

CITY COUNCIL



SPECIAL USE PERMIT

November 24, 2025



Owner: LUMBEE RIVER ELECTRIC MEMBERSHIP CORP

Applicant: George Huggins - Lumbee River Electric Membership Corporation

Requested Action: SUP – Major Utility expansion

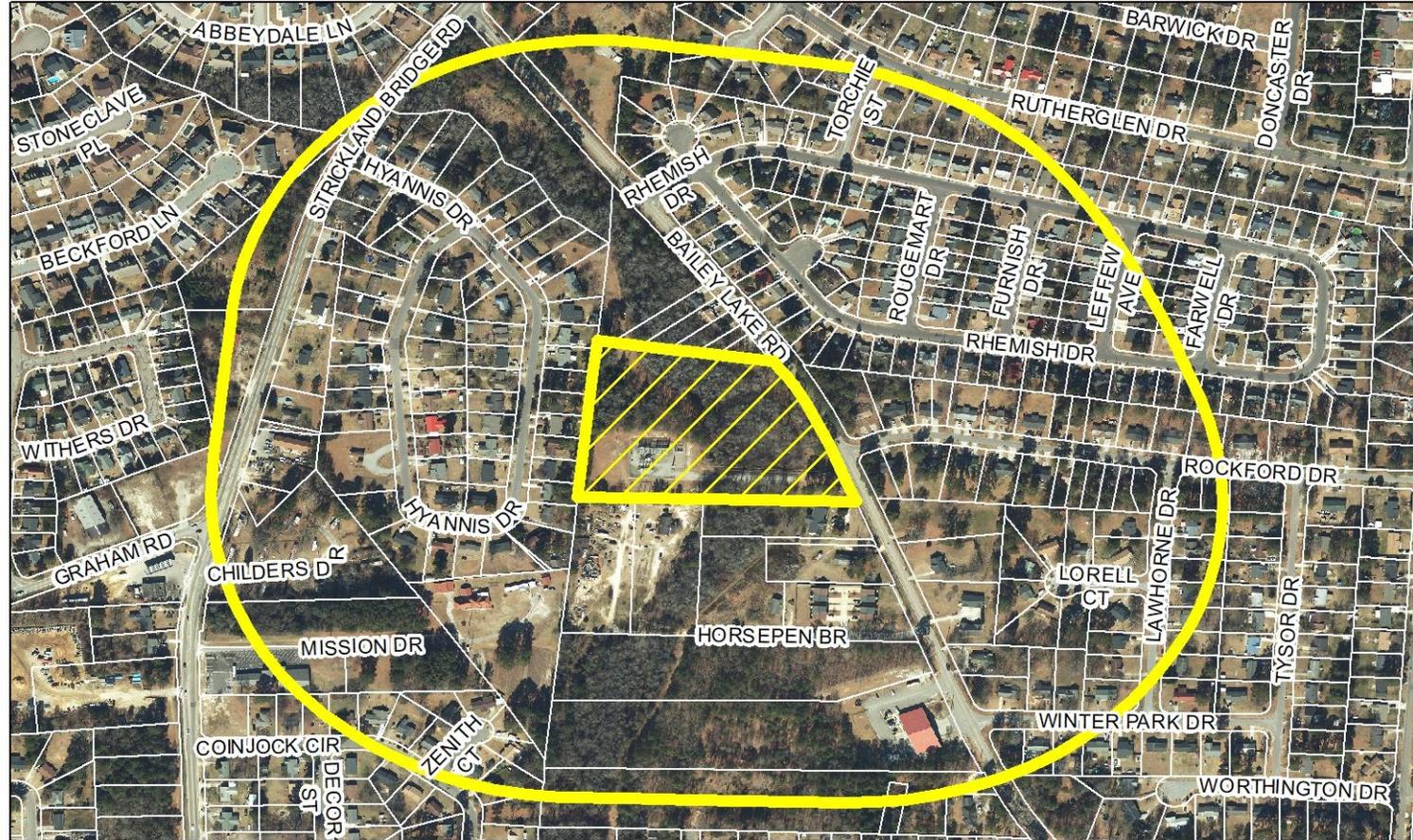
Site Location: 6787 Baily Lake Road

REID: 0406046357000

Status: Eclectic Substation

Size: ±7.10 acres

Public Notification: 253 mailed notices to owners within the statutory radius



Aerial

Case #: SUP25-07

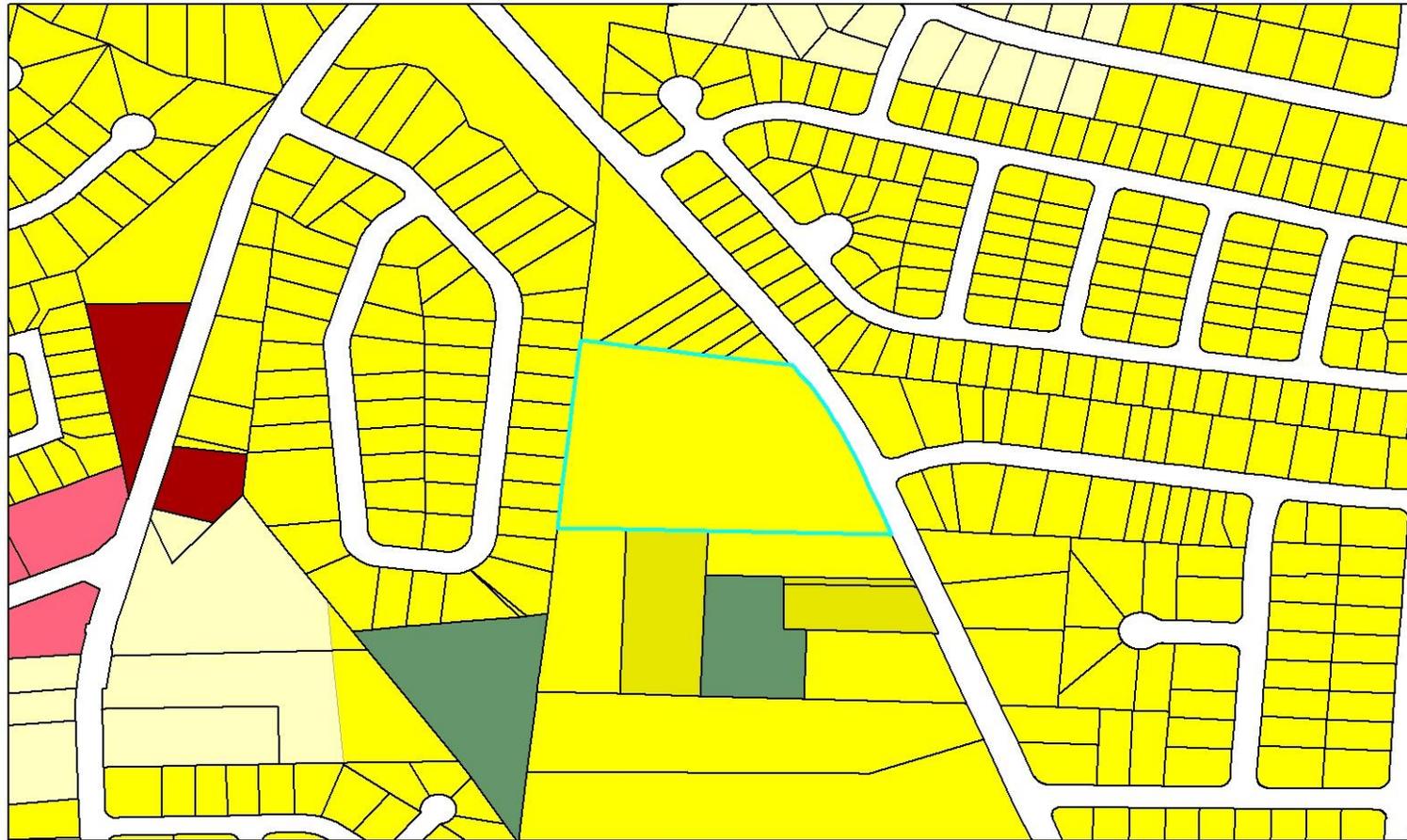
 1,000 Foot Notification Area

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

REQUEST: Special Use Permit for a Major Utility

LOCATION: 6787 Bailey Lake Road





Zoning

Case #: SUP25-07

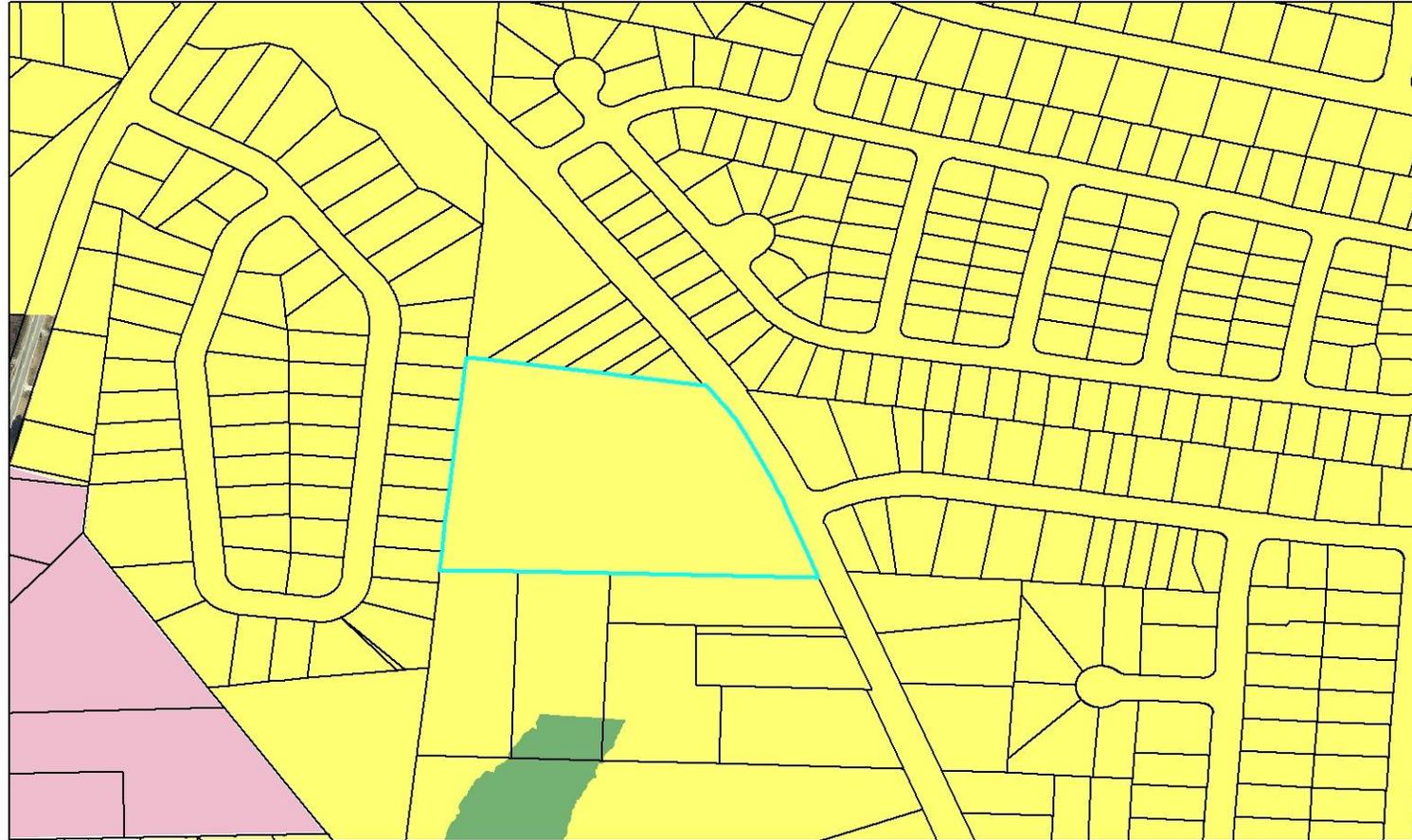
REQUEST: Special Use Permit for a Major Utility

LOCATION: 6787 Bailey Lake Roadt

- | | |
|---|--|
|  AR - Agricultural-Residential |  SF-6 - Single-Family Residential 6 |
|  CC - Community Commercial |  SF-10 - Single-Family Residential 10 |
|  LC - Limited Commercial |  SF-15 - Single-Family Residential 15 |

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Future Land Use

Case #: SUP25-07

-  City Boundary
-  LDR - LOW DENSITY
-  PARKOS - PARK / OPEN SPACE
-  NMU - NEIGHBORHOOD MIXED USE

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REQUEST: Special Use Permit for a Major Utility

LOCATION: 6787 Bailey Lake Roadt







- The applicant has requested a setback reduction from 100 feet to 40 feet.
- Overall, the project advances the public interest by reinforcing essential utility infrastructure while preserving the character of the surrounding community. The proposed improvements will enhance power reliability for current and future residents and businesses without generating new strains on City services, making the request both technically justified and planning-appropriate.



Staff recommends that City Council hold an Evidentiary Hearing and base their decision on the evidence and testimony provided.



OPTION 1

I move to APPROVE the Special Use Permit to allow the expansion of a major utility and reduction of the required setback to 40-ft 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 expansion of a major utility and reduction of the required setback to 40-ft subject to the submitted site plans, 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 deny only one of the findings shown below needs to not apply.

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 use 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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