

CITY COUNCIL



Special Use Permit

SUP25-03

May 27, 2025



Owners: Ali Abdo, City Property LLC.

Applicant: Ali Abdo

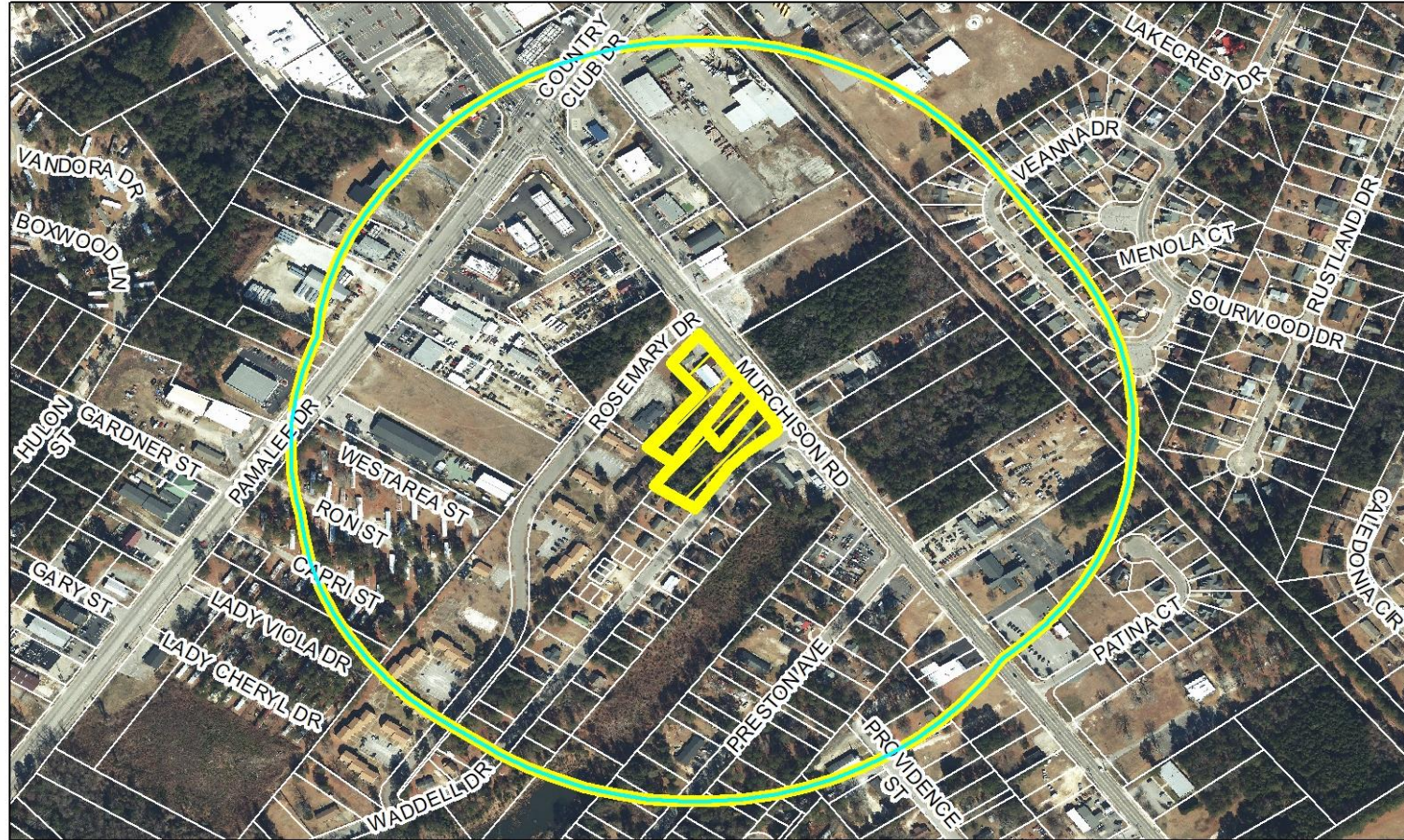
Request: SUP – Reduction in separation between uses.

Location: 3003, 3005, 3009 MURCHISON RD

Acreage: 2.35 ± acres

District: 4 – Haire

REID #: 0428597115000, 0428596376000, 0428597350000



Aerial

Case #: SUP25-03

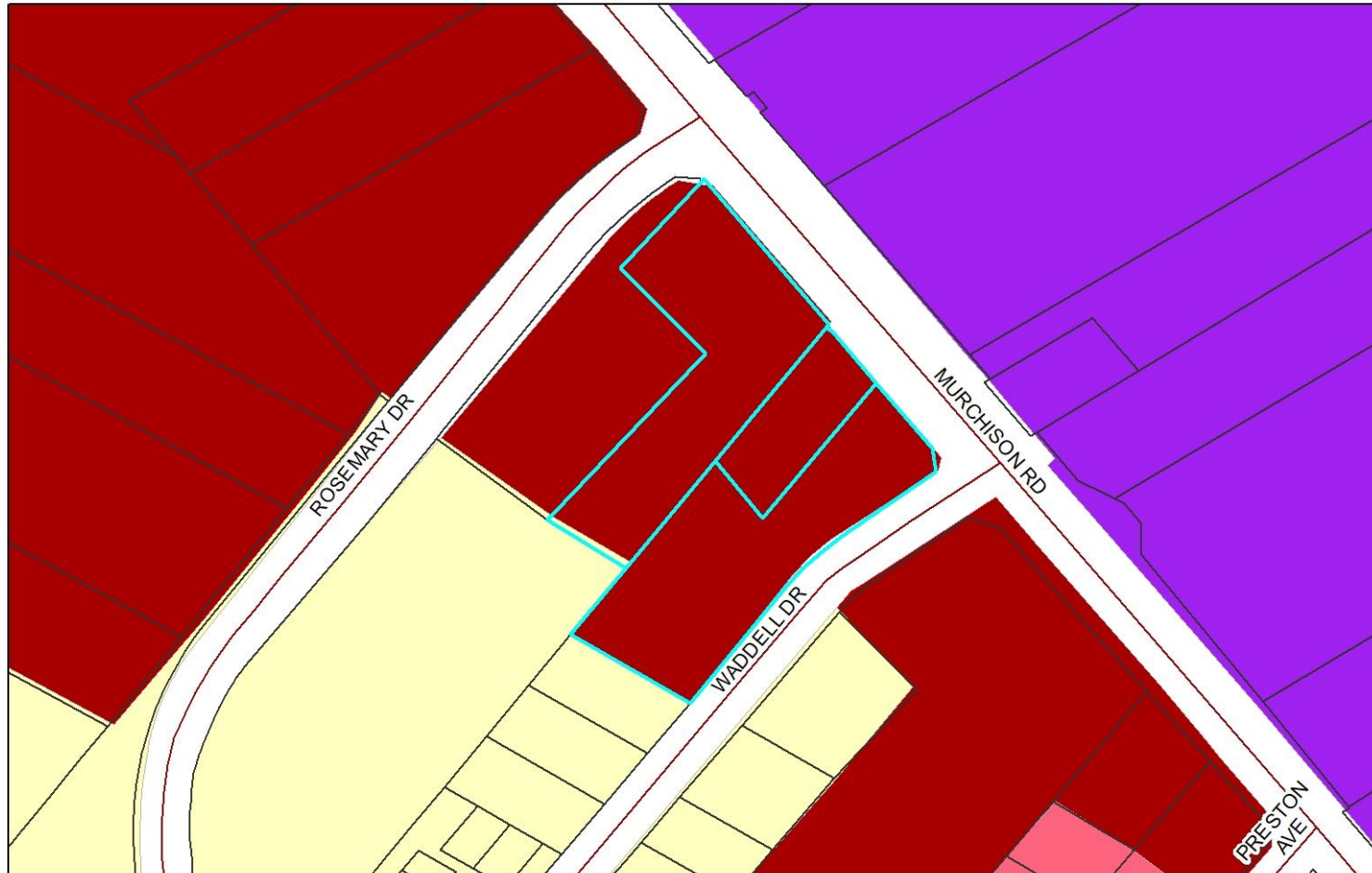
REQUEST: Reduction in separation for
Automotive Wrecker Service

LOCATION: 3003, 3005, 3009 MURCHISON RD

 1,000 Foot Notification Area

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





Zoning Map

Case #: SUP25-03

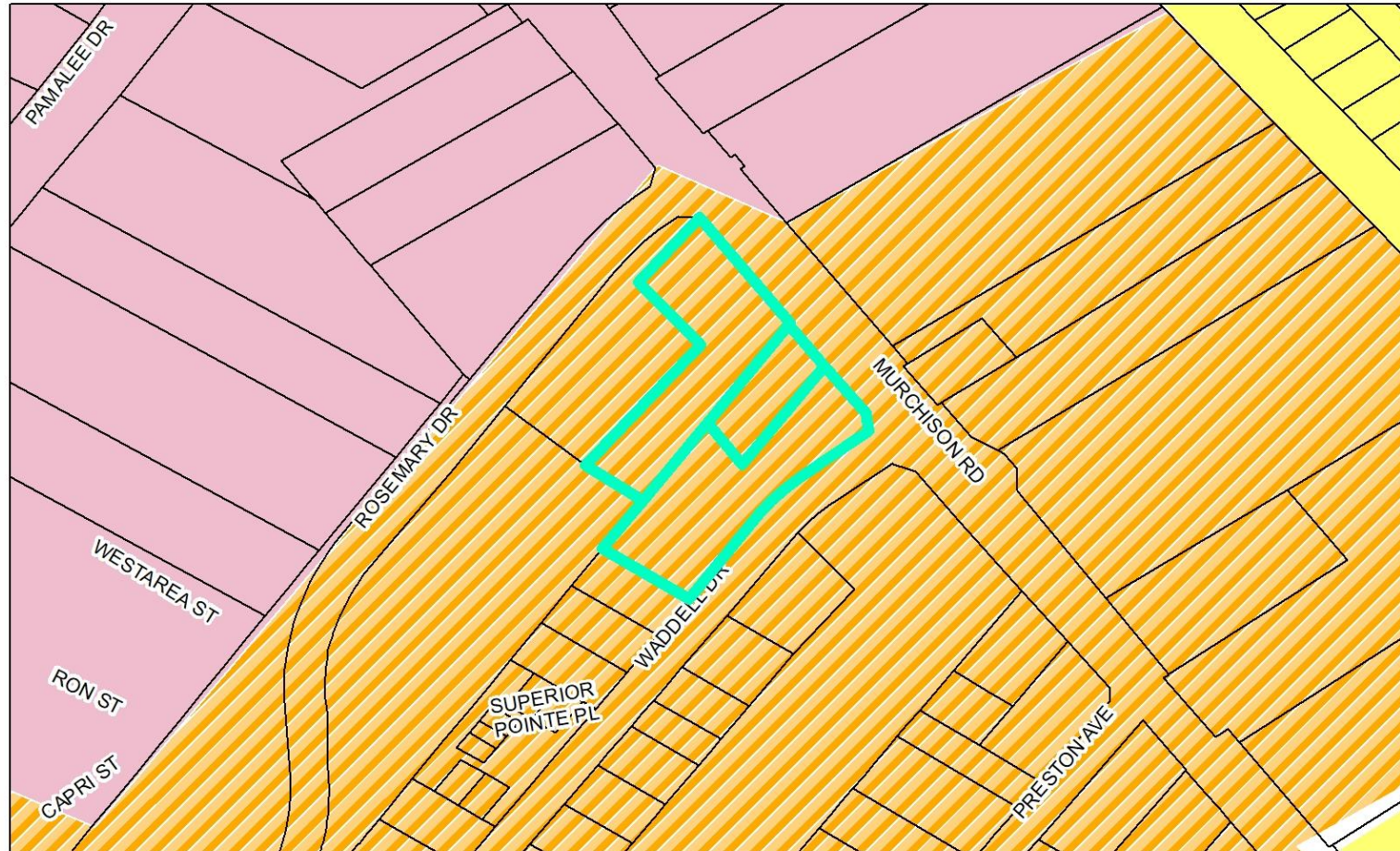
REQUEST: Reduction in separation for
Automotive Wrecker Service

LOCATION: 3003, 3005, 3009 MURCHISON RD

Legend

- CC - Community Commercial
- HI - Heavy Industrial
- LC - Limited Commercial
- SF-6 - Single-Family Residential 6





Land Use Map

Case #: SUP25-03

REQUEST: Reduction in separation for
Automotive Wrecker Service

LOCATION: 3003, 3005, 3009 MURCHISON RD

Legend

Land Use Plan 2040

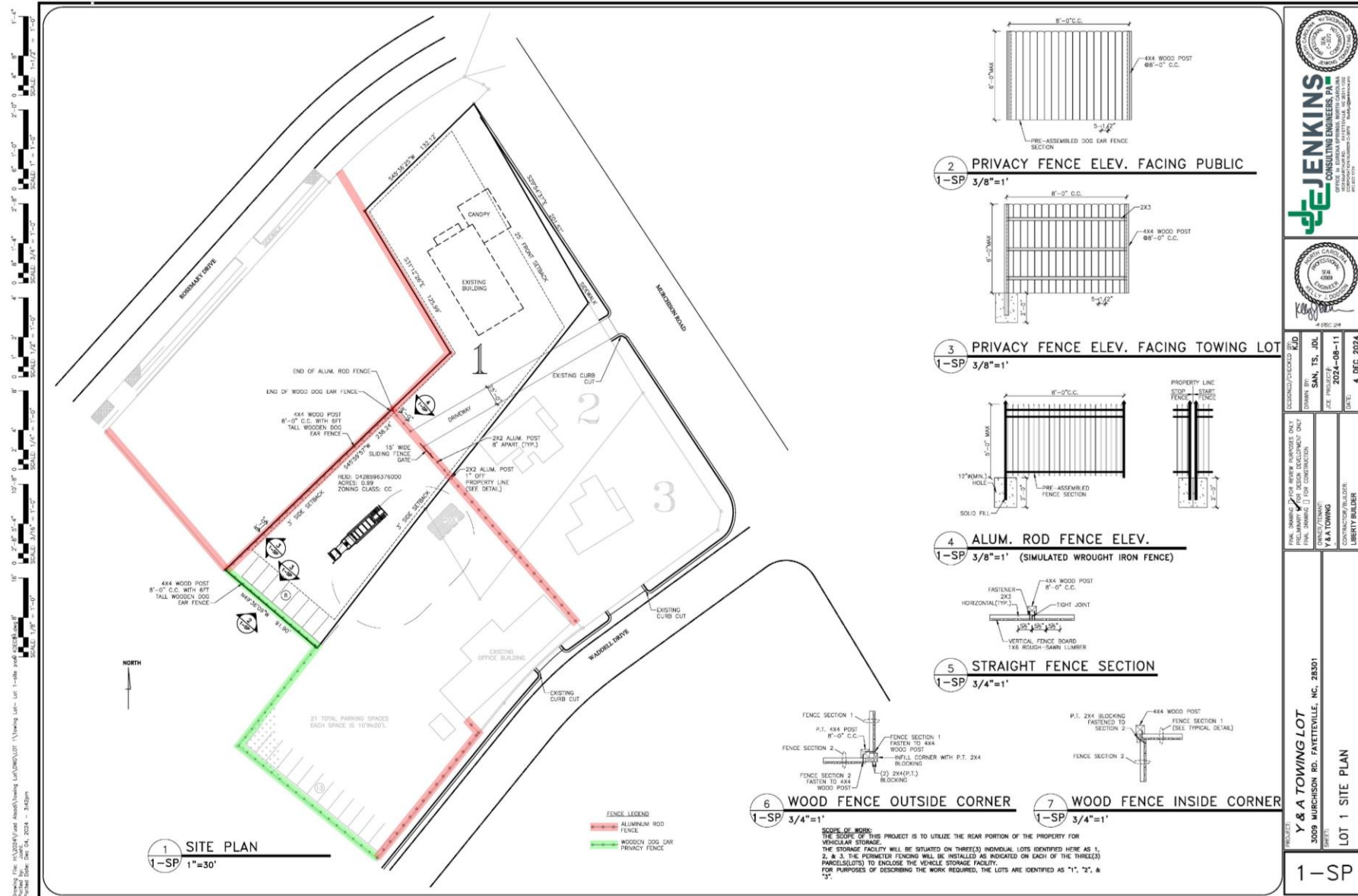
Character Areas

- LDR - LOW DENSITY
- NIR - NEIGHBORHOOD IMPROVEMENT
- NMU - NEIGHBORHOOD MIXED USE











Surrounding Area:

The surrounding area primarily consists of CC and HI zoning districts along Murchison Road, transitioning to a mix of single-family detached and attached housing, along with two to four family dwelling, townhomes and multi-family along Rosemary Drive and Waddell Drive. Two of the three properties that are included in this application abut residentially zoned properties and almost all of these properties are developed.

Special Use Permit Request:

The owner is requesting a reduction in the 250-foot separation standards between an automotive wrecker service and residentially zoned property. The applicant's request would reduce the separation down to approximately 0 feet. These properties and some of the surrounding residential properties share common property lines.

OPTION 1

I move to APPROVE the Special Use Permit to allow the reduction of the separation requirement between an automotive wrecker service and residentially zoned property 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 Community Commercial (CC) 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 an automotive wrecker service and residentially zoned property 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) #____.]

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 use 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.



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