

**CITY OF FAYETTEVILLE  
STATE OF NORTH CAROLINA  
ORDER TO APPROVE A SPECIAL USE PERMIT  
To allow two Two- to Four-Family Dwellings (4 duplexes units) in a Single-Family  
Residential 6 (SF-6) zoning district.**

**SUP 22-01**

**Property Addresses:** 5473 and 5487 Grimes Road  
**Tax Map Numbers:** REID #s 9495042533000 and 9495042308000  
**Property Owner:** SXANGG INVESTMENT GROUP LLC

The City Council for the City of Fayetteville, NC, held an evidentiary hearing on February 28, 2022, to consider a Special Use Permit request filed by Lori Epler, Larry King & Associates, (“Applicant”) on behalf of SXANGG INVESTMENT GROUP LLC (“Property Owner”) to issue a Special Use Permit to allow two Two- to Four-Family Dwellings (4 duplexes units) in a Single-Family Residential 6 (SF-6) zoning district, on the property addressed as 5473 and 5487 Grimes Road, Fayetteville, NC (“Subject Property”). The Subject Property is presently zoned as Single-Family Residential 6 (SF-6).

On February 17, 2022, a notice of evidentiary hearing was mailed to the Property Owner and all of the owners of property within 500 feet of the Subject Property. On February 16, 2022, a notice of evidentiary hearing sign was placed on the Subject Property. On February 18 and 25, 2022, a notice of evidentiary hearing advertisement was placed in the legal section of *The Fayetteville Observer*.

Having considered all of 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. SXANGG INVESTMENT GROUP LLC is the owner of Single-Family Residential 6 (SF-6) zoned property addressed as 5473 and 5487 Grimes Road (Subject Property), which contains approximately 1.13 acres in the City of Fayetteville, NC.
2. The Subject Property is currently zoned Single-Family Residential 6 (SF-6) and used for residential use.
3. The Property Owner seeks to build 2 Two- to Four-Family Dwellings (4 Duplex units) on the Subject Property.
4. The Applicant filed a timely application for a Special Use Permit on behalf of the Property Owner on January 4, 2022.

5. The City of Fayetteville adopted the Unified Development Ordinance (UDO), codified under Chapter 30 of the City Code, to establish that “This Ordinance consolidates the City’s zoning and subdivision regulatory authority as authorized by the North Carolina General Statutes . . .”. Chapter 30, Article 4, Section 30-4.A.2 permits Residential Uses as a Use Category.

6. Chapter 30, Article 4, Section 30-4.C.4.i.1, Use Table, permits dwelling, Two- to Four-Family, in the Single-Family Residential 6 (SF-6) zoning district which meet the Use-Specific Standards.

- a. The special use complies with all of the following applicable standards in Section 30-4.C, Use-Specific Standards:
  - (1) The special use establishes a minimum level of design quality for three- to four-family residential, attached residential, and multi-family development to foster sustained value and stability within developments and neighborhoods.
  - (2) The special use promotes greater compatibility between three- to four-family residential, attached residential, and multi-family development and other allowed uses in the City through standards addressing building size and appearances, as well as off-street parking.
- b. The special use complies with the standards set forth in the Unified Development Ordinance (UDO) as the minimum lot size is met for a 4-unit duplex complex. All setbacks meet the given standards and the site plan is drawn to meet the requirements of the UDO.
- c. The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands as the surrounding property is zoned and constructed as mainly single-family residential homes; the proposed development is a residential development located on Grimes Road; the proposed use is similar in nature to the surrounding uses; and the proposed Special Use Permit will be compatible with the character of the surrounding property.
- d. The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration as the proposed use is residential and matches the use of the surrounding property and the traffic, noise, odor, etc., will be similar in nature to the existing uses.
- e. The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands. The driveways for the development will all extend to a central private driveway connecting to Grimes Road. This property will be redeveloped in accordance with the current UDO and storm water ordinance.

- f. The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources. The project is designed to comply with the current storm water ordinance and UDO for landscaping. There is no evidence of significant deterioration of resources from the project.
- g. The special use maintains safe ingress and egress onto the site and safe road conditions around the site. The ingress and egress will be from a central private driveway connecting to Grimes Road. There is no evidence of negative impacts to traffic. The special use will comply with all other relevant City, State, and Federal laws and regulations.
- h. 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. The neighboring properties are developed as mostly single-family residential homes and the proposed development will be similar in nature. There is no evidence of negative impacts to property values.
- i. The special use is required to comply with all other relevant City, State, and Federal laws and regulations. Compliance with the required regulations will ensure that the surrounding properties are not harmed by this type of use.

7. The Special Use Permit applies to the entire Subject Property currently zoned Single-Family Residential 6 of the parcels identified by REID #s 9495042533000 and 9495042308000 and addressed as 5473 and 5487 Grimes Road.

8. The City's Unified Development Ordinance (UDO) requires that the Property Owner adhere to all City, State, and Federal requirements. Compliance with the required regulations will ensure that the surrounding properties are not harmed by this type of use.

9. The City's Technical Review Committee will review and approve all plans before any permits are issued.

10. An approved special use expires after 12 months if work has not commenced or permits have not been obtained or if the approved activity 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 on behalf of SXANGG INVESTMENT GROUP LLC, 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. The Property Owner shall adhere to all City, State, and Federal requirements.

4. All of the general and specific conditions precedent to the issuance of a Special Use Permit have been satisfied.

- a. The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district of surrounding lands.
- b. The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration.
- c. The special use will minimize adverse effects, including visual impacts, of the proposed use on adjacent lands.
- d. The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- e. The special use maintains safe ingress and egress onto the site and safe road conditions around the site.
- f. 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.
- g. The special use complies with all other relevant City, State, and Federal laws and regulations.

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

WHEREFORE, BASED ON THE FOREGOING FINDINGS OF FACTS 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: 10 to 0

This the 28th day of March, 2022.

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MITCH COLVIN, Mayor

## **ATTACHMENTS**

1. Application
2. Notification Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Properties
6. Surrounding Properties
7. Site Plan