

Project Overview

#1000352

Project Title: Old Bunce Road Townhomes

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.

Expiration - Special Use Permit (SUP)

30-2.C.7.d.7.a.2 - 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.

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: Scott Brown

Project Location

Project Address or PIN: 0 N/A DR (9497843830000)

Zip Code: 28306

GIS Verified Data

Property Owner: Parcel

- 0 N/A DR: KING MODEL HOMES CONSTR CO INC

Acreage: Parcel

- 0 N/A DR: 5.24

Zoning District: Zoning District

- 0 N/A DR: SF-6

Subdivision Name:

Fire District:

Airport Overlay District:

Hospital Overlay District:

Coliseum Tourism District:

Cape Fear District:

Downtown Historic District:

Haymount Historic District:

Floodway:

100 Year Flood: <100YearFlood>

500 Year Flood: <500YearFlood>

Watershed:

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.:
Special use is for a 42 unit townhome project with some overflow parking.

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

Property is zoned SF-6. The property is a wood undeveloped lot. The adjacent properties and the parcel across the road is also zoned SF-6 with exception to the parcel to the north which is zoned MR-5.

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 SUP will follow the UDO as well as all local, state and federal requirements.

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

Multifamily is a permitted use in SF-6 zoning but requires a SUP. The proposed townhomes will be an improvement to the property as well as the neighborhood. There is an townhome project under construction on the opposite side of Old Bunce Road.

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

42 units are proposed. The proposed use is residential multifamily which is in harmony with the property to the west and across the street. No significant negative impact is anticipated from the proposed development.

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

The project will be in compliance with the UDO for buffers and screening. The development will be an asset to the neighborhood.

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

The project will connect to public water and sewer. A storm pond is proposed in accordance with the city's storm water ordinance. Land disturbance will be limited to what is required to construct the project.

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

The driveway access will be coordinated with both NCDOT and Fayetteville Traffic. Road improvements are not anticipated based on the current traffic counts along Old Bunce 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 development will not restrict or limit development on the adjoining parcels. The project is residential and will be located in a residential neighborhood. The project should not have any negative impact on surrounding property values.

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

The development will comply with the UDO as well as all local, state and federal laws.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Ben Stout
Stout Land Development, LLC
1786 Metromedical Drive
Fayetteville, NC 28304
P:(910)-779-0019
ben@benstoutconstruction.com

Project Contact - Agent/Representative

Scott Brown
4D Site Solutions, Inc
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
P:(910) 4266777
sbrown@4dsitesolutions.com

Project Contact - Primary Point of Contact for Engineer

Scott Brown
4D Site Solutions, Inc
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
P:(910) 4266777
sbrown@4dsitesolutions.com

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

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's #3 License Number:
NC State Electrical Contractor #1 License Number:
NC State Electrical Contractor #2 License Number:
NC State Electrical Contractor #3 License Number:
NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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