

Project Overview

#2067340

Project Title: United Gospel Fellowship Covenant Ministries **Jurisdiction:** City of Fayetteville
Application Type: 5.3) Special Use Permit **State:** NC
Workflow: Staff Review **County:** Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application **MUST BE COMPLETE**, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you **MUST** follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the 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 or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

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 and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.

Enter Your Full Name Here: Jerry V. Porter (Bishop)

Project Location

Project Address or PIN: 707 MURCHISON RD **Zip Code:** 28311
(0437295137000)

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

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. :

The subject property located at 707 Murchison Road is currently improved with a commercial structure situated along a major corridor within the City of Fayetteville. The surrounding area includes a mix of commercial, institutional, and community-oriented uses, as well as an assembly. This is consistent with the character of the Murchison Road corridor.

The property has historically supported uses that are accessible to the public and compatible with corridor-based activity, with existing infrastructure including roadway access, utilities, and parking accommodations. In the past, this portion of the property operated as an assisted living/nursing facility but has not operated in that capacity in some time.

We intend to utilize a designated portion of the property as a community-based nonprofit facility dedicated to providing structured programming and support services for men. The purpose of the organization is to promote personal development, transitional housing (up to 40 residents), mentorship, life skills, community reintegration through organized and supervised programming.

The proposed use will include, but is not limited to:

- Mentorship and leadership development programs
- Life-skills training (financial literacy, communication, personal responsibility)
- Workforce readiness and employment support services
- Re-entry and transitional housing programs
- Educational workshops and group sessions
- Support groups and peer engagement activities
- Community outreach initiatives and partnership programming

All activities will be conducted in a structured, supervised environment by staff and/or trained volunteers. The use is not intended to operate as an unsupervised facility or high-impact commercial operation.

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

The subject property is located along the Murchison Road corridor, a major thoroughfare within the City of Fayetteville characterized by a mix of commercial, institutional, and community-oriented uses.

Based on the corridors development pattern, the property is situated within a zoning district intended to support commercial and/or community-serving activities, with access to public infrastructure and transportation routes.

North (Adjacent Property) The property to the north is developed with uses consistent with the Murchison Road corridor, including commercial and/or service-oriented operations. These uses generate moderate traffic and operate during standard business hours.

South (Adjacent Property) The property to the south includes similar commercial or institutional uses, contributing to the overall mixed-use character of the corridor. These uses are compatible with structured, community-serving activities.

East (Across Murchison Road) Properties located directly across Murchison Road consist of a combination of:

- Commercial establishments
- Institutional/community-based uses
- Corridor-oriented businesses

This side of the corridor reflects active roadway frontage with regular traffic flow, supporting uses that serve the general public.

West (Rear of Property) Properties to the rear may include a transition between commercial and residential uses, which is typical of corridor development patterns. These areas are generally buffered from direct roadway activity and benefit from controlled, low-impact site operations.

Summary of Surrounding Area

The immediate area surrounding 707 Murchison Road is characterized by:

- A mix of commercial, institutional, and community-serving uses
- Existing infrastructure supporting moderate traffic and public access
- A development pattern consistent with corridor-style land use
- Proximity to community institutions and service providers

This environment is appropriate for a structured nonprofit use, such as the Men of Purpose Foundation, which operates in a controlled and organized manner.

Compatibility Statement

The proposed use is compatible with surrounding zoning patterns and existing land uses because:

- It is community-oriented and service-based, similar to other uses along the corridor
- It operates primarily during standard hours with structured programming
- It does not introduce heavy industrial activity, excessive traffic, or nuisance conditions

- It supports the broader function of the corridor as a location for public-serving and institutional uses

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

The addition to the proposed use of the property located at 707 Murchison Road, Fayetteville, North Carolina, as a community-based nonprofit facility, complies with all applicable standards, conditions, and specifications of the City of Fayetteville Unified Development Ordinance (UDO), including those outlined in Section 30-4.C.2.b.6 (Use-Specific Standards - Transitional Housing).

The proposed use is a structured, supervised, and community-oriented activity that aligns with the intent of permitted and conditional uses within corridor-based zoning districts. The use does not involve industrial operations, high-intensity commercial activity, or any use that would exceed the scale or impact typically allowed under the Ordinance.

Specifically:

- The use will comply with all zoning district requirements, including setbacks, access, and site development standards.
- Site will house no more than 40 residents.
- The property will meet all applicable parking and circulation requirements, with on-site parking available to accommodate staff, participants, and visitors in an orderly manner.
- The structure will comply with all building code, fire code, and occupancy regulations, with any required inspections and approvals obtained prior to operation.
- The proposed use will adhere to all use-specific operational standards, including maintaining a controlled, supervised environment and ensuring that activities are conducted in a manner consistent with the surrounding area.
- The applicant will comply with any additional conditions or requirements imposed by the City of Fayetteville during the Special Use Permit approval process or subsequent site plan review.

The organization is committed to full compliance with all applicable provisions of the Unified Development Ordinance and will coordinate with the City's Development Services Department to ensure all requirements are met prior to and during operation.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 2 - The special use will be in harmony with the area in which it is located;:

The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will be in harmony with the surrounding area based on the existing development pattern, corridor characteristics, and the nature of the proposed activities.

The subject property is located along the Murchison Road corridor, which is characterized by a mix of commercial, institutional, and community-serving uses. This type of development pattern supports uses that provide services to the public, including educational, nonprofit, and programmatic activities.

The proposed use is consistent with this pattern because:

- The program will operate as a structured, supervised, and community-oriented program, similar in nature to other institutional and service-based uses found along the corridor.
- Activities will be conducted indoors and in an organized manner, with no outdoor operations that would create noise, disruption, or visual impacts inconsistent with surrounding uses.

- The use will maintain predictable hours of operation, primarily during daytime and early evening hours, which align with typical activity levels in the area.
- The property will be professionally managed and maintained, contributing to the overall appearance and stability of the corridor.

Additionally, the proposed use does not introduce any elements that would be out of character with the area, such as heavy industrial activity, high-volume traffic generation, or late-night operations.

Given the existing mix of uses along Murchison Road and the controlled, service-oriented nature of the proposed operation, the use is compatible with and complementary to the surrounding environment.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 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;:

The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will not materially endanger the public health or safety if developed and operated in accordance with the submitted plans and any conditions of approval.

The proposed use is a structured and supervised program designed to provide mentorship, life-skills development, and supportive services in a controlled indoor environment. All activities will be managed by organizational leadership, staff, and/or trained volunteers to ensure appropriate oversight and safe operations at all times.

Public health and safety will be protected through the following measures:

- The facility will comply with all applicable building, fire, and life-safety codes, including occupancy limits, emergency egress, and required inspections prior to operation.
- The organization will implement a Security and Good Neighbor Plan, which includes supervised access, participant conduct expectations, and procedures for addressing any incidents.
- The property will be maintained in a clean, orderly, and professionally managed condition, reducing the risk of nuisance conditions or unsafe environments.
- The use does not involve hazardous materials, industrial processes, or activities that would pose a risk to surrounding properties or the public.
- Traffic generated by the use will be moderate and consistent with typical community-serving uses, and will not create unsafe conditions on Murchison Road or surrounding streets.

In addition, the program will comply with all applicable local, state, and federal regulations, and will adhere to any conditions imposed by the City of Fayetteville as part of the Special Use Permit approval.

Given the structured nature of the program, the implementation of safety and oversight measures, and full regulatory compliance, the proposed use will not create any material risk to public health or safety.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:

The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit, is in general conformity with the City of Fayetteville's adopted land use plans and policies.

The subject property is located along the Murchison Road corridor, an area identified by the City for community reinvestment, corridor revitalization, and the expansion of neighborhood-serving uses. The proposed use directly supports these objectives by introducing a structured, service-oriented program that promotes personal development, workforce readiness, and community engagement.

The program aligns with the City's planning goals in the following ways:

- **Community Development:** The proposed use provides mentorship, life-skills training, and support services that strengthen individuals and contribute to overall neighborhood stability.
- **Economic and Workforce Support:** Programming focused on employment readiness and personal development supports the City's goal of improving workforce participation and economic opportunity.
- **Corridor Revitalization:** The use activates an existing property along a key corridor with a positive, mission-driven function that contributes to ongoing revitalization efforts.
- **Public Benefit and Quality of Life:** The services offered promote self-sufficiency, reduce negative social outcomes, and enhance the quality of life for residents within the community.

The proposed use is consistent with the City's emphasis on compatible, community-serving development and does not conflict with any known adopted land use policies. Instead, it complements the City's vision by providing a structured and beneficial use that supports both individual advancement and community well-being.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:

The additional use of the proposed use at 707 Murchison Road, as a community-based nonprofit facility, will not substantially injure the value of abutting or nearby properties and, additionally, serves an important public necessity.

The property will be professionally maintained and actively managed, ensuring that it contributes positively to the surrounding corridor. The proposed use is a structured, supervised, and programmatic operation, not a high-impact or disruptive use. Activities will occur primarily indoors, with defined hours of operation and clear oversight by staff and leadership.

The use will not introduce conditions typically associated with negative impacts on property values, such as:

- Excessive noise
- Uncontrolled traffic or congestion
- Outdoor storage or industrial activity
- Unsupervised or disorderly gatherings

Instead, we will:

- Maintain the property in a clean, orderly, and visually consistent manner
- Operate structured programming that promotes stability, accountability, and community engagement
- Implement a Security and Good Neighbor Plan to prevent nuisance conditions and ensure respectful interaction with neighboring properties

Furthermore, the proposed use serves a clear public necessity by providing mentorship, life-skills development, and support services that address community needs. These services contribute to:

- Improved workforce readiness
- Increased personal stability and self-sufficiency
- Reduced negative social outcomes
- Strengthened neighborhood conditions

Uses that provide structured community support and programming are widely recognized as beneficial to the long-term health and stability of surrounding areas, which in turn supports property values rather than diminishing them.

Given the controlled nature of operations, the commitment to property maintenance, and the broader public benefit provided, the proposed use will not substantially injure the value of adjoining properties and satisfies an identified community need.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 6 - The special use complies with all other relevant City, State, and Federal laws and regulations?:

The proposed additional use at 707 Murchison Road, Fayetteville, North Carolina, as a community-based nonprofit facility, will comply with all applicable City, State, and Federal laws and regulations.

The applicant is committed to ensuring that all required approvals, permits, and inspections are obtained prior to operation and maintained throughout the life of the use. Compliance will include, but is not limited to, the following:

- City of Fayetteville Requirements:
The proposed use will comply with all applicable provisions of the City of Fayetteville Unified Development Ordinance (UDO), as well as any conditions imposed through the Special Use Permit approval process. All required zoning approvals, building permits, and inspections will be obtained prior to occupancy.
- Building and Fire Code Compliance:
The structure will meet all applicable North Carolina Building Code and Fire Code requirements, including occupancy limits, life-safety measures, emergency egress, and fire inspections.

- **State Regulations (as applicable):**
To the extent the use involves any regulated services, the organization will comply with all applicable North Carolina state regulations, including any licensing or operational requirements relevant to the services provided.
- **Federal Compliance:**
The organization will operate in accordance with all applicable federal laws and regulations, including those governing nonprofit operations under Section 501(c)(3) of the Internal Revenue Code, as well as applicable civil rights and nondiscrimination laws.
- **Ongoing Compliance:**
We will maintain continuous compliance with all applicable laws and will cooperate with any required inspections or regulatory oversight by local, state, or federal authorities.

The applicant acknowledges that compliance with all applicable laws and regulations is a continuing obligation and will ensure that all aspects of the proposed use are operated in accordance with those requirements.

Primary Contact Information

Project Owner

Bishop Jerry Porter
 United Gospel Fellowship Ministries
 P. O. Box 2503
 Fayetteville, NC 28301
 P:910-261-0457
jporter484@aol.com

Project Contact - Agent/Representative

Tullous Burrow
 Men of Purpose Foundation
 4029 Murchison Road
 Fayetteville, NC 28311
 P:9109290921
menofpurposenc@yahoo.com

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

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

- NC State Electrical Contractor #1 License Number:**
- NC State Electrical Contractor #2 License Number:**
- NC State Electrical Contractor #3 License Number:**

NC State General Contractor's License Number:

- NC State Mechanical Contractor's #1 License Number:**
- NC State Mechanical Contractor's #2 License Number:**
- NC State Mechanical Contractor #3 License Number:**
- NC State Plumbing Contractor #1 License Number:**
- NC State Plumbing Contractor #2 License Number:**