

Project Overview**#1681653****Project Title:** Y & A Towing Lot**Jurisdiction:** City of Fayetteville**Application Type:** 5.3) Special Use Permit**State:** NC**Workflow:** Staff Review**County:** Cumberland**Notice Regarding Special Use Permit Procedural Process**

Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application **MUST BE COMPLETE**, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you **MUST** follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the 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 or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

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 and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.

Enter Your Full Name Here: ALI ABDO**Project Location****Project Address or PIN:****Zip Code:** 28301

- 3003 MURCHISON RD (0428597115000)
- 3009 MURCHISON RD (0428596376000)
- 3005 MURCHISON RD (0428597350000)

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address:

- 3003 MURCHISON RD
- 3009 MURCHISON RD
- 3005 MURCHISON RD

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. :

Description of Proposed Special Use

Summary of Existing Uses:

The subject property is currently zoned as **CC (Community Commercial)**. Prior to our involvement, the site was **vacant and underutilized**, with no active operations or ongoing maintenance. The lot was in poor condition and required significant cleanup and restoration to be viable for any future use.

Proposed Use/Activity:

The applicant is proposing to operate a **vehicle towing and storage lot** on the subject property, which qualifies as a special use under the CC zoning designation.

A detailed site plan was previously submitted to the City and received **approval**. Based on that approval, substantial investments have already been made into the property. This includes extensive **cleaning of the lot, clearing of debris, grading**, and the installation of a **perimeter fence** to secure the site in accordance with safety and regulatory standards.

The proposed use will involve **storing towed vehicles on the lot**, with no vehicle repairs or dismantling conducted on-site. Access to the lot will be restricted to authorized personnel and tow operators. Operating hours will be in accordance with local guidelines, and the site will be managed to minimize noise, traffic, and any potential disruption to nearby properties.

We are now in the process of fulfilling the City's request for a **Special Use Permit** to formally recognize and approve the towing lot as a permitted activity under the CC zoning. We respectfully request approval of this permit in light of the significant investment already made based on prior approvals, and our commitment to maintaining the property in a clean, safe, and compliant manner.

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

adjacent Zoning CC, CC, HI, FS6

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

The proposed towing lot use complies with all applicable standards outlined in the City's Zoning Ordinance, including Section 30-4.C, which governs use-specific standards for vehicle storage and towing operations.

In accordance with these standards:

- The site has been **fully enclosed with a secure, opaque perimeter fence** to screen stored vehicles from public view and adjacent properties, as required.
- **No vehicle repair, dismantling, or salvage activities** will take place on-site. The lot is strictly for vehicle storage related to towing operations.
- The site plan submitted and approved by the City adheres to **setback, buffer, and access requirements**, and demonstrates safe circulation for tow vehicles.
- **Stormwater management, lighting, and noise mitigation** measures are in compliance with city codes and are designed to minimize any adverse impact on neighboring properties.
- All **vehicle ingress and egress** points are located and designed to ensure safe and efficient traffic flow in and out of the property.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 2 - The special use will be in harmony with the area in which it is located;:

The proposed towing lot will be in harmony with the surrounding area, which includes a mix of light industrial, commercial, and residential. This type of use is consistent with the functional character of the area, which supports vehicle-related businesses and other utility-based operations.

The lot will be maintained in a clean and orderly manner, with secure fencing and appropriate screening to minimize visual impact from the street and neighboring properties. Hours of operation and vehicle movement will be managed to avoid disruption to surrounding businesses or residents.

Overall, the towing lot will serve a necessary function within the community while fitting in with the existing land uses in the area, making it a compatible and appropriate addition to the neighborhood.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 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;:

The proposed towing lot will be developed in full compliance with all applicable local, state, and federal regulations regarding site safety, vehicle storage, and access. The site will include secure fencing, controlled access gates, proper lighting, and surveillance systems to ensure the safety of the property and the surrounding area.

Ingress and egress points have been designed to allow for safe vehicle movement without disrupting surrounding traffic patterns. No hazardous materials will be stored on-site, and all impounded vehicles will be contained in accordance with environmental and safety guidelines to prevent any public health risks.

With these measures in place, the proposed towing lot will operate safely and responsibly, posing no material risk to public health or safety.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:

The proposed towing lot is consistent with the City's adopted land use plans and policies, which identify this area as appropriate for light industrial, service, or vehicle-related uses. The site is located within a zoning district that allows towing operations by special use permit, indicating that the City has contemplated this type of use as appropriate under certain conditions.

This use supports the broader goals of the land use plan by promoting economic activity, utilizing underused property for a productive purpose, and providing an essential public service. The proposal aligns with the City's vision for orderly growth, compatible land use transitions, and efficient use of infrastructure.

As such, the towing lot conforms to the City's planning objectives and contributes positively to the area's intended development pattern.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:

The proposed towing lot is not expected to substantially injure the value of abutting properties. The site is located in an area with compatible land uses, including other commercial, industrial, or service-oriented businesses, which are not sensitive to the impacts associated with towing operations.

The lot will be properly screened and secured with fencing, landscaping, and lighting designed to minimize visual and operational impacts on neighboring parcels. Noise, traffic, and activity will be limited to appropriate hours, and all operations will comply with applicable regulations to ensure a clean and well-managed environment.

Additionally, towing services are a public necessity that support law enforcement, traffic safety, and the general functioning of the transportation system. The facility will help meet community needs for vehicle storage and recovery, further justifying its approval in this location.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 6 - The special use complys with all other relevant City, State, and Federal laws and regulations?:

The proposed towing lot will be developed and operated in full compliance with all applicable City ordinances, State requirements, and Federal regulations. This includes, but is not limited to, zoning, land use, environmental protection, stormwater management, signage, and vehicle storage standards.

All necessary permits will be obtained, and the operation will adhere to industry best practices regarding safety, accessibility, and environmental responsibility. Regular inspections and operational oversight will ensure continued compliance with all governing laws.

The applicant is committed to maintaining a lawful and responsible operation that meets or exceeds all regulatory requirements.

Primary Contact Information

Contractor's NC ID#:

Project Contact - Agent/Representative

Ali Abdo
City Property LLC
500 Blount St
Fayetteville, NC 28301
P:9106700378
alitahaabdo@gmail.com

Project Owner

Ali Abdo
City Property LLC
500 Blount St
Fayetteville, NC 28301
P:9106700378
alitahaabdo@gmail.com

Property Owner Email:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

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

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical 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: Architect