

# City Council



## Special Use Permit

*Tabled from October 23, 2023  
Continued to November 13, 2023*



**Owner:** Bethel Christian Assembly Incorporated

**Applicant:** Del Crawford, Crawford Design Company

**Request:** SUP – School in SF-6

**Located:** 4502 Rosehill Rd

**Acreage:** 12.17

**District:** 3 - Mario Benavente

**REID #:** 0429683699000





### Aerial Notification Map

Case #: SUP23-08

Request: Special Use Permit for a School

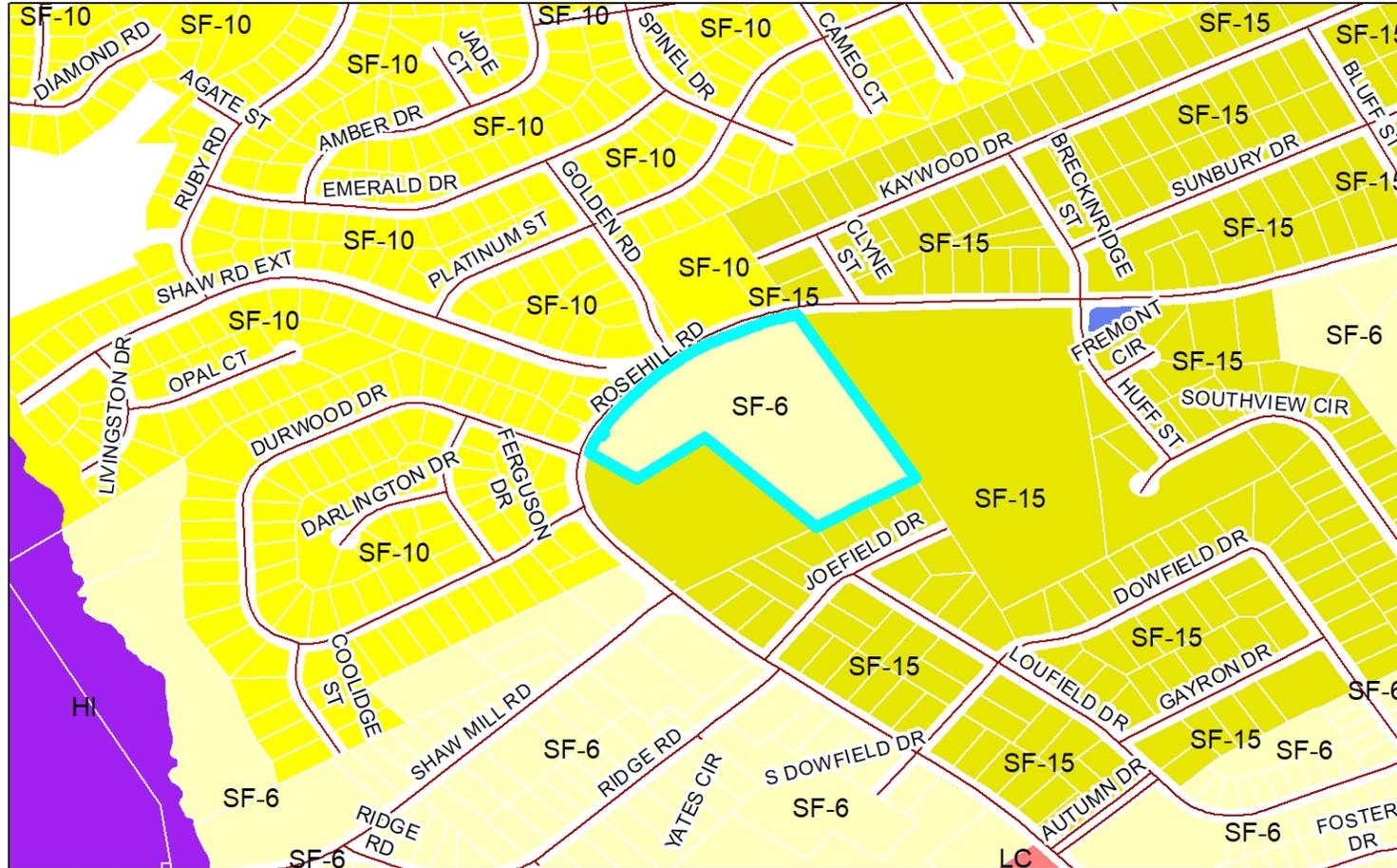
Location: 5402 Rosehill Road

### Legend

 1,000' Notification Area

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





### Zoning Map

Case #: SUP23-08

**Request: Special Use Permit for a School**

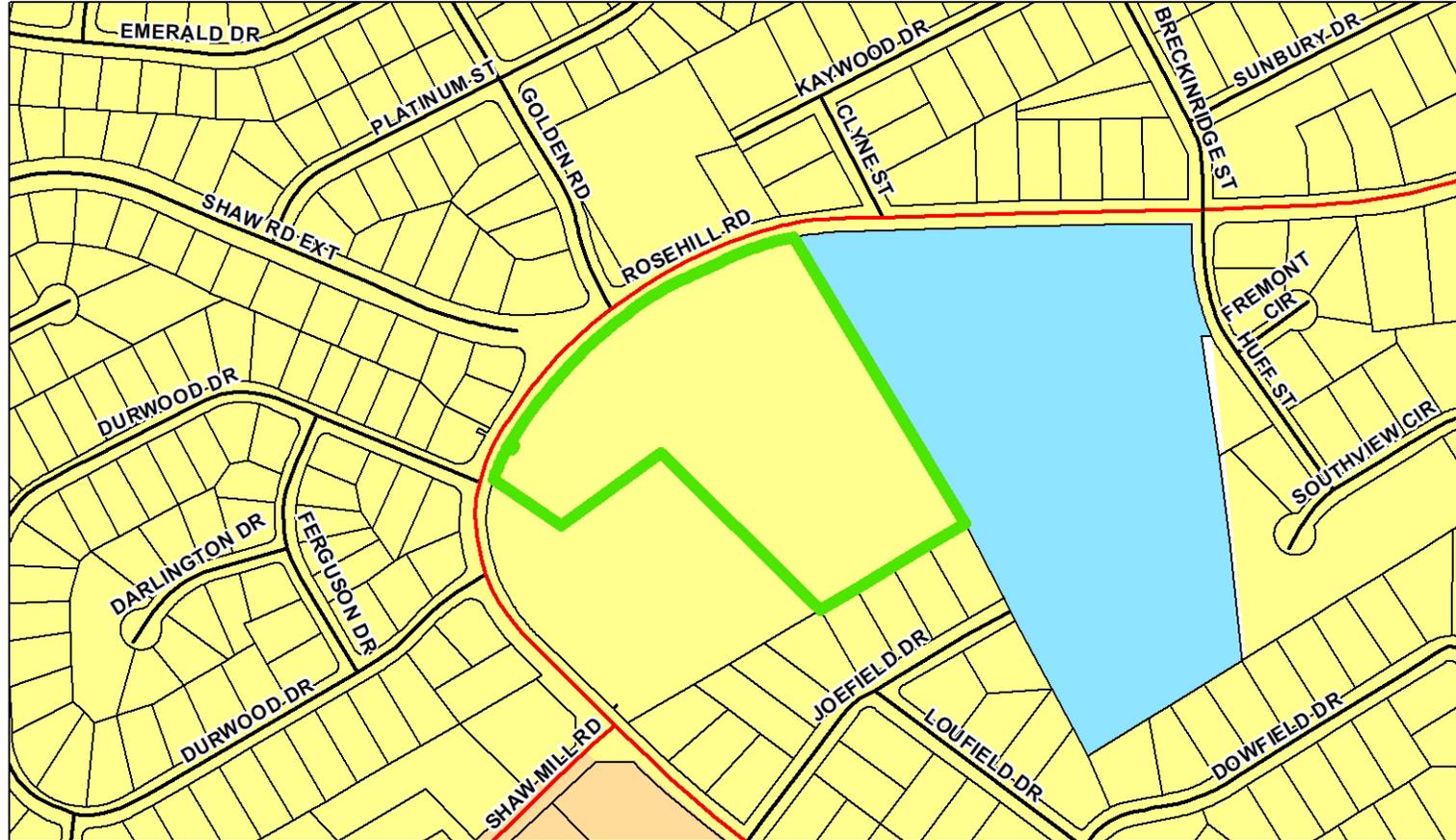
**Location: 5402 Rosehill Road**

### Legend

-  HI - Heavy Industrial
-  LC - Limited Commercial
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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



## Land Use Plan Map

Case #: SUP23-08

Request: Special Use Permit for a School

Location: 5402 Rosehill Road

### Legend

 Parcels

### Future Land Use 2040

#### Character Areas

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 OI - OFFICE / INSTITUTIONAL







West



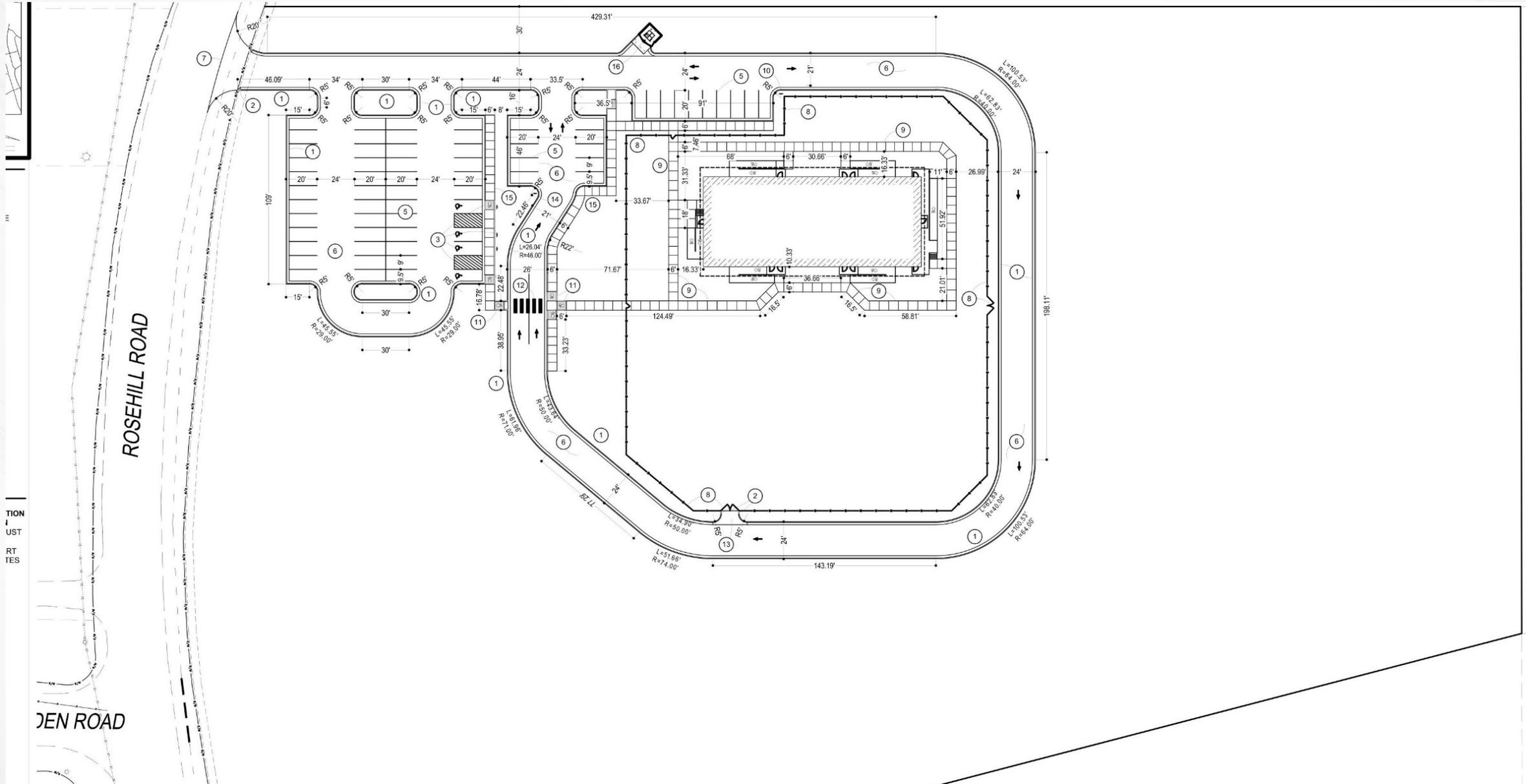
North



South



East



## **NCDOT**

Site and grading plan required for further review. Site plan requirements are shown in the Department's Policy on Street and Driveway Access to North Carolina Highways - July 2003

## **City of Fayetteville**

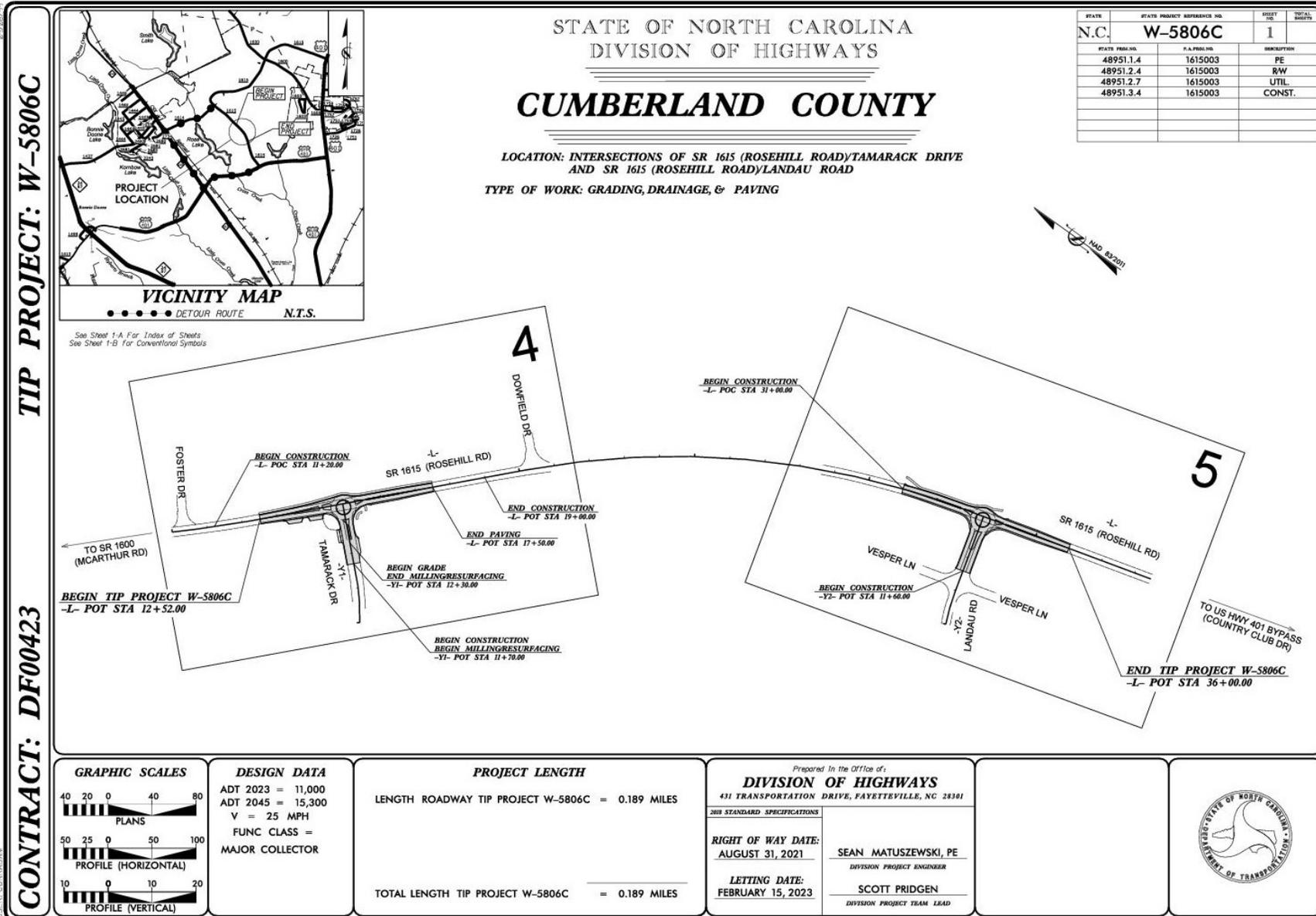
- Submit the N.C. Department of Transportation Street and Driveway Access Permit Application
- Minimum 20' radii are required on all city access driveways. Driveway radii and driveway widths are to be labeled on the site plan. Reference Article 24-102 + NCDOT Policy on Street & Driveway Access Chapter 7 Section B
- Any existing curb cuts and/or driveway apron(s) that are no longer being used or no longer allowed shall be removed and replaced with curb and gutter. This is to be depicted on the site plan in that manner.
- Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, a city standard sidewalk shall be constructed along the entire length of the property served by such driveway. NOTE: Sidewalk installation may require curb drop(s) and curb ramp(s). Appropriate ramp type detail shall be provided with the driveway permit and labeled on the site plan. Reference Article 24-101

## City of Fayetteville

- A sidewalk with approved handicap ramps, truncated domes, and a 5 foot landing (except with parallel handicapped ramps) shall be constructed along the property that abuts all public and private streets. Sidewalk must be 5' wide and 4" thick. Sidewalks across driveways shall be 5' wide and 6" thick. All sidewalk details must be site specific and not a compilation of all the available sidewalk details.
- Future sidewalk placement will depend on pavement end treatment/conditions: a. -If strip pavement is used, sidewalk improvements will require an easement. b. -If rollback curb and gutter is used, sidewalk improvements require a 2' offset. c. -If vertical curb and gutter is used, sidewalk improvements may be placed directly behind.
- A sidewalk easement shall be required for sidewalk and ramps within the property lines. Sidewalk easements are to be labeled on the site plan.
- Sidewalks within the right-of-way will be included in the driveway permit approval and a three-party encroachment agreement shall be required for all sidewalks within NCDOT maintained right-of-way. Reference:  
<https://connect.ncdot.gov/municipalities/Utilities/Pages/EncroachmentAgreements.aspx>

## City of Fayetteville

- Should cross sections of existing sidewalk at adjacent properties be greater than the minimum width, installation of new sidewalk should match the existing cross section width.
- Sidewalks shall be constructed or a bond issued prior to final plat approval and/or issuance of a Certificate of Occupancy. Reference Article 24/102 + NCDOT Policy on Street & Driveway Access Chapter 2 Section A, Chapter 3 Section E
- Appropriate stacking distance is required: (Measured from the edge of the street travel lane to the intersection of the driveway and parking area.) Reference Article 30-5.A.11 1. -1-49 parking spaces requires 35 feet 2. -50-249 parking spaces requires 45 feet 3. -250-499 parking spaces requires 100 feet 4. -500 or more requires 100 feet plus 15 feet for every additional 50 parking spaces.
- A sight distance triangle may be required: 20' x 20' and/or 10' x 70'. No object (including signs) shall interfere with visibility within the sight distance triangle of an intersection of streets. Reference Article 30- 5.F.4



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

- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards; [insert supporting facts]
- (2) The special use will be in harmony with the area in which it is located; [insert supporting facts]
- (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; [insert supporting facts]
- (4) The special use is in general conformity with the City's adopted land use plans and policies; [insert supporting facts].
- (5) The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and; [insert supporting facts]
- (6) The special use complies with all other relevant City, State, and Federal laws and regulations. [insert supporting facts].



 **FAYETTEVILLE** <sup>NC</sup>  
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[FayettevilleNC.gov](http://FayettevilleNC.gov)