

Project Overview**#630170****Project Title:** PalmHaven**Jurisdiction:** City of Fayetteville**Application Type:** 5.3) Special Use Plan Review**State:** NC**Workflow:** Staff Review**County:** Cumberland**Notice Regarding Special Use Permit Procedural Process**

Special Use Permit

Dear Applicants,

Thank you for applying for a Special Use Permit with the City of Fayetteville. Due to legislative changes, the procedural process for Special Use Permits have changed:

1. Special Use Permits are now considered Evidentiary Hearings. With an Evidentiary Hearing, it is incumbent upon the applicant to present evidence that supports the application. This evidence is required both in writing and verbally.
2. Since the written evidence comes mainly from the application, the eight (8) Findings of Fact are essential. The answers must be complete and accurate.
3. Applicants are required to make, at minimum, an oral presentation to the City Council that addresses the eight (8) Findings of Facts. The applicant has the option of doing a visual presentation as well, but this is not required.
4. Lastly, Special Use Permits no longer have to be reviewed by the Zoning Commission and will proceed directly to the City Council. The deadline dates for Special Use Permits have changed.

Again, thank you for your application. 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.

Enter Your Full Name Here: Olajuwon Morgan

Project Location

Project Address or PIN: 0439858626000

GIS Verified Data**Property Owner:****Acreage:****Zoning District:****Subdivision Name:****Fire District:****Airport Overlay District:**

Hospital Overlay District:

Cape Fear District: Cape Fear District

- 0439858626000: 0

Haymount Historic District:

100 Year Flood:

Watershed:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood:

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. Also include hours and days of operation, number of employees, number of clients, etc.:

The proposed special use will be for a quadplex (One single building with four dwellings). Each dwelling will consist of a two bedroom two bath unit with approximately 1300 sq.ft. The referred to property is currently an empty lot of land that is zoned R104-RES. The current lot size is 0.75 acres.

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

The zoning district designation are for R104-RES. There are currently over 4 Multifamily dwellings located on Law road Fayetteville Nc 28311. Directly to the left of the property is a quadplex that was built in 1969. Less than .14 of a mile is a 12 unit apartment complex that was built in 1975 and remodel in 2005. Approximately .18 of a mile is a 120 unit apartment complex. Directly across the street from the property is another empty lot, and to the left of that lot is a single family house.

Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).

Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.:

The special use complies with the standards set fourth in the City Code of Ordinance on all applicable standards. To begin the minimum lot sized is met for a quadplex which the minimum square footage requirement per unit is 7,500. All setbacks can be complied to the given standards. After-reviewing the 30-3.D.3. Single-Family Residential 10 (SF-10) District in the city code of ordinance I had a site plan created to show the proposed building on the current lot.

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.:

The special use is compatible to the area because the are multiple multifamily dwellings within 1/8 of a mile to 1/4 of a mile surrounding the property. This will be a new building that not only bring a new charteristic to this subdivision, but will also combat the strain of affordable rental units in the area.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.:

The special use permit for this property will fit right in with its surroundings. This building will home 4 families. There will be adequate parking on the property. Being that there are surrounding single family homes and multifamily building not only next door but within a 1/4 mile traffic and noise level will not be altered or changed with the newly added dwelling.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.:

The special use will bring a new up feel to the area. As it currently is, the property is a empty open track of land. This sometimes can be an invitation for loiters and littering. The use of the special use will bring a newly built dwelling to the area that will have a clean and apporiate look to the subdivision. The up keep of the property will always be in full affect when there are families living on the property, which will create an ownership of there surrounding and create a healthier neighborhood.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.:

The special use will have minimum effect on the wildlife, science resource or any natural resources. The land is currently a flat area with little to any trees, it does not have a pond nor is it located next to a stream or river. With the location of the proposed special use affecting the natural resources is at a minimum.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:

The proposed special use will be in a well established subdivision with adequate roads. There are many homes and multifamily dwellings in the area that are currently serviced with the city of Fayetteville finest police officer, fire fighters, and EMS responders. There will be an established driveway that leads on and off the proposed dwelling.

Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.:

The special use will be for a new construction residential dwelling. Being a residential construction it should not change the property value of the surrounding buildings in a negative way. The dwelling that is being constructed will fit into the surrounding area's characteristics.

The special use complies with all other relevant City, State, and Federal laws and regulations.:

The special use complies with all other relevant city, state, and Federal laws and regulations.

Primary Contact Information

Project Contact - Agent/Representative

Olajuwon Morgan
PalmHaven LLC
406 Raynor Drive
Fayetteville, NC 28311
P:9103647672
Palmhavennc@gmail.com

Project Owner

Olajuwon Morgan
PalmHaven LLC
406 Raynor Drive
Fayetteville, NC 28311
P:9103647672
Palmhavennc@gmail.com

Project Contact - Primary Point of Contact for the Contractor

Eliel Lopez

3525 Farm Circle Rd.
Fayetteville, NC 28306
P:(630) 818-0173
eli@innovativebuildsinc.com

NC State License Number: 81859

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Contractor