

**Project Overview**

**#1143467**

**Project Title:** Cumberland County Transitional Shelter Facility

**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.

Expiration - Special Use Permit (SUP)

30-2.C.7.d.7.a.2 - Unless specified otherwise by the City Council, a Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance of the Special Use Permit, or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year.

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:** Cynthia M. Smith for Moorman, Kizer & Reitzel, Inc.

**Project Location**

**Project Address or PIN:**

- 0 PLUMMERS LN (0437849540000)
- 352 HAWLEY LN (0437848464000)
- 348 HAWLEY LN (0437848347000)
- 344 HAWLEY LN (0437848219000)
- 225 B ST (0437849172000)

**Zip Code:** 28301

**GIS Verified Data**

**Property Owner: Parcel**

- 0 PLUMMERS LN: KELLY, HELEN HEIRS
- 352 HAWLEY LN: CARPENTER, MICHAEL J
- 348 HAWLEY LN: CUMBERLAND COUNTY BOARD OF EDUCATION
- 344 HAWLEY LN: CUMBERLAND COUNTY BD OF ED
- 225 B ST: CUMBERLAND COUNTY BD OF ED

**Acreage: Parcel**

- 0 PLUMMERS LN: 0.25
- 352 HAWLEY LN: 0.5
- 348 HAWLEY LN: 0.47
- 344 HAWLEY LN: 0.64
- 225 B ST: 8.32

**Zoning District: Zoning District**

- 0 PLUMMERS LN: MR-5
- 352 HAWLEY LN: MR-5
- 348 HAWLEY LN: MR-5
- 344 HAWLEY LN: MR-5
- 225 B ST: MR-5

**Subdivision Name:**

**Fire District:**

**Hospital Overlay District:**

**Cape Fear District:**

**Haymount Historic District:**

**100 Year Flood:** <100YearFlood>

**Watershed:**

**Airport Overlay District:**

**Coliseum Tourism District:**

**Downtown Historic District:**

**Floodway: FloodWay**

- 225 B ST: AE

**500 Year Flood:** <500YearFlood>

**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.:**

Cumberland County would like to construct a transitional housing facility adjacent to the existing Cumberland County Schools Facility that is currently being used by FTCC for vocational training. The proposed facility would be used to temporarily house homeless citizens and provide them is services and assistance to help them transition back to a stable quality of life. The facility will be used 24/7, with a larger staff being present during weekly and daily working hours to assist residents. The facility will house staff at all time to help monitor and minimize the movement of residents during non-working hours.

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

Part of the site that the existing school is on is zoned DT-2. The other portion has been submitted for rezoning for conditional DT-2.

Around the site to the north across Plummers Lane are MR-5 zoned vacant lots owned by the City of Fayetteville, to the south and east is the school facility which is zoned DT-2, to the west across Hawley Lane are MR-5 and LC zoned parcels owned by the City of Fayetteville. Extending further away from the site are additional DT-2 zoned parcels that contain single family homes or are vacant lots. There is also some additional MR-5 zoned land with single family homes or are vacant and CC zoned parcels with associated commercial uses.

**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 standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:**

The transitional housing will be built to all UDO standards for the zoning district. It complies with all special use UDO standards. The site will be complimentary to the existing FTCC facility which is used for training courses. The existing school sit provides a logical extension of a governmental facility used to better the services to citizens. The facility has a natural buffer of Blounts Creek and is also in close proximity to Grove Street.

This transitional housing follows the standards of not being within 2640 feet of another facility.

**Describe how the special use will be in harmony with the area in which it is located;:**

The special use accomodates the construction of an additioanl governmental facility that would leverage the training taking place at the existing school facility, so would be be in harmony with area uses.

**Indicate how 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;:**

A majority of the surrounding properites are governmental therefore it is not a anticipated to endanger public health or safety and aligns with adjacent properties.

**Demonstrate how the special use is in general conformity with the City's adopted land use plans and policies;:**

This transitional housing is more than 2640 feet from any other transitional housing. It is surrounded by mostly governmental owned properties. Has a natural buffer of Blounts Creek and also a buffer of Grove Street.

It would provide services to house homeless citizens and provide them with services and assistance to help them to transition back in to a stable quality of life. It would operate 24/7 with a larger staff during the the week and day time to assist residents. It would house staff at all times to help monitor and minimize the movements of residents during non-work hours.

**Explain how the special us will not substantially injure the value of the abutting land, or the special use is a public necessity; and:**

The abutting land is also mostly governmental therefore will not injure the value.

The special use provides a public necessity by providing transitional housing to the homeless and then in turn would be able to have a place to provide assistance and services to transition them back to a stable quality of life.

**Will the special use comply with all other relevant City, State, and Federal laws and regulations?:**

This special use would comply with all regulations

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**  
Jermaine Walker  
County of Cumberland

130 Gillespie Street, 214  
Fayetteville, NC 28301  
P:910-321-6602  
[jwalker@cumberlandcountync.gov](mailto:jwalker@cumberlandcountync.gov)

**Project Contact - Agent/Representative**

Cynthia Smith  
Moorman, Kizer & Reitzel, Inc.  
115 Broadfoot Avenue  
Fayetteville, NC 28306  
P:910-484-5191  
[csmith@mkrinc.com](mailto:csmith@mkrinc.com)

**Project Contact - Primary Point of Contact for Engineer**

Jimmy Kizer  
Moorman, Kizer & Reitzel, Inc.  
115 Broadfoot Avenue  
Fayetteville, NC 28305  
P:910-484-5191  
[jkizerjr@mkrinc.com](mailto:jkizerjr@mkrinc.com)

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

**NC State General Contractor's License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor's #3 License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

**Indicate which of the following project contacts should be included on this project: Engineer**