

City Council



Special Use Permit

April 22, 2024



Owner: Rockfish Run Land and Development, LLC

Applicant: Tim Evans

Request: SUP – Two to Four Family Home (Duplex)

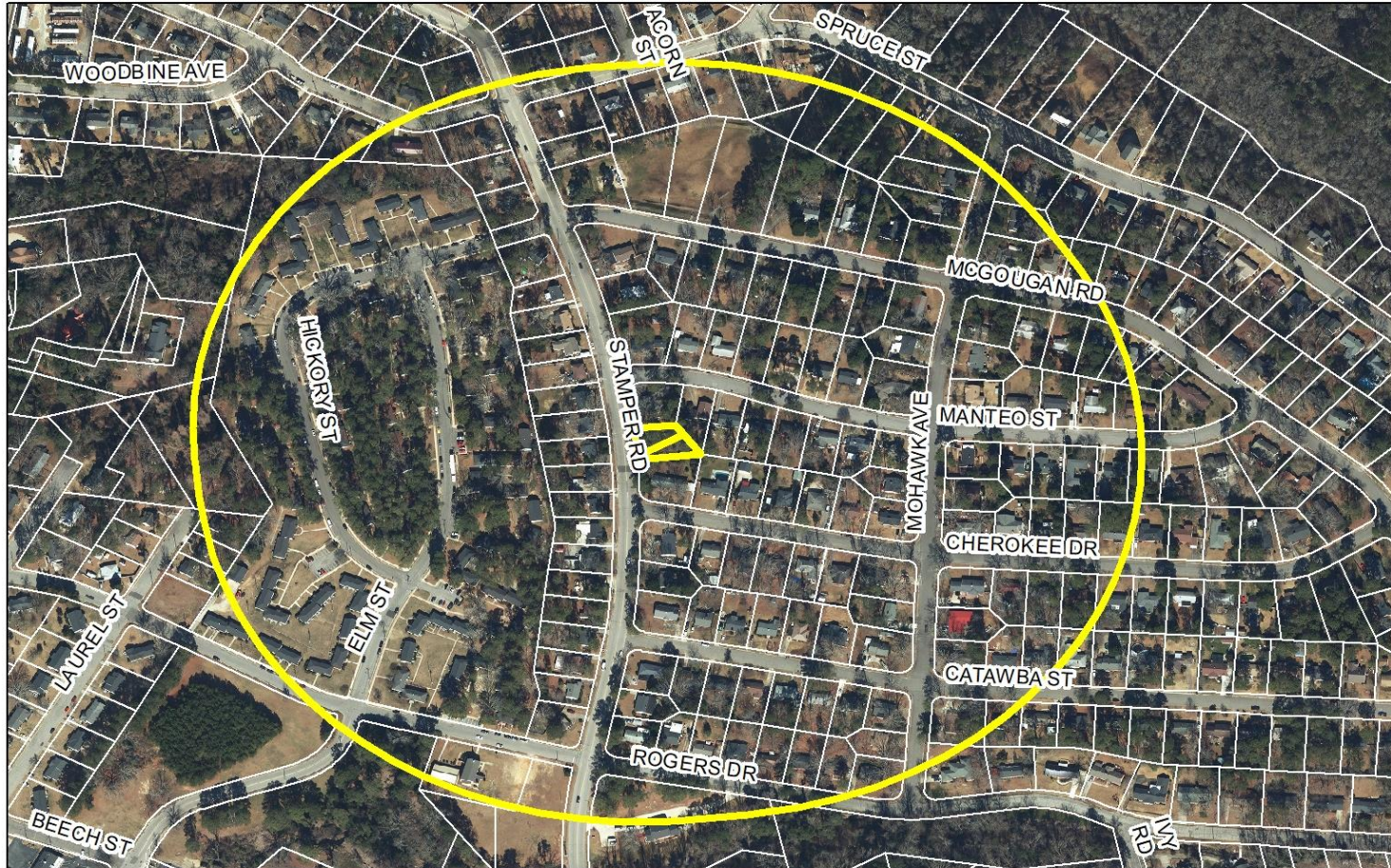
Located: 1040 Stamper Road

Acreage: .25 acres

District: 2

REID #: 0428335880000





Aerial Notification Map

Case #: SUP24-01

Request: SUP
Duplex

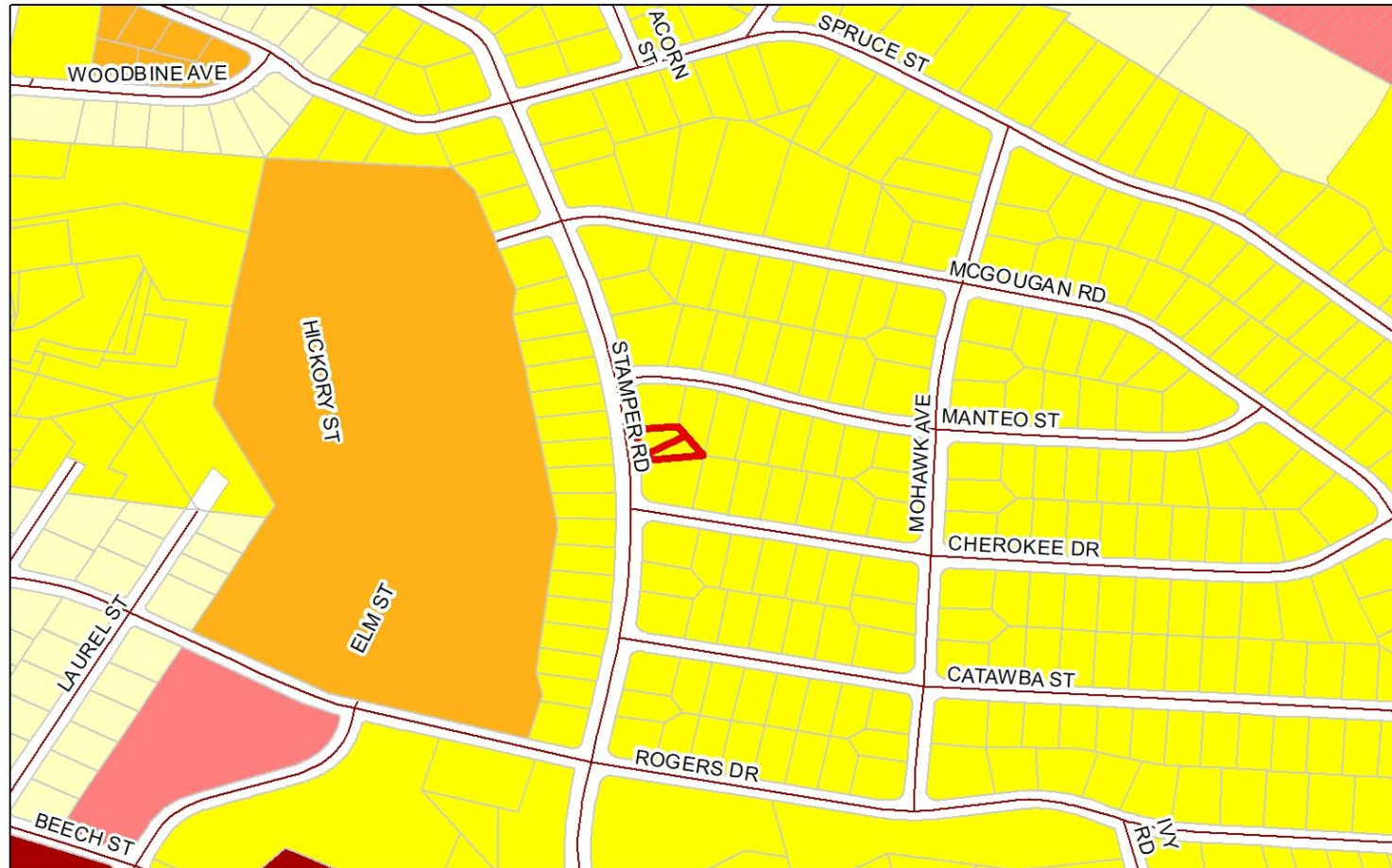
Location: 1040 Stamper Road
0428335880000

Legend

 P23-53  P23-53 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



Zoning Map

Case #: SUP24-01

Request: SUP
Duplex

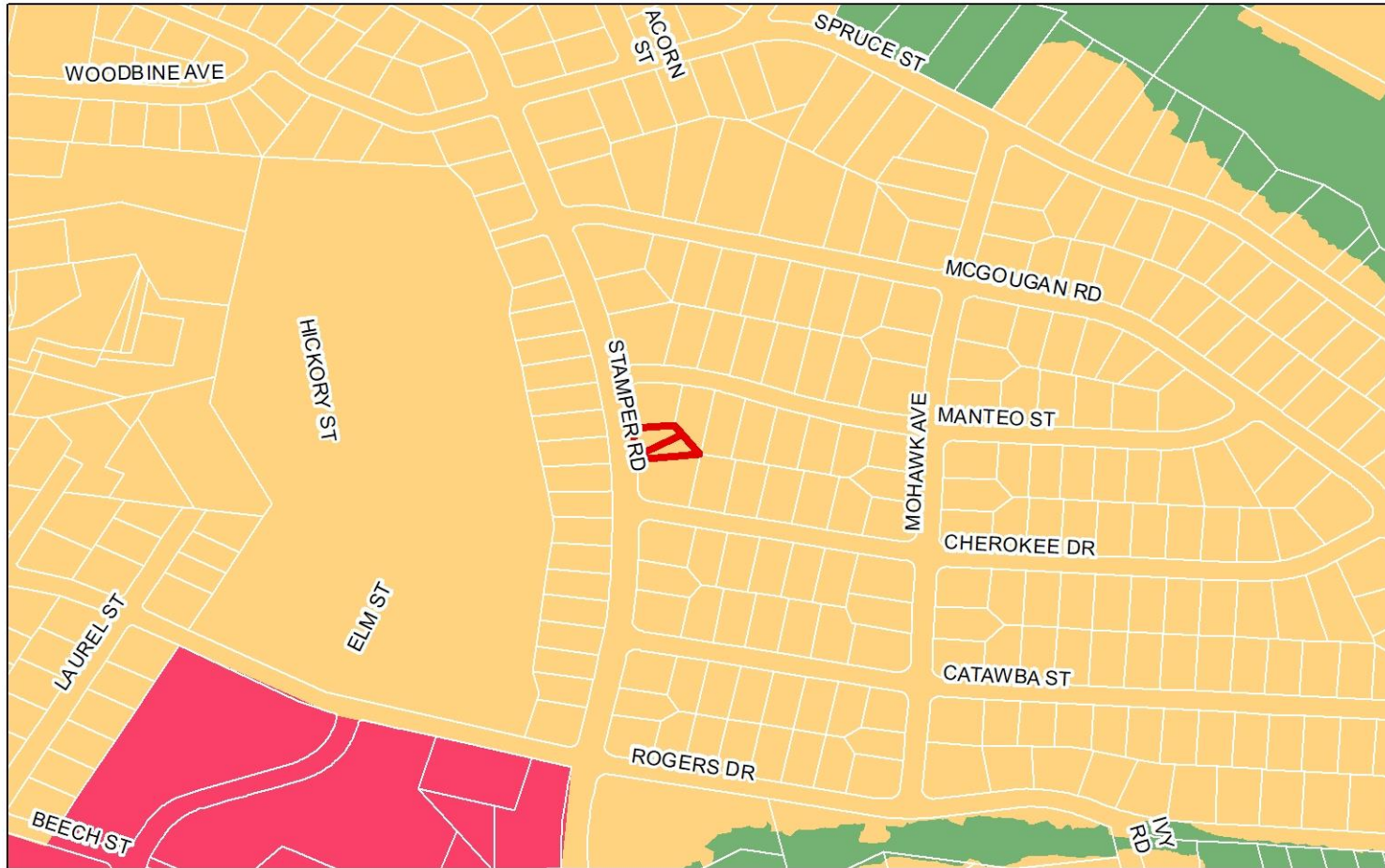
Location: 1040 Stamper Road
0428335880000

Legend

	P23-53		CC - Community Commercial
			LC - Limited Commercial
			LC/CZ - Conditional Limited Commercial
			MR-5 - Mixed Residential 5
			SF-6 - Single-Family Residential 6
			SF-10 - Single-Family Residential 10



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Land Use Map

Case #: SUP24-01

Request: SUP
Duplex

Location: 1040 Stamper Road
0428335880000

Legend

-  P23-53 **Land Use Plan 2040**
- Character Areas**
-  PARKOS - PARK / OPEN SPACE
 -  MDR - MEDIUM DENSITY
 -  CC - COMMUNITY CENTER

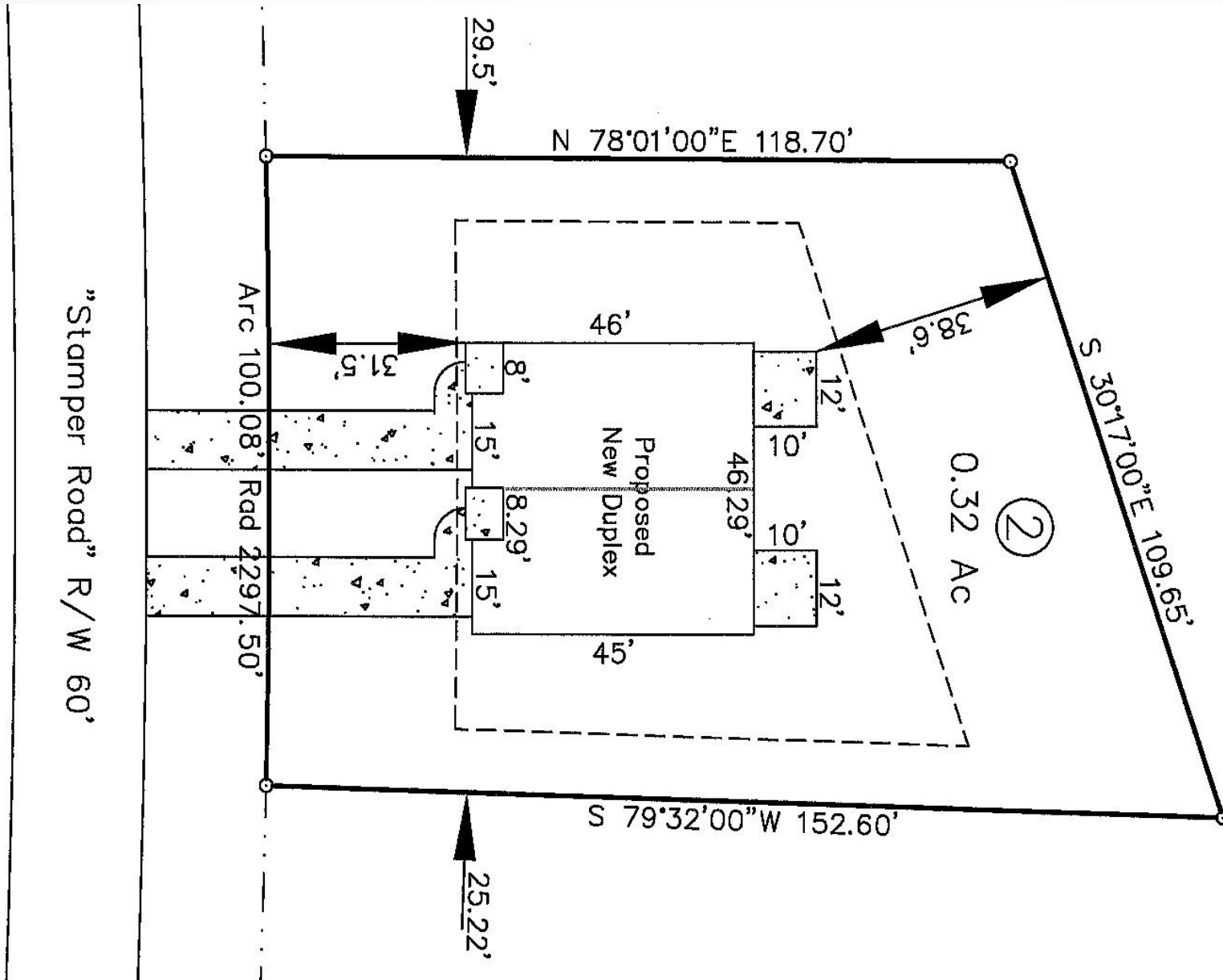


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Surrounding Properties





- The Future Land Use Plan calls for Medium Density Residential developments.
- Medium Density Residential is intended for single-family developments on small lots with duplexes and townhomes interspersed.
- The small size of the subject property would limit expansive development that is not in keeping with the surrounding area.
- Any development other than a single-family dwelling would require additional reviews and approvals.

For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. 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;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special us will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.



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