

# City Council



## SPECIAL USE PERMIT CASE SUP24-03

*April 22, 2024*



**Owner:** King Model Homes Constr Co Inc

**Applicant:** Scott Brown, 4D Site Solutions.

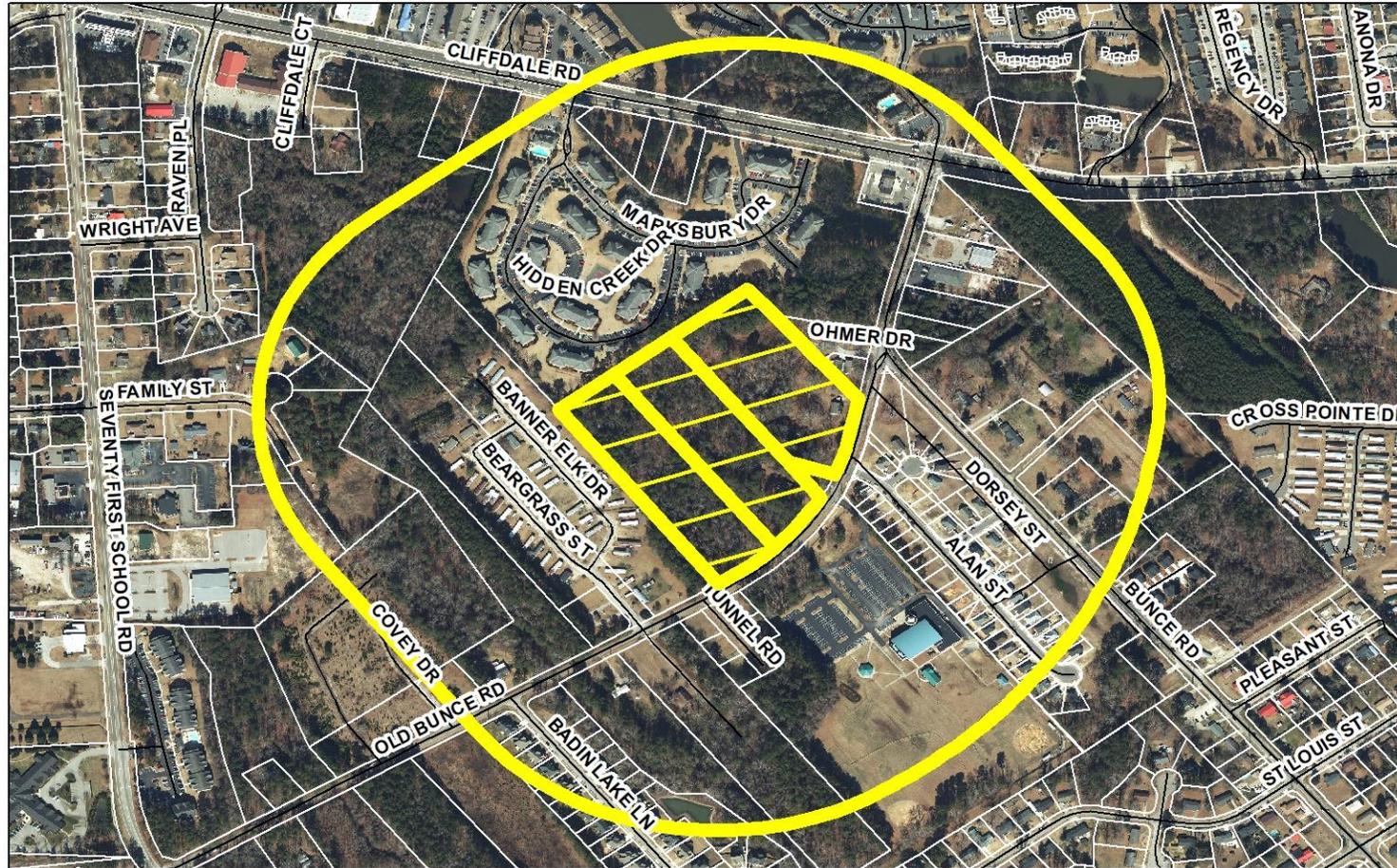
**Request:** SUP – Single Family Attached Dwellings (42 units)

**Located:** 6622 & 6658 Old Bunce Rd

**Acreage:** ± 15.43

**District:** 7 – Brenda McNair

**REID#:** 9497843830000, 9497845917000, 9497856199000



## Aerial Notification Map

SUP24-03

Request: SUP - Town homes  
SF-6 Zoning

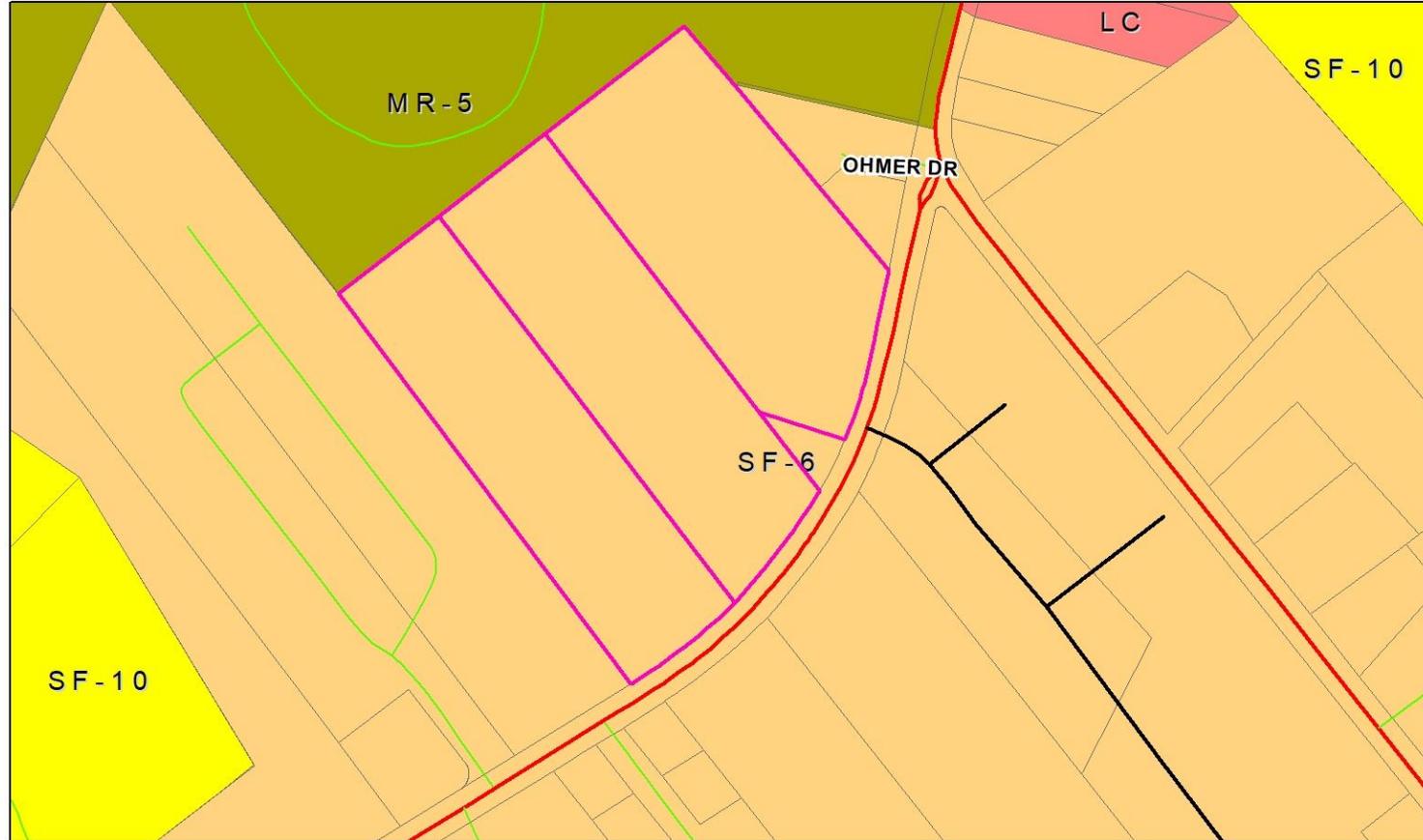
Address: Old Bunce Road

### Legend

-  1,000' Notification Area
-  Parcels



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



## Zoning Map

SUP24-03

Request: SUP - Town homes  
SF-6 Zoning

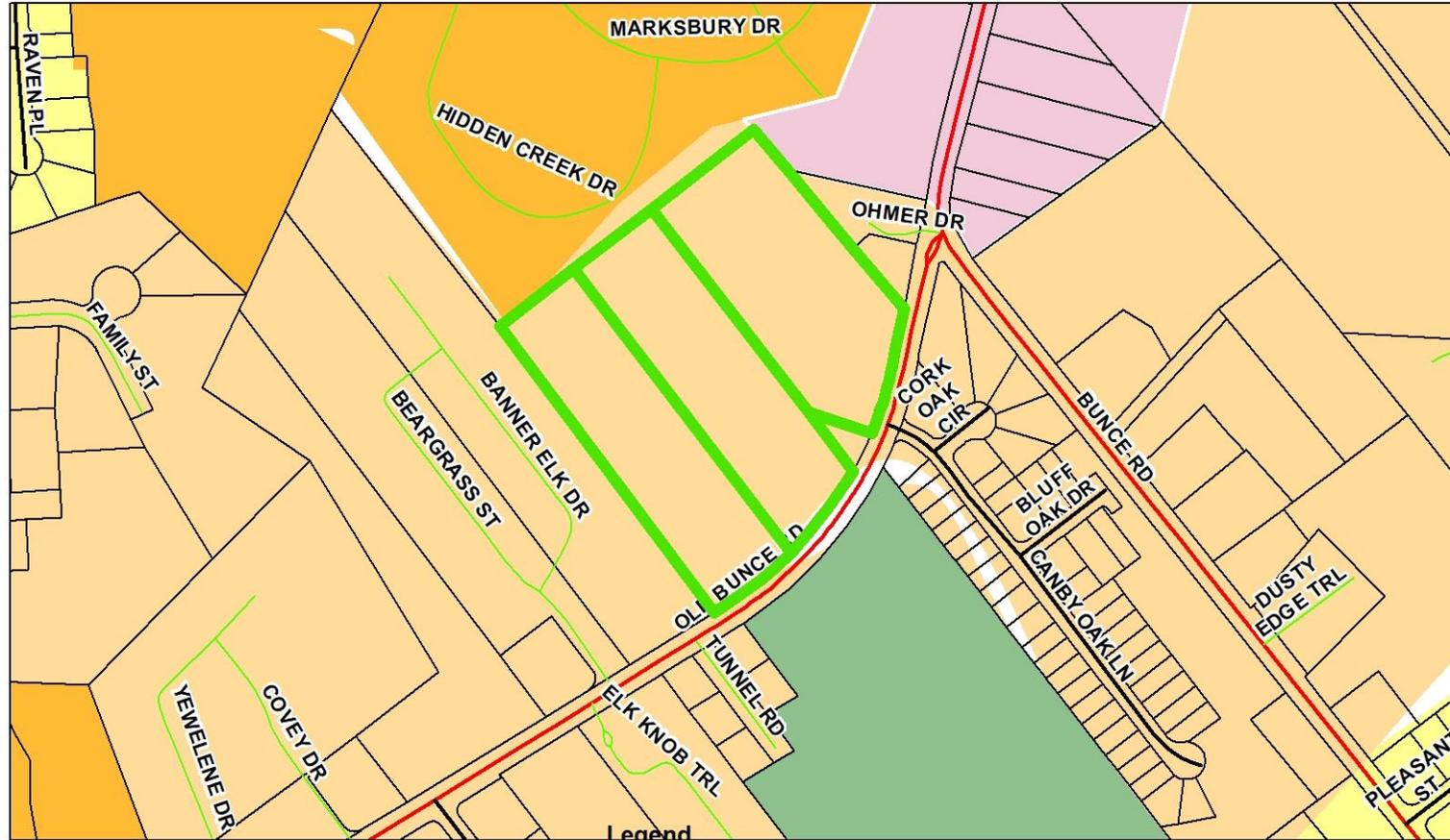
Address: Old Bunce Road

### Legend

	LC		SF-10
	MR-5		SF-6



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

SUP24-03

Request: SUP - Town homes  
SF-6 Zoning

Address: Old Bunce Road

### Legend

-  Parcels
- Future Land Use 2040**
- Character Areas**
-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE



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





**NORTH**



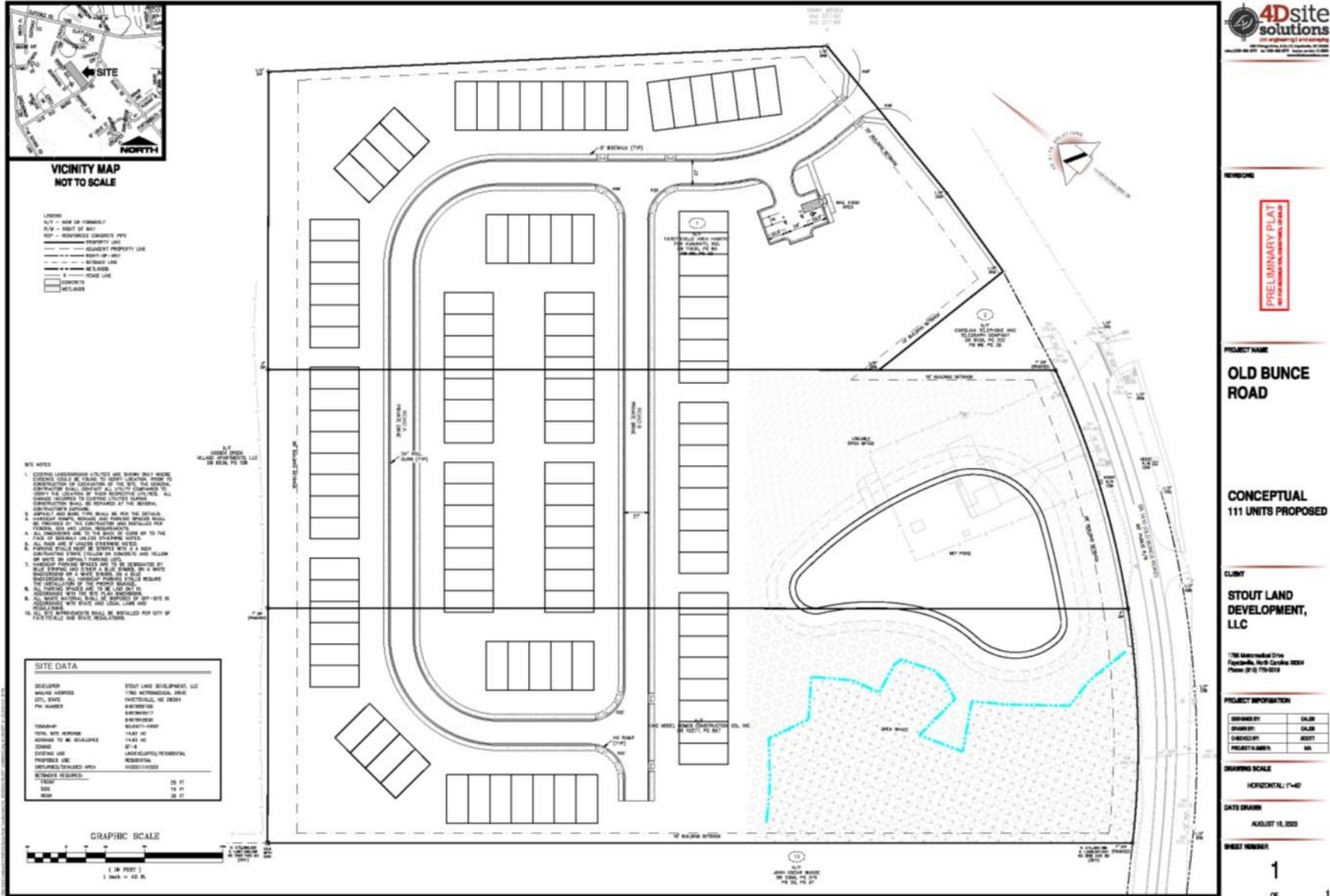
**East**



**South**



**West**



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.

- 1) City Council moves to approve the Special Use Permit (SUP) as presented based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 2) City Council moves to approve the Special Use Permit (SUP) as presented with conditions, based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 3) City Council moves to deny the Special Use Permit (SUP) based on the evidence submitted and finds that the Special Use Permit (SUP) fails to meet the six (6) findings of fact.



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

[FayettevilleNC.gov](http://FayettevilleNC.gov)