



P17-16F  
**Special Use Permit  
Application Form**

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

Submittal Date: 5-9-2017 Approval/Denial Date: \_\_\_\_\_

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

**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: <u>5327 Reaford Rd</u>	
Tax Parcel Identification Number: <u>0407-80-7365</u>	
Zoning District: <u>LC</u>	Overlay zoning district(s): <u>LC</u>

**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 proposed use of this parcel would be the construction a Precision Tune Auto Center where customers will bring their automobiles, vans, SUVs, and hybrids in for automotive maintenance, minor repairs, tire service. Examples of services include oil changes, A/C repair, tires, brakes, minor repairs, alignments, fuel system, fluid maintenance services, diagnostics and shocks and struts. Current use of the property is an empty lot. The proposed hours of operation are Monday to Friday 8 AM to 6 PM and Saturday 8 AM to 5 PM and it will be closed on Sunday. It will have a total of 12 employees and expects 35-45 clients everyday which will visit throughout the day.

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 property is currently zoned for LC, which is described as limited commercial is intended to accommodate a wide range of business types that serves groups of neighborhoods instead of an individual neighborhood. This district is not meant to accommodate intensive commercial or other business uses. The adjacent property to the east, north, and north-west of the proposed site is also zoned LC. To the south-west and south the properties are zoned SF-10. (See Map.)

**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

The site will follow all regulations in regards to vehicle stacking, circulation, and turning radius, all work done on vehicles will be done in the building where the service bays are located and no outdoor storage area will exist, trash storage will include two separate dumpsters, one for general everyday waste and the other for automotive waste like shop rags and oil filters and both will be screened appropriately, no vehicles will be stored on site for parts or for more than 30 days, and finally no gas will be sold on site.

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.

The proposed special use is compatible with the character of the surrounding land as there is currently an auto parts store to the east of the site, and across the street is a used car sales lot. Additionally, these lots are zoned LC.

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

The proposed plan shows a proposed Type D 30' buffer against the adjoining SF-10 property which is 10' greater than the required buffer. The proposed opaque landscaping will reduce noise and the visual impact of the site. The site also borders an LC property on the east and proposed landscaping will reduce noise and visual impact. Service deliveries will be done every 1-2 weeks by trucks the size of garbage trucks and they will pickup oil and deliver oil, fluids, and tires. A majority of deliveries will be done as needed by smaller passenger vehicles or trucks. So traffic will be consistent with the neighboring O'Reilly Auto Parts and noise produced from operation will be negligible as it will be done inside the service bays and not extend out further than a few feet.

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

The special use is configured to minimize adverse effects with the incorporation of type D landscape buffer where the property adjoins with the SF-10 zoned lot to prevent any significant visual impacts for the neighboring property. The other landscaping buffers will be according to city regulations to match neighboring properties.

E) 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 avoid environmental impacts with the proper disposal of all automotive waste with a separate specific on site dumpster in combination with a trash dumpster and both will be properly screened. The trench drain under the bay doors will drain to an oil water separator and the shop sinks will also drain to that separator. Finally, there will be separate sewer taps for the baths and the oil and water outlet. On site landscaping and stormwater control measures will be used to control the flow of water and nutrients to local waterways.

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

The site maintains safe ingress and egress with two driveways, one leading to Reaford rd and the other leading to Dairy Dr. The site plan follows all parking, drive aisle, and driveway regulations as well.

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.

The property values will not be affected as there is an existing buffer with the setback from the rear of site and proposed landscaping will shield the proposed building and parking lot from the residential area.

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

The business will be run according to all city, state and federal laws and regulations.

**5. Submittal Requirement Checklist**

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

<input checked="" type="checkbox"/>	Pre-application Conference completed
<input checked="" type="checkbox"/>	Application fee
<input checked="" 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 checked="" type="checkbox"/>	Copy of recorded deed
<input type="checkbox"/>	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
<input checked="" type="checkbox"/>	Proposed or existing development name (if different from project name)
<input type="checkbox"/>	Traffic impact analysis (if required)
<input checked="" type="checkbox"/>	Any additional information determined to be necessary by the Development Services Department

**6. Primary Point of Contact Information for the Pre-application Conference**

Primary Point of Contact Name: Mark Wu

Mailing Address: 1667 Thomas A. Betts Pwky Fax No.: 252-446-7714

Phone No.: 252-446-3017 Email: markw@mackgaypa.com

**7. Owner Information**

Owner Name: Joan Allen Johnson

Mailing Address: 231 Fairway Dr. Fayetteville, NC 38305 Fax No.: 910-221-4500

Phone No.: 910-864-2626 Email: jfjohnson1@nc.rr.com

Signature: Joan Allen Johnson Date: 5/8/2017