

# CITY COUNCIL



# ZONING CASE

SUP24-06

*November 25, 2024*



**Owner:** James L. Conyers Jr Trustee & Kendra Conyers

**Applicant:** Kendra Conyers

**Requested Action:** SUP – Reduction in separation between uses.

**Property Address:** 6302 Cool Shade Drive

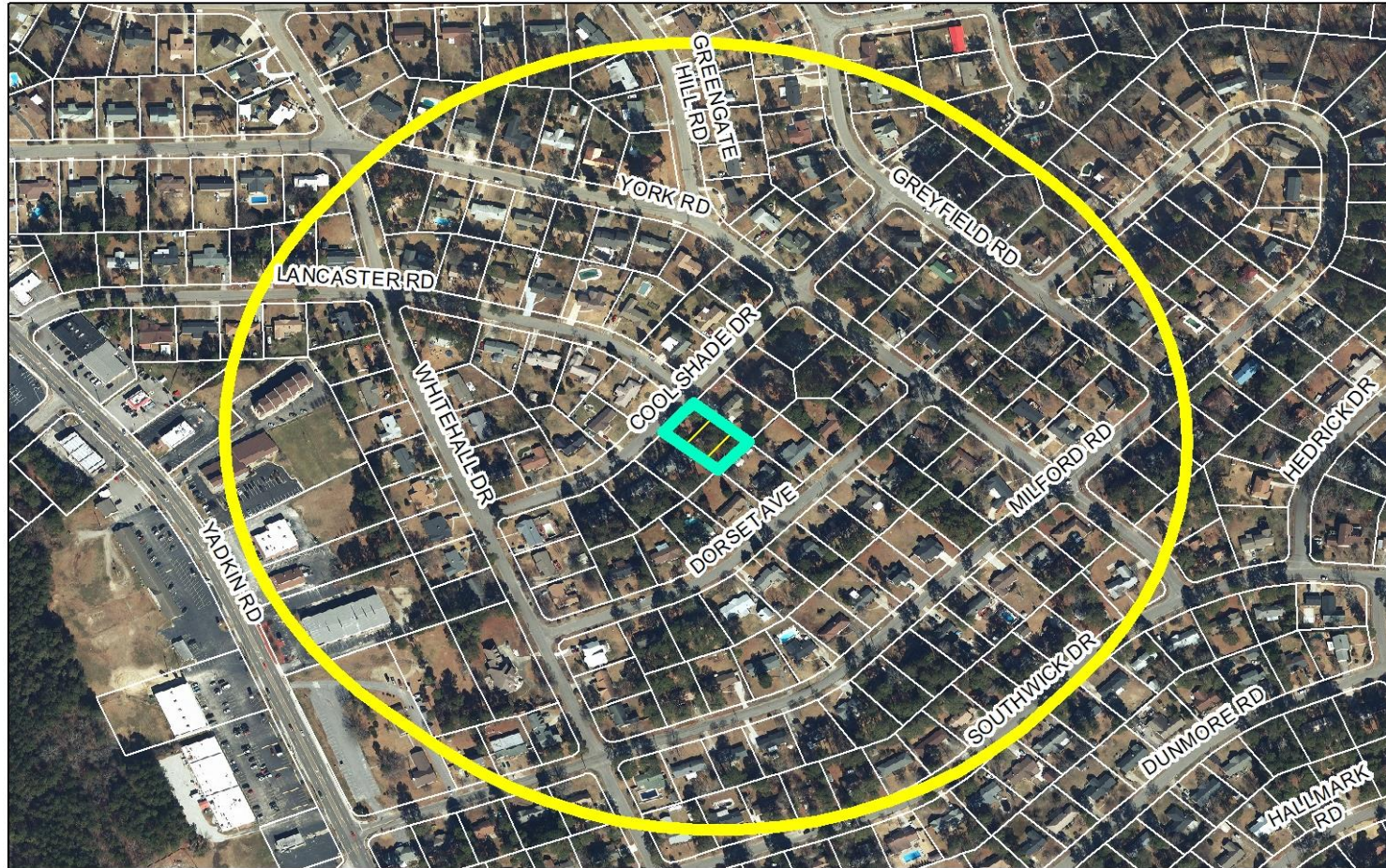
**Council District:** 3 – Benavente

**Status of Property:** Single-family Detached

**Size:** Approximately 0.40 acres







### Aerial Notification Map

Case #: SU24-06

Request: Special Use Permit (SUP)  
Group Home/ Assisted Living  
Separation

Location: 6302 Cool Shade Dr.  
REID 0409411717000

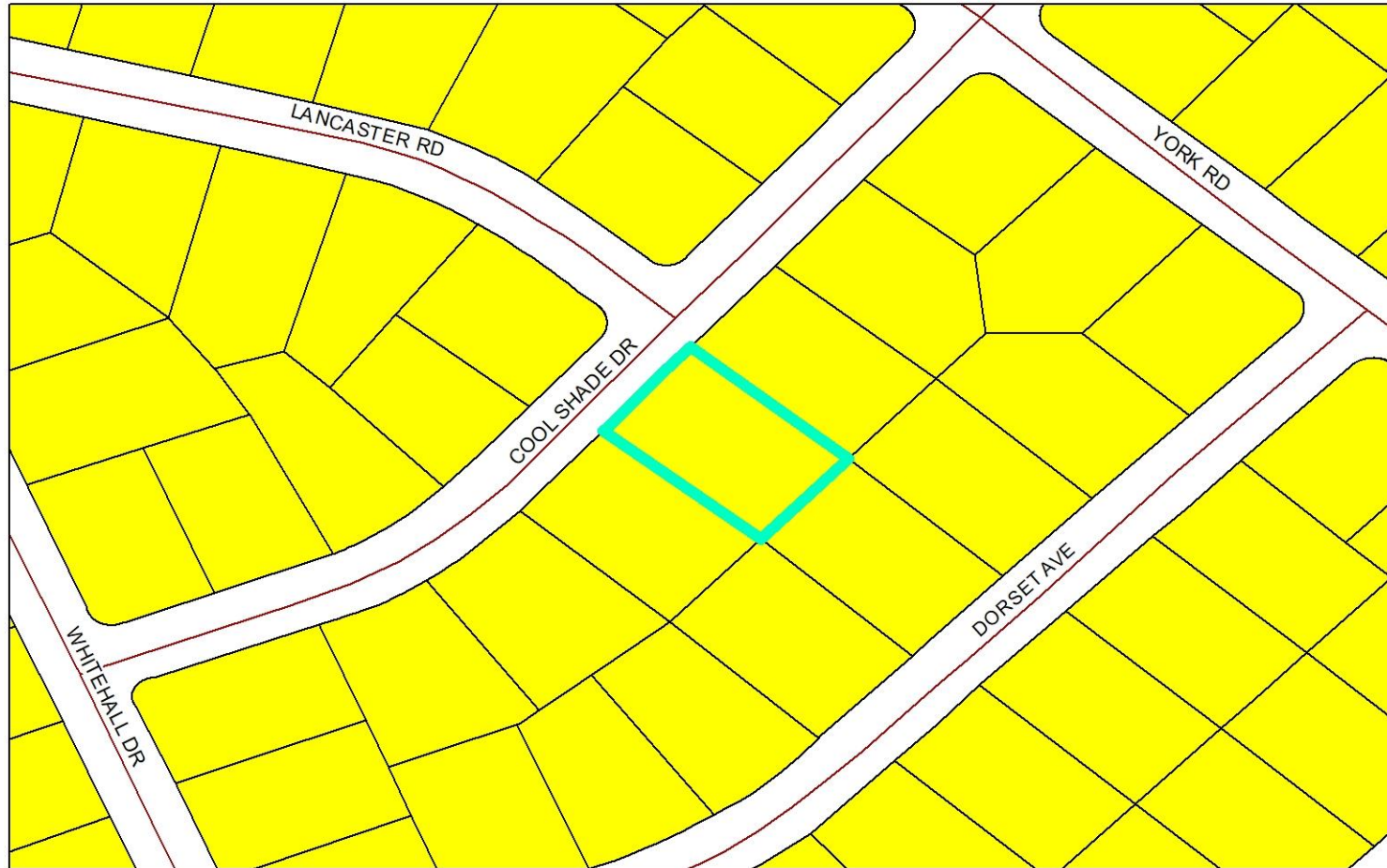
### Legend

-  1,000' Notification Buffer
-  6302 Cool Shade



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





### Zoning Map

Case #: SUP24-06

Request: Special Use Permit (SUP)  
Group Home/ Assisted Living  
Separation

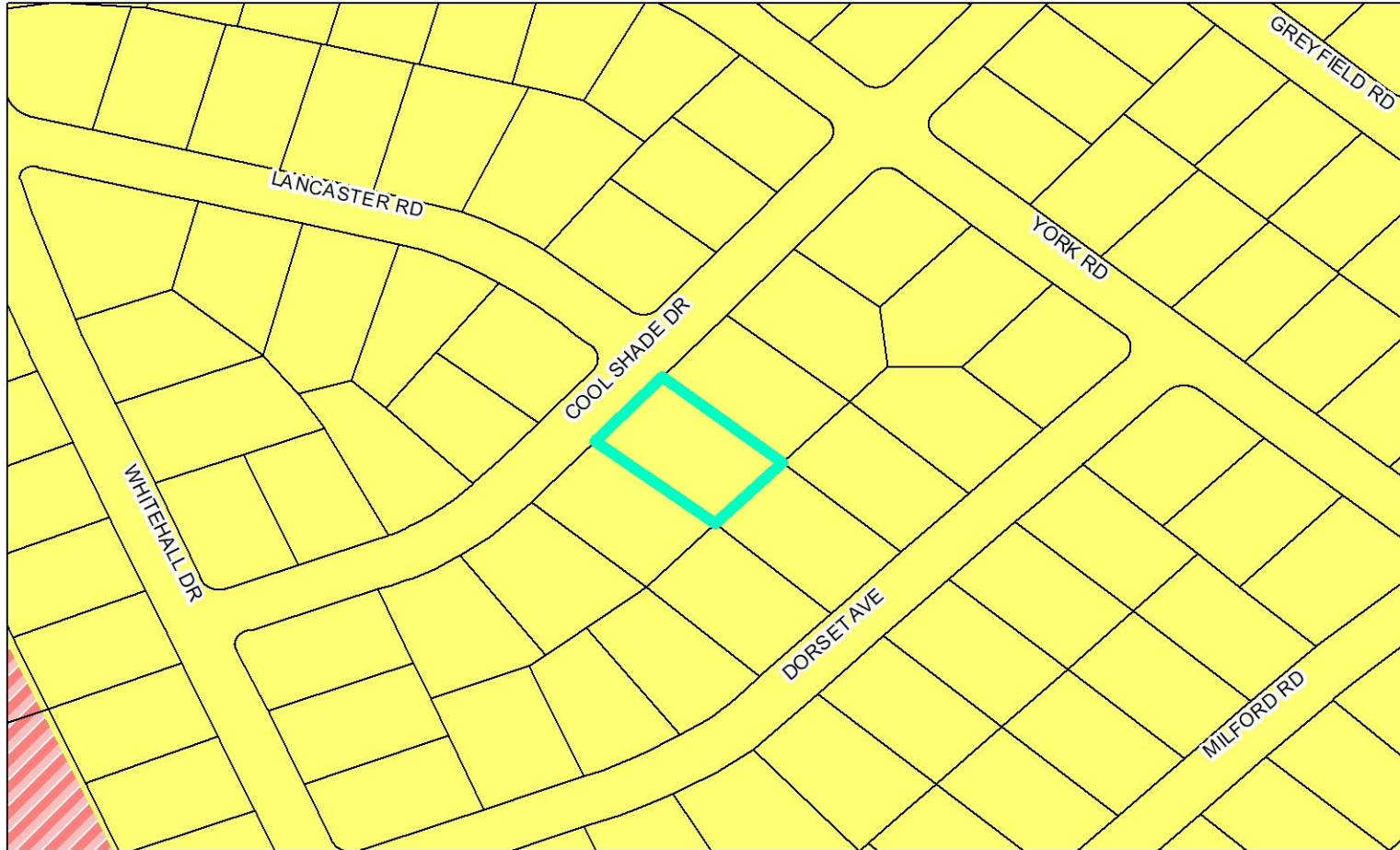
Location: 6302 Cool Shade Dr.  
REID 0409411717000

#### Legend

 SF-10 - Single-Family Residential 10



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### Land Use Map

Case #: SUP24-06


Request: Special Use Permit (SUP)  
Group Home/Assisted Living  
Separation

Location: 6302 Cool Shade Dr.  
REID 040941171000

### Legend

#### Land Use Plan 2040

#### Character Areas

-  LDR - LOW DENSITY
-  CSR - COMMERCIAL STRIP REDEVELOPMENT



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OPTION 1: I move to APPROVE the Special Use Permit (SUP) to allow the reduction of the separation requirement between Group Homes, 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 Single Family Residential 10 (SF-10) 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 Group Homes 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) #\_\_\_\_\_.





 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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