

# CITY COUNCIL



# ZONING CASE

SUP24-07

*November 25, 2024*



**Owner:** J & D Managements LLC

**Applicant:** Saeed Mohammed, Fresh Start Housing

**Requested Action:** SUP – Large Group Home and Reduction in Separation.

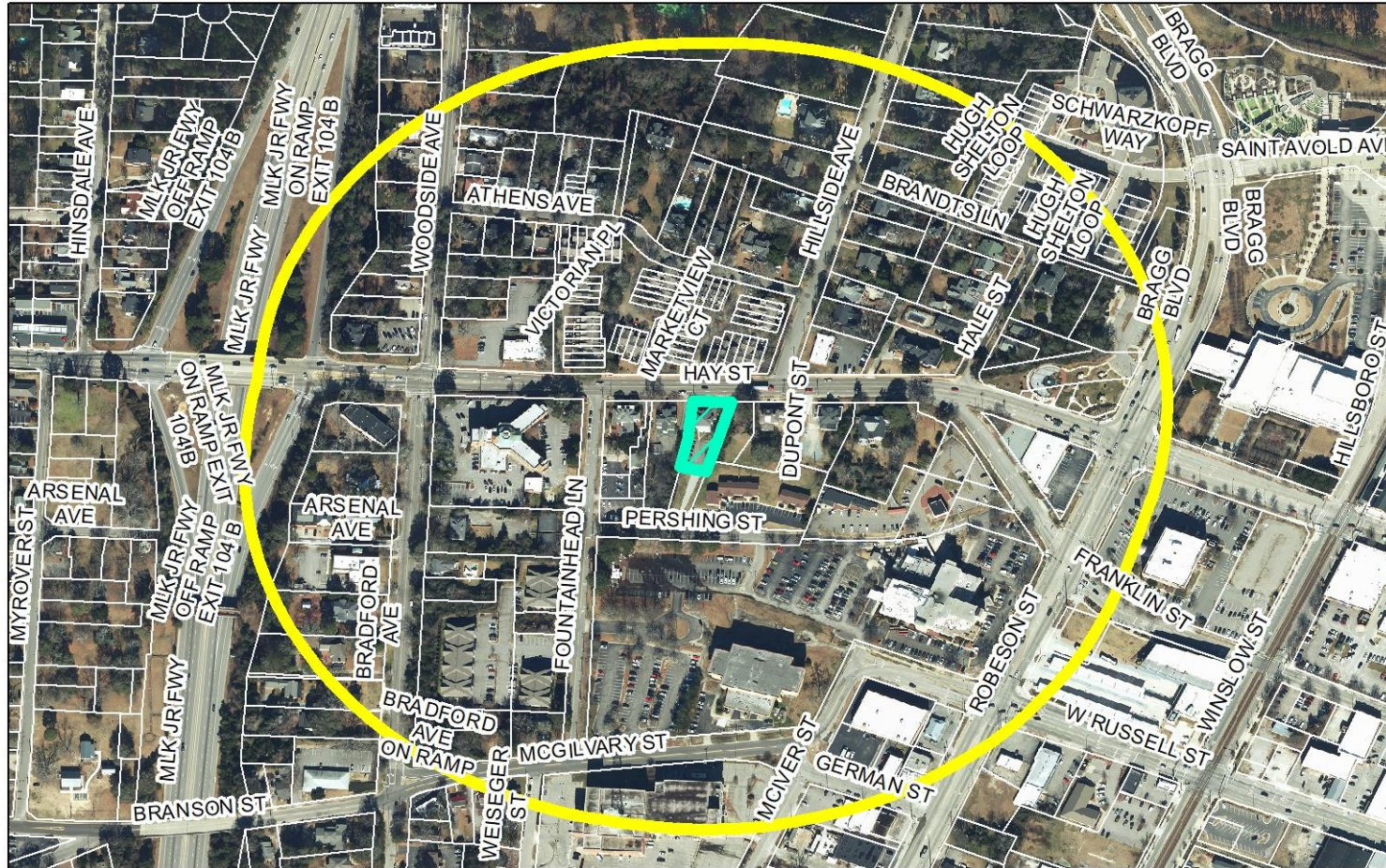
**Property Address:** 709 Hay St

**Council District:** 2 – Malik Davis

**Status of Property:** Single Family Detached Dwelling, zoned OI

**Size:** Approximately 0.34 acres





### Aerial Notification Map

Case #: SU24-07

Request: Special Use Permit (SUP)  
Group Home & Separation

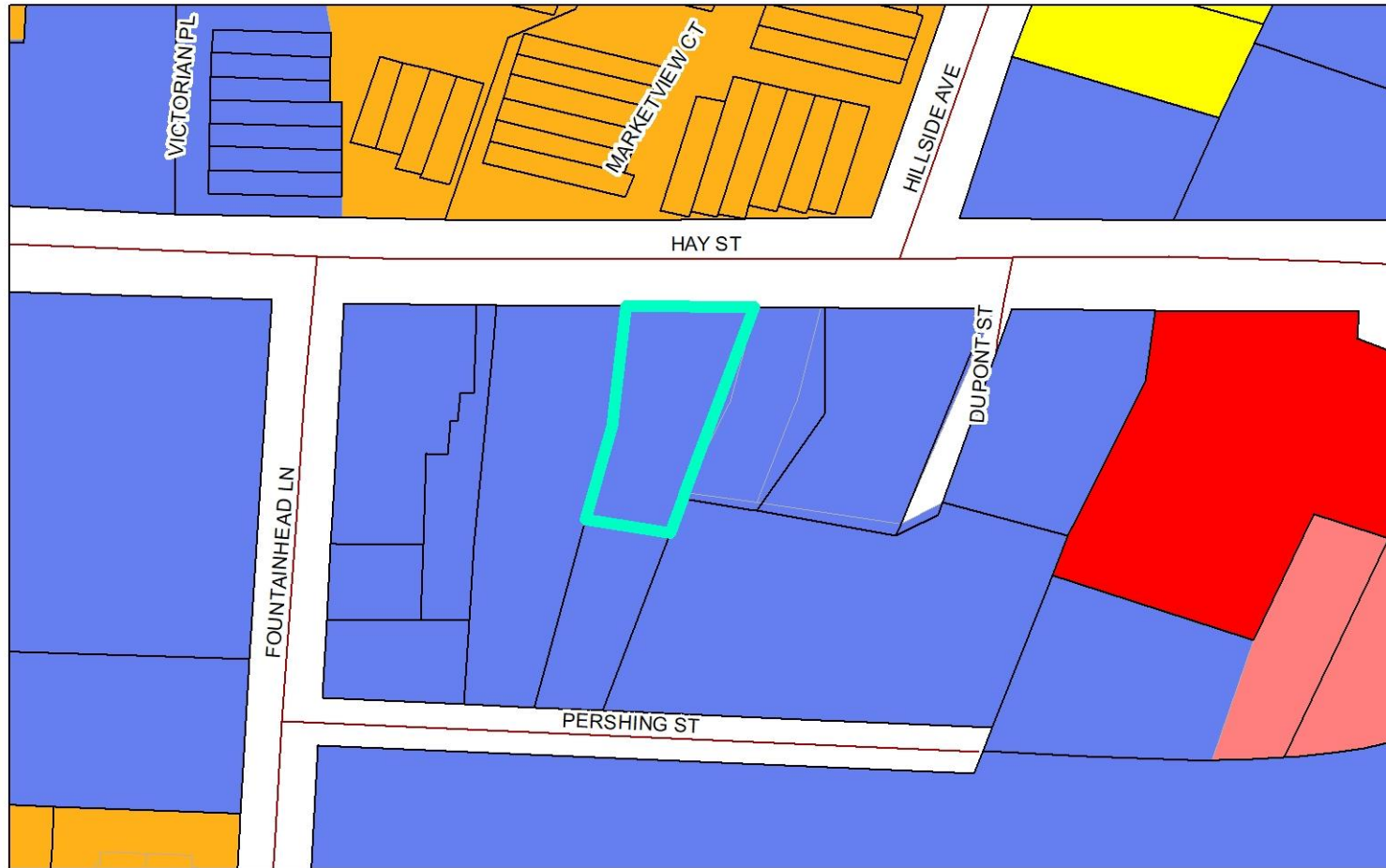
Location: 6302 Cool Shade Dr.  
REID 0437259126000

### Legend

-  1,000' Notification Buffer
-  709 Hay St.



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



## Zoning Map

Case #: SU24-07

Request: Special Use Permit (SUP)  
Group Home & Separation

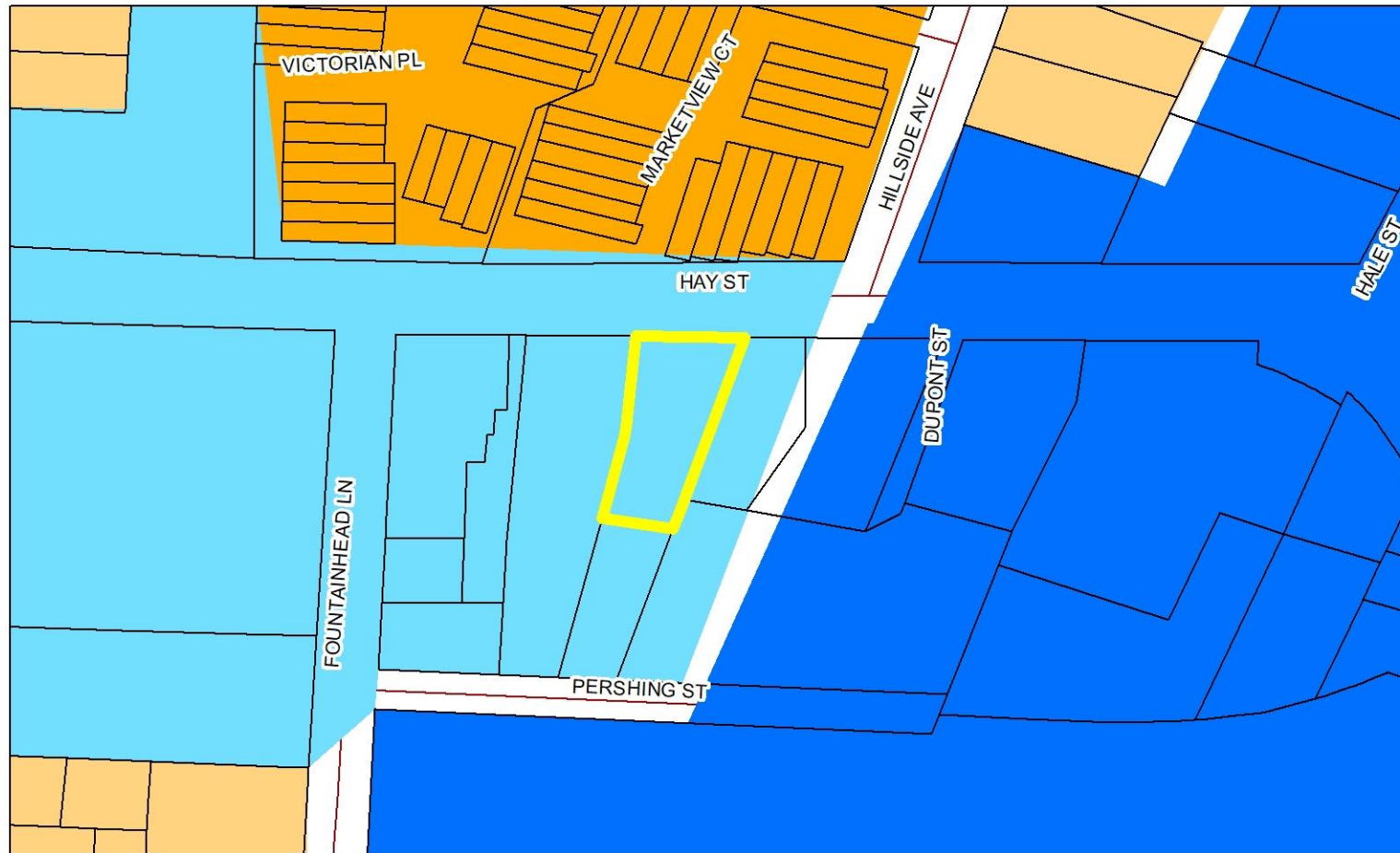
Location: 6302 Cool Shade Dr.  
REID 0437259126000

### Legend

- DT - Downtown
- LC - Limited Commercial
- MR-5 - Mixed Residential
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10



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### Land Use Map

Case #: SU24-07





Request: Special Use Permit (SUP)  
Group Home & Separation

Location: 6302 Cool Shade Dr.  
REID 0437259126000

### Legend

#### Land Use Plan 2040

#### Character Areas

-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  DTMXU - DOWNTOWN
-  OI - OFFICE / INSTITUTIONAL

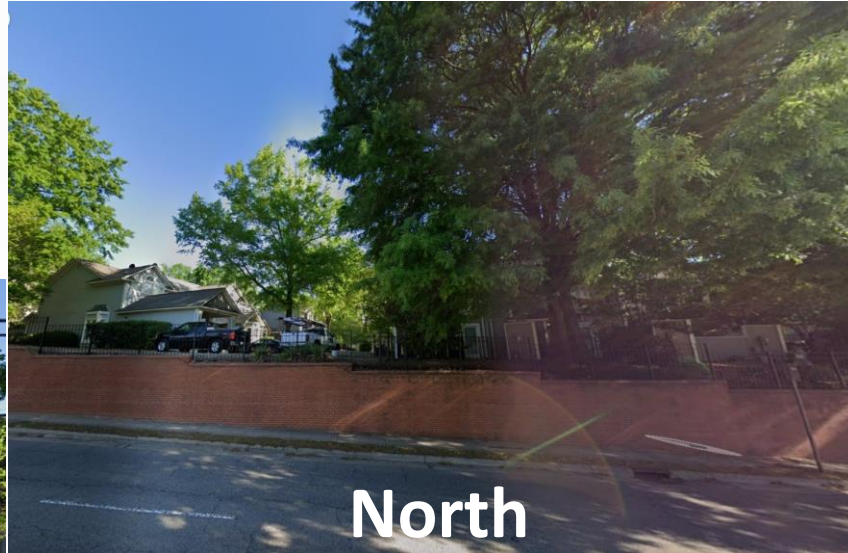


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**West**



**North**



**South**



**East**

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 use 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.



OPTION 1: I move to APPROVE the Special Use Permit (SUP) to allow the reduction of the separation requirement between Group Homes, subject to the submitted site plans and conforming to the current Unified Development Ordinance standards as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in a Single Family Residential 10 (SF-10) zoning district and (2) that this use complies with the findings listed and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

## OPTION 2

I move to DISAPPROVE the Special Use Permit (SUP) for the reduction of the separation requirement between Group Homes as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application does not meet the finding(s) of fact listed below. More specifically finding(s) #\_\_\_\_\_.



 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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