

Project Overview

#1125278

Project Title: Agape Achievement Academy Master Plan

Jurisdiction: City of Fayetteville

Application Type: 5.3) Special Use Plan Review

State: NC

Workflow: Staff Review

County: Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicants,

Thank you for applying for a Special Use Permit with the City of Fayetteville. Due to legislative changes, the procedural process for Special Use Permits have changed:

1. Special Use Permits are now considered Evidentiary Hearings. With an Evidentiary Hearing, it is incumbent upon the applicant to present evidence that supports the application. This evidence is required both in writing and verbally.
2. Since the written evidence comes mainly from the application, the eight (8) Findings of Fact are essential. The answers must be complete and accurate.
3. Applicants are required to make, at minimum, an oral presentation to the City Council that addresses the eight (8) Findings of Facts. The applicant has the option of doing a visual presentation as well, but this is not required.
4. Lastly, Special Use Permits no longer have to be reviewed by the Zoning Commission and will proceed directly to the City Council. The deadline dates for Special Use Permits have changed.

Expiration - Special Use Permit (SUP)

30-2.C.7.d.7.a.2 - Unless specified otherwise by the City Council, a Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance of the Special Use Permit, or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year.

Again, thank you for your application. If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

Please enter your full name in the space below to confirm your acknowledgement of the above statement.

Enter Your Full Name Here: Del Crawford

Project Location

Project Address or PIN: 4502 ROSEHILL RD
(0429683699000)

Zip Code: 28311

GIS Verified Data

Property Owner: Parcel

- 4502 ROSEHILL RD: BETHEL CHRISTIAN ASSEMBLY INC

Acreage: Parcel

- 4502 ROSEHILL RD: 12.17

Zoning District: Zoning District

- 4502 ROSEHILL RD: SF-15

Subdivision Name:

Fire District:

Airport Overlay District:

Hospital Overlay District:

Coliseum Tourism District:

Cape Fear District:

Downtown Historic District:

Haymount Historic District:

Floodway:

100 Year Flood: <100YearFlood>

500 Year Flood: <500YearFlood>

Watershed:

Written Description of Special Use

Is the proposed project for a cell tower?: No

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.:

The parcels current use is a vacant track with some woods. The proposed use shall be a charter school per State guidelines. They are proposing initial construction/installation of a classroom/office building that is approximately 8,120 sf, 66 parking spaces for visitors, guest and staff, student drop-off, walkway network and open outdoor learning environment. It is anticipated that Phase II would include one additional 8,120 sf classroom structure.

The hours of operation for the school will be Monday thru Friday 7:00 am to 6:00 pm with varied times on the weekends (between 8:00 am 5:00 pm) for staff members and maintenance personnel. Anticipated employees shall be 20.

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

The parcel zoning district is Single Family 6 (SF-6). The zoning districts that are adjacent to the property are Single Family 10 (SF-10) and Single Family 15 (SF-15).

The property fronts Rosehill Rd which abuts the SF-10 zoning district. This area contains a number of single-family homes and places of worship. The adjacent SF-15 zone surrounding the parcel to the rear and sides include a place of worship, single family homes, and an educational facility.

There is an elementary school approximately 550 feet east of the proposed building and a place of worship approximately 600 feet southwest of the proposed building.

Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).

Indicate how the special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

The proposed educational use is compatible to the area neighborhood that currently contains a school and other non-residential oriented uses such as houses of worship. The proposed 8,120sf school building will be set back from the street over 300. The parking lot will be set back approximately 50. Therefore, the development shall not create an intrusive use or generate any more noise or vehicle traffic that is not already typical to the surrounding uses. Construction shall be in general compliance with the City's UDO standards including parking, landscaping, site access, etc.

Describe how the special use will be in harmony with the area in which it is located;:

As previously noted, the school shall be comparable with the non-residential uses of the area that includes an educational facility and houses of worship. Careful consideration was given in the location of the site features such as setting the parking further from the street than the UDO requirement. This was done to keep the visual appeal of the area, minimize noise and limit effects to the residential uses.

Indicate how 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;:

The education development shall comply with the pertinent regulations of the City and State as related to public health and safety. The development would not generate any toxic fumes. The site contains significant internal vehicle stacking for student drop-off. Therefore, parking of the back-up of vehicles on Rosehill Road is not anticipated.

Demonstrate how the special use is in general conformity with the City's adopted land use plans and policies;:

The UDO allows education facilities in the Single Family 6 (SF-6) zoning district as a special use. The area currently contains an education facility. Therefore, the development is compatible with the City's land use and policies.

Explain how the special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:

The proposed educational development would be similar to the current non-residential educational uses in the area. Typically, educational facilities are constructed near residential neighborhoods and enhance those districts. Therefore, the school should not distract from the areas present land values.

Will the special use comply with all other relevant City, State, and Federal laws and regulations?:

The site will be designed and constructed in general compliance with the City's UDO, NC Department of Environmental and Quality, NC Building Code, and other relevant regulations.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Doris Taylor
Agape
4724 Flintcastle Drive
Fayetteville, NC 28314
P:910-527-9717
jesse.brayboy@gmail.com

Project Contact - Agent/Representative

Del Crawford
Crawford Design Company (General)
116 N. Cool Spring St
Fayetteville, NC 28301
P:910-221-0033
admin@crawforddsn.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds

\$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

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