



P18-41F

5.3) Special Use Plan Review

City of Fayetteville

433 Hay St | Fayetteville, NC 28301

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Project Overview

Project Title: Climate Control Storage (Special Use Permit)

Application Type: 5.3) Special Use Plan Review

Workflow: Staff Review

Jurisdiction: City of Fayetteville

State: NC

County: Cumberland

Project Location

Project Address or PIN: 220 EASTERN BLV (0437-91-9027-)

GIS Verified Data

Property Owner: Parcel

- 220 EASTERN BLV: WB FAYETTEVILLE PROPERTIES LLC

Acreage: Parcel

- 220 EASTERN BLV: 4.21

Zoning District: Zoning District

- 220 EASTERN BLV: HI

Subdivision Name: Parcel

- 220 EASTERN BLV: NOT APPLICABLE

Written Description of Special Use

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.:

Renovation of the existing Budget Inn Motel into a Climate Control Storage and RV/Auto/Boat parking Facility. This renovation project will supply a growing need for secure, dry storage of personal property and secure parking for short or long term needs. We will be open in the hours dictated by the city ordinance: 6 AM to 10 PM. we will employ 1 full time and 3 part time employees. We expect to fill 130-135 enclosed Climate Controlled Units, and 125 exterior secure parking spaces.

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

This zoning District (CC) includes storage facility use as described. Adjacent properties include Sunbelt Rentals, Napa Auto Parts, Edmond Grant's Tire Business, flex space rentals, and Convenience Stores.

Special Use Justification. Answer all questions in this section (upload additional sheets as needed).

Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.: This facility complies with all CC Zoned use specific standards. This facility is identical in use as any other storage & exterior parking facility applicable.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.: This facility will enhance the beautification of the area and not pose any adverse effect on the area as far as odor, noise, glare, vibration, etc. Storage facilities are very quiet and non-intrusive on the surrounding areas. The entire facility is fenced in a coded gate and complete security, it will

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.: This facility fits perfectly with the other businesses in this zoning district and compliment each other.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.: This facility will adhere to all zoning and landscaping ordinances and will enhance the beautification of area and eliminate the existing eyesore and liability the current situation exhibits.

properly lighted within an engineered lighting plan.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.: This new renovated facility will use 90% LESS power, water and sewer usage. It contributes less impervious surface area runoff and has no air or wildlife habitat consequences.

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.: This facility will greatly improve the property values of the entire surrounding area businesses. The current status of the area is detrimental to everyone's property values as well as being a liability to city resources.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.: This facility has ample off road ingress and egress spacing and does not impede natural traffic flow. The city is currently putting in new medians directly in front to further improve the safe road conditions.

The special use complies with all other relevant City, State, and Federal laws and regulations.: This facility will comply with all City, County, State, and Federal Laws & Regulations.

Primary Contact Information

Project Contact - Agent/Representative

Dennis D. Chisum
Chisum Construction Co., Inc.
3305 Amber Drive
Wilmington, NC 28409
P:910-367-1984
dennischisum@gmail.com

Property Owner

William Troutman
W B Properties, LLC
2318 Crown Center Drive
Charlotte, NC 28227
P:704-819-7800
wbt@graphicsinternational.com

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

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. :