

Project Overview**#684427****Project Title:** Little Drive Townhouses**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: George M. Rose

Project Location

Project Address or PIN: 6322 RAEFORD RD (0407305808000)

GIS Verified Data**Property Owner:** Parcel

- 6322 RAEFORD RD: RAMSEY PLAZA LLC

Acreage: Parcel

- 6322 RAEFORD RD: 2.25

Zoning District:**Subdivision Name:**

Fire District:
Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood:
Watershed:

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.:
Special use is for residential townhouses for rental only. Subject property has previously been used for single family residential (two rental houses).

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

Zoning of the tract to be developed with townhouses is SF-6, which was rezoned from LC in 2021 under case P21-53. LC-zoned property to the south is also owned by Ramsey Plaza, LLC and is a commercial use (retail truck accessories). Properties on Little Drive to the east and north are a mix of owner-occupied single family residential and rental duplexes.

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.:

Rental townhouses and other multi-family units are allowed in SF-6 with a special use permit.

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

Adjacent property to the north are rental duplexes. Adjacent property to the west is rental mobile homes. Townhouses and other multi-family units are allowed in SF-6 zoning.

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

The nine proposed units are dispersed into two separate buildings. A centrally-located stormwater facility provides some buffering from the buildings and parking to Little Drive. An existing wood fence along the southern line provides a buffer from the commercial use. Odors, noise, glare and vibration will not be generated with this special use.

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

The nine proposed units are dispersed into two separate buildings. A centrally-located stormwater facility provides some buffering from the buildings and parking to Little Drive. New landscaping along the Little Drive right-of-way provides additional buffering.

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

Special use does not deteriorate any of the existing natural resources. Site will be heavily landscaped per requirements of the UDO.

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

Ingress and egress is by a single, 24' wide entrance with 25' radii on the curbs so as to provide safe movements by passenger vehicles and trucks to and from the site.

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.:

Special use is consistent with the adjacent use to the north of rental duplexes. New construction being introduced into the area with enhanced stormwater management and landscaping will enhance the property values and livability of the neighborhood.

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

Special use complies with all other relevant City, State, and Federal laws and regulations.

Primary Contact Information

Project Contact - Agent/Representative

George Rose
George M. Rose, P.E.
P.O. Box 53441
Fayetteville, NC 28305
P:910-977-5822
grose9295@gmail.com

Project Owner

Arash Ainolhayat
Ramsey Plaza, LLC
3771 Ramsey Street
Fayetteville, NC 28311
P:910-977-3030
arashainolhayat@yahoo.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 Engineer

George Rose
George M. Rose, P.E.
P.O. Box 53441
Fayetteville, NC 28305
P:910-977-5822
grose9295@gmail.com

Contractor's NC ID#:

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