

City Council



ZONING CASES

February 24, 2025



Owner: Kodjo Sam Kouassi

Applicant: Kodjo Sam Kouassi

Request: SUP – Automotive Wrecker Service

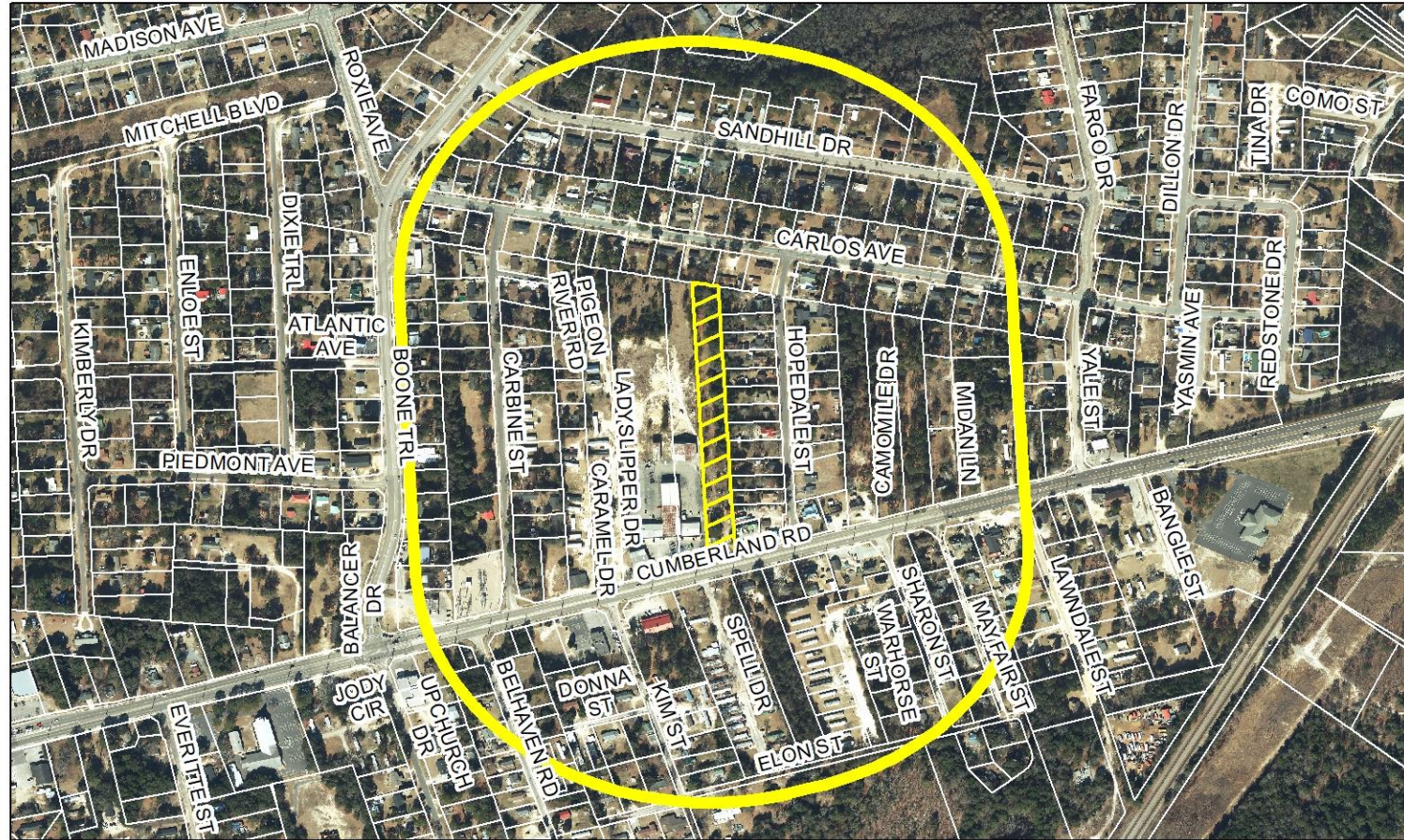
Location: 3424 Cumberland Road

Acreage: 2.47 ±

District: 5

REID #: 0426015026000







Aerial Notification

Case #: SUP25-01

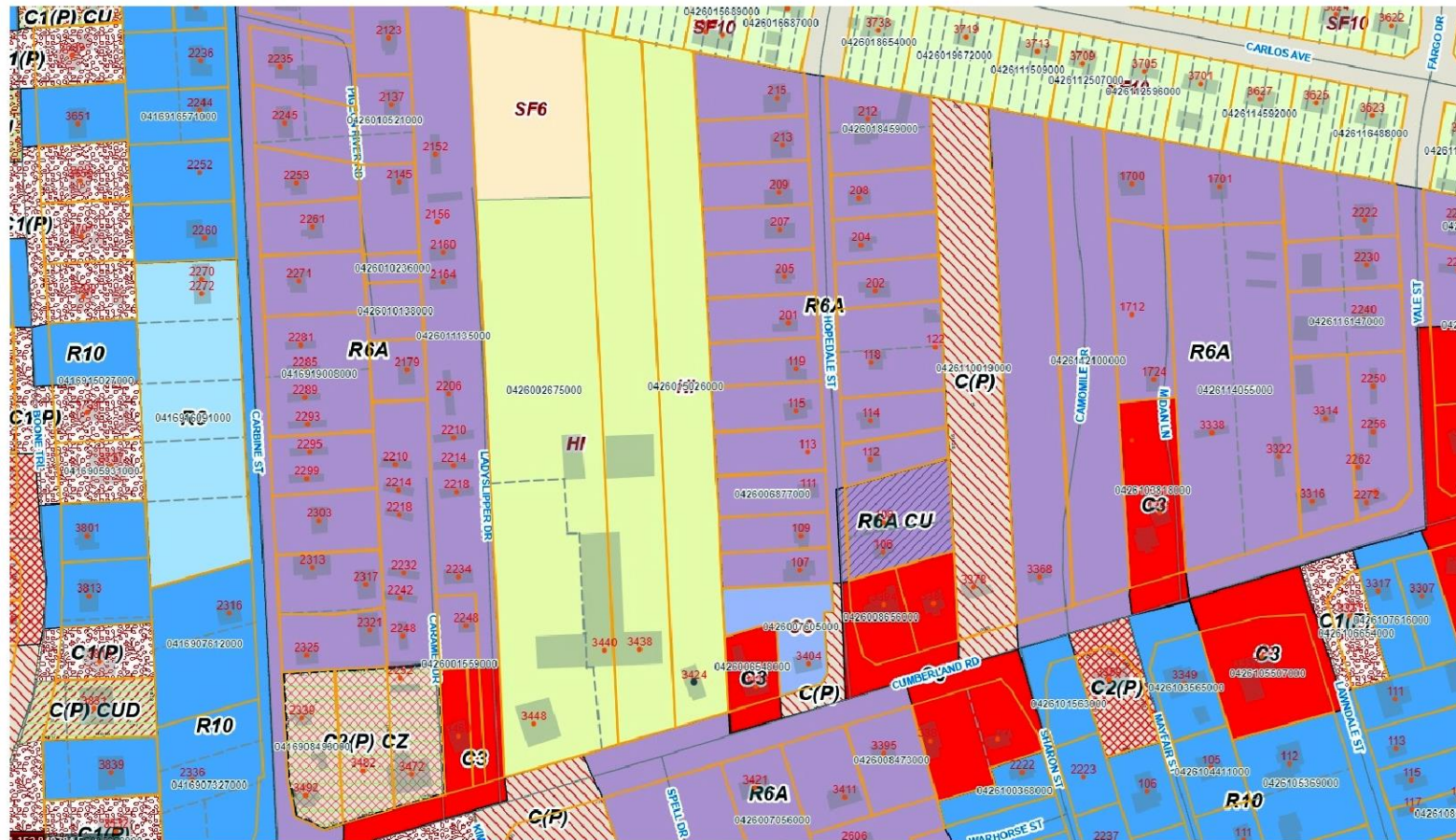
Request: SUP - Auto Wrecker Service

Location: 3424 CUMBERLAND RD
REID: 0426015026000

-  1,000 Foot Notification Buffer
-  SUP25-01

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.



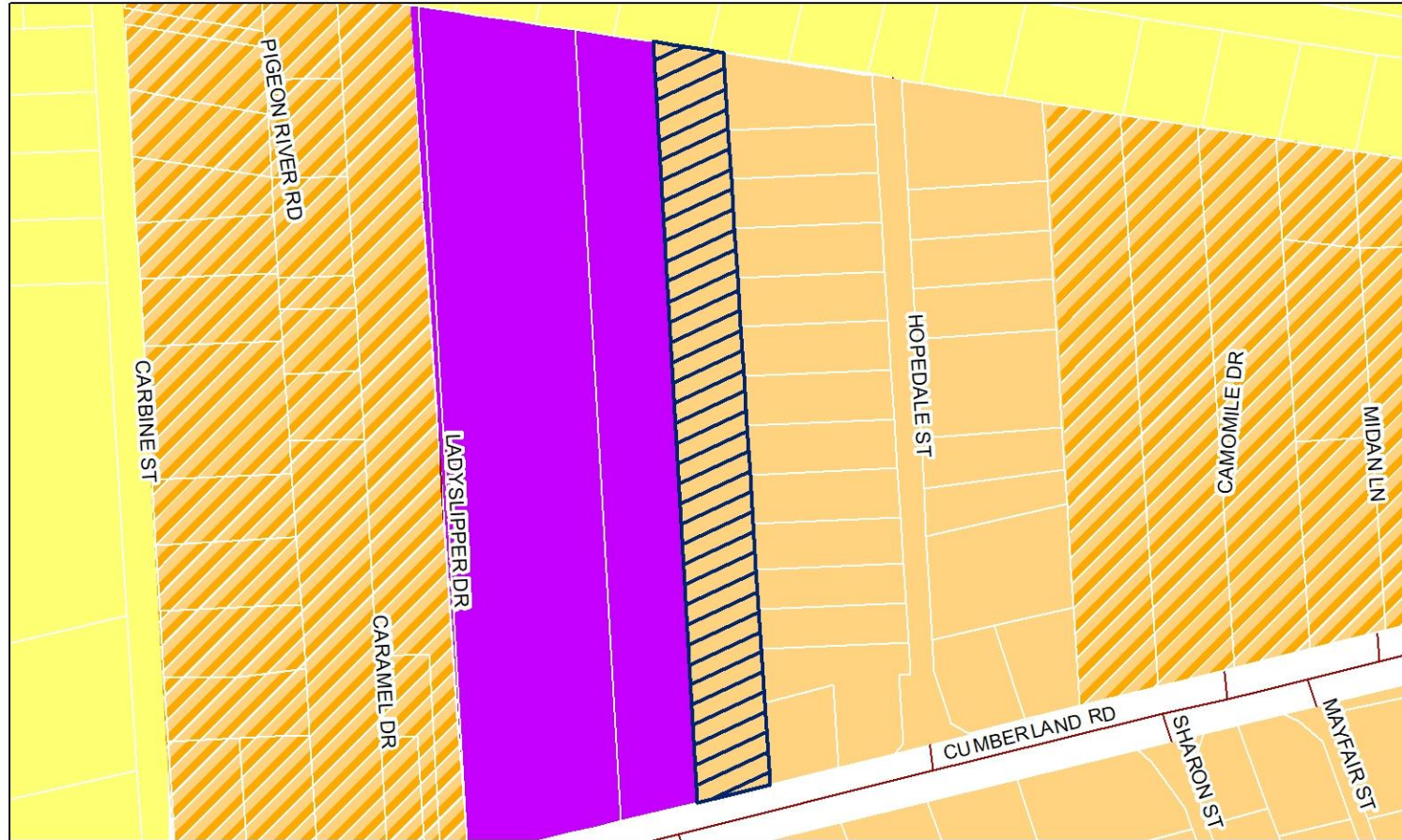


Case #: SUP25-01

Request: SUP - Automotive Wrecker Service

Location: 3424 CUMBERLAND RD
REID: 0426015026000

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Future Land Use

Case #: SUP25-01

Request: SUP - Auto Wrecker Service

Location: 3424 CUMBERLAND RD
REID: 0426015026000



P24-37



LDR - LOW DENSITY



MDR - MEDIUM DENSITY



NIR - NEIGHBORHOOD IMPROVEMENT



EC - EMPLOYMENT CENTER

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.







North



East



South



West



- **The property in question was annexed into the City on November 25, 2024. At that time, it was initially zoned HI – Heavy Industrial. Prior to annexation, an automotive wrecker service was formally operated on this property in the county’s jurisdiction. That wrecker service seems to have gone out of business between 2019 and 2021, according to Cumberland County’s online aerial photos.**
- **The Applicant is requesting a reduction in the 250-foot separation standards between an automotive wrecker service and residentially zoned property. The Applicant’s request would reduce the separation down to a minimum of 10 feet. This separation includes the required Type D Buffer, which is a 10-foot buffer plus a six-foot solid fence. While this property abuts a residential zoning district, the closest residential structure is approximately 100 feet from the property line.**

I move to APPROVE the Special Use Permit (SUP) to allow the reduction of the separation requirement between an automotive wrecker service and residentially zoned property 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 Heavy Industrial (HI) 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.

I move to DISAPPROVE the Special Use Permit (SUP) for the reduction of the separation requirement between an automotive wrecker service and residentially zoned property 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) #_____.



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

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. 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;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.



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