



P18-27F

**Special Use Permit  
Application Form**

433 Hay Street, Fayetteville, North Carolina 28301  
910-433-1612 Fax # 910-433-1776

Submittal Date: 7-6-18 Approval/Denial Date: \_\_\_\_\_

Fee: \$700.00 (Cell Tower Fee \$2500) Received By: Karen Estep

**Notes:**

1. A pre-application conference is mandatory prior to submission of an application for a special use permit.
2. Applications for special use permits shall include the sketch plan from the pre-application conference or may include a site plan depicting the proposed special use.
3. Unless specified otherwise by the City Council, a Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance of the Special Use Permit, or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year.
4. *Extension* - Upon written request submitted at least 30 days before expiration of the time period provided in accordance with Section 30-2.C.7.d.8.a above, and upon a showing of good cause, the City Manager may grant one extension not to exceed six months. Failure to submit a written request for an extension within the time limits established by this section shall result in the expiration of the Special Use Permit.

**1. General Project Information**

Project Address: 260 Tolar St. Fayetteville, N.C.

Tax Parcel Identification Number: 0437-30-4579

Zoning District: Fayetteville UDO Zoning HI Overlay zoning district(s): NONE

**2. Written Description of Special Use**

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 existing facility was used as a cotton growers warehouse. After cotton storage the warehouses were used for mini-storage of household items. The proposed use by 260 Tolar St. HI is to operate a Transfer, Recycling, Resource Recovery, and Processing Facility under a permit from NC DENR. This facility will divert construction and demolition waste from the landfill to recycle the following: 1.) Metal 2.) Plastics 3.) Aggregate 4.) Wood 5.) Cardboard 6.) Carpet 7.) Dry wall Board. The facility will be open from 5:00 am to 11:00 pm seven days a week. Facility will start with one shift of workers totaling 25 and as capacity increases additional shifts added totaling 60-80 workers.

B) Please provide a description of the zoning district designations and existing uses on adjacent properties, including across the street. (attach additional sheets if necessary)

The area zoning is HI or Heavy Industrial. Uses on adjacent properties include warehouse, storage, DOT Division Headquarters & operation commercial business operations nearby include automotive repair and service and a overhead door company sales & service. Railroad Transfer Yard is to the west across railroad tracks. Very little residential is nearby with a blend of vacant lots and vacant houses.



3. Special Use Permit Justification. Answer all questions in this section (attach additional sheets as necessary).

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

Special use of waste product recycling is allowed in the existing HI zoning district. This recycling use follows the guidelines in the city code of ordinances

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

Existing woods and tree lines provide a visual Buffer with the surrounding lands and with the HI Zoning, the uses in the area and surrounding lands are compatible. This special use helps clean up the environment and the waste on surrounding lands

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

Located on 5.92 Acres of HI Zoned Land allows the special use to recycle and control parking, loading, odors, noise, glare + vibration. State maintained roads provide good access for service delivery

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

Existing tree lines and proposed fenced Buffers will minimize any visual impact. Much of the recycling will be indoors and under roof canopy

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

City water and sewer thru PWC is on site. All work is above ground and will not disturb or deteriorate water and air resources, wildlife habitat and other natural resources

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

Solid waste material will be brought to site by Trucks and Rail Cars. Roads to and from site are well maintained and provide safe ingress and egress. Existing rail spurs provide safe access to site also.

G) 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.

Neighboring lands are industrial properties that share uses permitted in the zoning district.

H) The special use complies with all other relevant City, State and Federal laws and regulations

Special use to Recycle Waste complies with all city, state and federal laws and site will be permitted thru N.C. DENR

#### 4. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

<input type="checkbox"/>	Pre-application Conference completed
<input checked="" type="checkbox"/>	Application fee
<input type="checkbox"/>	Completed site plan (information required includes parking, ingress, egress, fencing, play areas, setbacks, square footage of building, landscaping, etc.)
<input checked="" type="checkbox"/>	Special Use Permit Application Form
<input type="checkbox"/>	Vested Rights Certificate (if requested)
<input type="checkbox"/>	Copy of recorded deed
<input type="checkbox"/>	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
<input type="checkbox"/>	Proposed or existing development name (if different from project name)
<input type="checkbox"/>	Traffic impact analysis (if required)
<input type="checkbox"/>	Any additional information determined to be necessary by the Development Services Department

#### 5. Primary Point of Contact Information for the Pre-application Conference

Primary Point of Contact Name: Greg Spears

Mailing Address: 2829 Briarclark Pl. Fayetteville NC 28304 Fax No.:

Phone No.: 910-987-3242 Email: greg@grantmurrayre.com

#### 6. Owner Information

Owner Name: B/T Storage c/o Johnson Tilghman

Mailing Address: 27 Annette Dr. suite 107 Benson, NC 27504 Fax No.: 919-934-0081

Phone No.: 919-934-1900 Email: johnson@tilghmanandco.com

Signature: Greg Spears agent Date: 7-6-18