

**Project Overview****#685462****Project Title:** PRENSTON GALE**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:** LORI S EPLER

**Project Location****Project Address or PIN:**

- 5473 GRIMES RD (9495042533000)
- 5487 GRIMES RD (9495042308000)

**GIS Verified Data****Property Owner:** Parcel**Acreage:** Parcel

- 5473 GRIMES RD: SXANGG INVESTMENT GROUP LLC
- 5487 GRIMES RD: SXANGG INVESTMENT GROUP LLC
- 5473 GRIMES RD: 0.4
- 5487 GRIMES RD: 0.73

**Zoning District:**

**Fire District:**

**Hospital Overlay District:**

**Cape Fear District:**

**Haymount Historic District:**

**100 Year Flood:**

**Watershed:**

**Subdivision Name:**

**Airport Overlay District:**

**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 SUBJECT PROPERTIES WERE PREVIOUSLY USED FOR TWO RESIDENCES. ONE WAS A 950 SQ FT HOUSE BUILT IN 1954. THE OTHER WAS A MOBILE HOME. BOTH HAVE BEEN REMOVED.

THE OWNER WISHES TO CONSTRUCT A DUPLEX ON BOTH LOTS WITH A COMMON DRIVEWAY.

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

THE PROPERTIES ARE ZONED SF-6. THE ADJACENT PROPERTY TO THE NORTH IS SF-6 AND CURRENTLY A SINGLE FAMILY HOME. THE PROPERTY TO THE EAST IS ZONED SF-6 AND VACANT. THE PROPERTIES TO THE SOUTH ARE ALSO SF-6 AND SINGLE FAMILY HOMES. THE PROPERTIES ACROSS THE STREET TO THE WEST ARE ZONED AR AND VACANT.

### 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 TWO BUILDINGS (FOUR UNITS) WILL HAVE ONE DRIVEWAY ON GRIMES ROAD AS CALLED FOR IN THE STANDARDS.

ALL HVAC AND ELECTRICAL EQUIPMENT WILL BE SCREENED FROM THE STREET.

THE GARAGE ENTRANCES WILL NOT FACE THE STREET.

THE FRONT ENTRANCE TO THE UNITS WILL FACE THE COMMON DRIVE, NOT THE STREET SIDE OF THE BUILDINGS.

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

THE PROPOSED LAYOUT OF THE BUILDINGS IS SUCH THAT THE GARAGES AND THE ENTRANCES TO THE INDIVIDUAL UNITS WILL FACE A COMMON DRIVE, NOT THE STREET. MAKING THE BUILDINGS APPEAR TO BE ONE UNIT.

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

THERE WILL BE NO ADVERSE IMPACTS TO THE SURROUNDING PROPERTIES AS ALL USES IN THE AREA ARE RESIDENTIAL.

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

ALL ENTRANCES AND GARAGE DOORS ARE NOT FACING THE STREET CREATING NO ADVERSE VISUAL IMPACTS.

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

THE PROPOSED USE HAS A VERY LOW IMPACT ON ANY OF THE RESOURCES NAMED AS IT IS RESIDENTIAL.

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

THE FOUR UNITS WILL USE ONE DRIVEWAY ACCESS FROM GRIMES ROAD.

**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 PROPOSED UNITS WILL BE MUCH MORE IN KEEPING WITH AGE AND CONDITION OF THE SURROUNDING PROPERTIES,

THESE UNITS WILL PROVIDE AFFORDABLE HOUSING FOR MORE FAMILIES OR INDIVIDUALS WHILE KEEPING THE INTEGRITY OF THE NEIGHBORHOOD INTACT.

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

IT DOES.

THIS PROPERTY WAS R6 PRIOR TO THE UDO ZONING BEING APPLIED. DUPLEXES WERE ALLOWED IN THAT ZONING. THIS OWNER IS MERELY TRYING TO ACHIEVE THE RETURN ON HIS INVESTMENT THAT WAS TAKEN AWAY.

#### Primary Contact Information

##### Project Contact - Agent/Representative

LORIEPLER  
Larry King & Assoc.  
1333 Morganton Road, Fayetteville  
Fayetteville, NC 28305  
P:9104834300  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

##### Project Owner

PRENSTON GALE  
  
3241 WINTERWOOD DR  
FAYETTEVILLE, NC 28306  
P:910.644.2374  
[PRENSTON\\_GALE@HOTMAIL.COM](mailto:PRENSTON_GALE@HOTMAIL.COM)

##### NC State License Number:

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

##### Project Contact - Primary Point of Contact for the Surveyor

LORIEPLER  
Larry King & Assoc.  
1333 Morganton Road, Fayetteville  
Fayetteville, NC 28305  
P:9104834300  
[LEPLER@LKANDA.COM](mailto:LEPLER@LKANDA.COM)

##### Contractor's NC ID#:

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