate any additional noise or vehicle traffic that is not already typical to the area and the existing funeral home. The crematorium will not affect transportation systems as the traffic associated with funeral homes is not related to crematoriums. The building is internal to the site away from all property lines and does not have any appreciable odors associated with its operation.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.:

As noted, the structure is internal to the site and will be incorporated into the overall visual character of the funeral home. The structure of the building will be of the same quality and material of the building addition.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.:

The site has been developed as a funeral home since 1974. The proposed crematorium will not increase any significant demands on water resources. There will be an increase in landscaping with the addition of trees, shrubs and groundcovers. These items will provide a natural habitat for birds and other wildlife and enhance the air quality.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:

The site shall be submitted for approval to NCDOT and City Traffic Services with respect to a driveway for ingress and egress to the site. The drive shall be constructed based on their review. The crematorium will not have any additional effect on transportation systems that is not already typical to the existing use and business.

Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.:

They are proposing a building addition and site improvements. These improvements should enhance the overall tax value of the site and existing neighboring commercial areas. The proposed use will not affect adjoining property owners from developing their land. The site will meet the intent of the UDO and pertinent regulations.

The special use complies with all other relevant City, State, and Federal laws and regulations.:

The site will be designed and constructed in general compliance with the City of Fayetteville UDO, NC Department of Environmental and Quality, NC Building Code, and other relevant regulations.

Primary Contact Information

Project Contact - Agent/Representative

Del Crawford
Crawford Design Company
116 N. Cool Spring Street
Fayetteville, NC 28301
P:910-221-0033
F:910-221-0035

Project Owner

Rick Wilhide
Lafayette Funeral Home
6651 Raeford Raod
Fayetteville, NC 28304
P:9108671500
rick@lafayettefh.com

delcrawford@crawforddsn.com

NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Project Contact - Primary Point of Contact for the Landscape Architect

Del Crawford
Crawford Design Company
116 N. Cool Spring Street
Fayetteville, NC 28301
P:910-221-0033
F:910-221-0035
delcrawford@crawforddsn.com

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Landscape Architect