

CITY OF FAYETTEVILLE
STATE OF NORTH CAROLINA
ORDER TO APPROVE A SPECIAL USE PERMIT

The issuance of a Special Use Permit to allow Transitional Housing property zoned Office and Institutional located at 707 Murchison Road

SUP26-01

Property Address: 707 Murchison Road
Tax Map Number: 0437295137000
Property Owner: United Gospel Fellowship Covenant Ministries

The City Council for the City of Fayetteville, NC, held an evidentiary hearing on May 26, 2026, to consider a Special Use Permit request filed by Jerry V. Porter (“Applicant”), on behalf of United Gospel Fellowship Covenant Ministries (“Property Owner”), to issue a Special Use Permit to allow Transitional Housing on Commercially zoned property located at 707 Murchison Road, Fayetteville, NC (“Subject Property”). The Subject Property is presently zoned as Office and Institutional (OI).

On May 12, 2026, a notice of evidentiary hearing was mailed to the Property Owner and all the owners of property within 1,000 feet of the Subject Property. On May 13, 2026, a notice of evidentiary hearing sign was placed on the Subject Property. On May 15, 2026, and May 22, 2026, a notice of evidentiary hearing advertisement was placed in the legal section of *The Fayetteville Observer*.

Having considered the sworn testimony, evidence, and oral arguments submitted at the hearing by the parties, the City Council makes the following FINDINGS OF FACT and CONCLUSIONS OF LAW:

Findings of Fact

1. United Gospel Fellowship Covenant Ministries is the Property Owner of property zoned Office and Institutional (OI) located at 707 Murchison Road, which contains approximately 3.62 acres in the City of Fayetteville, NC.
2. The Subject Property is currently zoned Office and Institutional (OI) and is an existing faith and cultural complex.
3. The Property Owner/Applicant seeks to operate Transitional Housing on the Subject Property.
4. The Applicant filed a timely application for a Special Use Permit on behalf of the Property Owner on March 27, 2026.
5. The City of Fayetteville adopted the Unified Development Ordinance (UDO), codified under Chapter 30 of the City Code, to consolidate the City’s zoning and subdivision regulatory authority as authorized by the North Carolina General Statutes.

6. Chapter 30, Article 30-4, Section 30-4.A.2 Use Table, identifies Transitional Housing as a use that may be allowed in the Office and Institutional (OI) zoning district with approval of a Special Use Permit, subject to applicable use-specific standards, including Section 30-4.C.2.b.6 of the UDO.

7. Based on the testimony and evidence presented at the hearing, the City Council finds that:

- a) The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards because the site will house no more than 40 residents;
- b) The special use will be in harmony with the area in which it is located because the property will be professionally managed and maintained, contributing to the overall appearance and stability of the corridor;
- c) 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 because the facility will comply with all applicable building, fire, and life-safety codes, including occupancy limits, emergency egress, and required inspections prior to operation;
- d) The special use is in general conformity with the City's adopted land use plans and policies because the proposed use supports self-sufficiency, reduces negative social outcomes, and enhances the quality of life for residents within the community;
- e) The special use will not substantially injure the value of the abutting land because the use will not introduce conditions typically associated with negative impacts on property value, such as excessive noise, uncontrolled traffic or congestion, outdoor storage or industrial activity, or unsupervised or disorderly gatherings; and
- f) The special use complies with all other relevant city, state, and federal laws and regulations because 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.

8. The Special Use Permit applies to the entire Subject Property located at 707 Murchison Road and currently zoned Office and Institutional (OI).

9. The UDO requires that the Property Owner adhere to all city, state, and federal requirements. Compliance with the applicable regulations is intended to protect surrounding properties and mitigate potential impacts associated with the use.

10. An approved special use expires after 12 months if work has not commenced, permits have not been obtained, or the approved activity authorized by the Special Use Permit is discontinued and not resumed for a period of one year.

Conclusions of Law

1. The City of Fayetteville adopted the Unified Development Ordinance (UDO), codified under Chapter 30 of the City Code, to consolidate the City's zoning and subdivision regulatory authority as authorized by the North Carolina General Statutes. See City Code, Chapter 30.

2. The application submitted on behalf of United Gospel Fellowship Covenant Ministries was timely, notice was properly given, and an evidentiary hearing was held by the City of Fayetteville's City Council in compliance with the laws of North Carolina.

3. Transitional Housing is a use that may be allowed in the Office and Institutional (OI) zoning district with approval of a Special Use Permit, subject to applicable standards, conditions, and specifications of the UDO.

4. All of the general and specific standards required for the issuance of a Special Use Permit have been satisfied.

- a. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including Section 30-4.C, Use-Specific Standards;
- b. The special use will be in harmony with the area in which it is located;
- c. 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;
- d. The special use is in general conformity with the City's adopted land use plans and policies;
- e. The special use will not substantially injure the value of the abutting land; and
- f. The special use complies with all other relevant city, state, and federal laws and regulations.

5. The Property Owner shall adhere to all applicable city, state, and federal requirements.

6. The special use expires after 12 months if work has not commenced, permits have not been obtained, or the approved activity authorized by the Special Use Permit is discontinued and not resumed for a period of one year.

WHEREFORE, BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, it is ORDERED by the City of Fayetteville's City Council that the application for the issuance of a Special Use Permit is APPROVED.

VOTE: UNANIMOUS 9 to 0

This, the 22nd day of June 2026.

MITCH COLVIN, Mayor

ATTACHMENTS

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Property
6. Surrounding Properties
7. Site Plan
8. PowerPoint