

Project Overview

#1157086

Project Title: Greenwood Homes

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: Timothy B. Evans

Project Location

Project Address or PIN: 0428335880 (Unverified)

Zip Code: 28303

GIS Verified Data

Property Owner:

Acreage:

Zoning District:

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.:
Duplex

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

zoning changing from SF10 to SF6

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 standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

Multiple rentals in neighborhood and long standing duplexes

Describe how the special use will be in harmony with the area in which it is located;:

Rentals

Indicate how the special will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;:

Special use fits with same housing currently in area

Demonstrate how the special use is in general conformity with the City's adopted land use plans and policies;:

Duplexes and multi-family buildings all around this area

Explain how the special us will not substantially injure the value of the abutting land, or the special use is a public necessity; and:

It coincides with other properties in the area

Will the special use comply with all other relevant City, State, and Federal laws and regulations?:

Yes

Primary Contact Information

Contractor's NC ID#:

Project Owner

Tim Evans
Rockfish Run Land and Development, LLC.
4239 Cameron Rd.
Fayetteville, NC 28306
P:9104230682
tim@longleafproperties.com

Project Contact - Agent/Representative

Tim Evans
Longleaf Properties of the Sandhills, LLC.
4239 Cameron Rd.
Fayetteville , NC 28306
P:910-423-0682
tim@longleafproperties.com

Project Contact - Primary Point of Contact for the Developer

Tim Evans
Longleaf Properties of the Sandhills, LLC.
4239 Cameron Rd.
Fayetteville , NC 28306
P:910-423-0682
tim@longleafproperties.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: Developer