

Project Overview**#913269****Project Title:** POST AVENUE COTTAGES**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.

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: LORIS EPLER

Project Location**Project Address or PIN:** 206 POST AVE (0439705376000)**Zip Code:** 28301**GIS Verified Data****Property Owner:** Parcel

- 206 POST AVE: LOCK, TAMMY MICHELLE; LOCK, TYRONE MCKOY

Acreage: Parcel

- 206 POST AVE: 0.38

Zoning District: Zoning District

- 206 POST AVE: SF-6

Fire District:

Hospital Overlay District:

Cape Fear District: Cape Fear District

- 206 POST AVE: 0

Haymount Historic District:

100 Year Flood:

Watershed:

Subdivision Name:

Airport Overlay District:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood:

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.:

THIS PROPERTY IS CURRENTLY VACANT.

THE PROPOSED USE IS A THREE UNIT RESIDENTIAL STRUCTURE.

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

SUBJECT PROPERTY AND PROPERTIES TO THE WEST, NORTH AND EAST ARE ZONED SF-6.

PROPERTY TO THE SOUTH IS ZONED LC.

PROPERTY 120 FEET TO THE SOUTHEAST IS ZONED MR-5.

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 use-specific standards in the City Code of Ordinances.:

THE SF-6 DISTRICT ACCOMMODATES TWO-FOUR FAMILY DWELLINGS, SINGLE -FAMILY ATTACHED AND ZERO LOT LINE DEVELOPMENTS SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE.

THE PROPOSED DEVELOPMENT COMPLIES WITH ALL REQUIREMENTS WITH THE EXCEPTION OF SIDE YARD SETBACKS AND A SINGLE ENTRANCE TO THE STRUCTURE.

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.:

A SITE PLAN FOR THE PROPERTY DIRECTLY TO THE SOUTH WAS APPROVED FOR A 13 UNIT MULTI-FAMILY PROJECT IN 2011.

THREE ACRE PARCEL 120 FEET AWAY IS CURRENTLY A 20 UNIT MULTIFAMILY DEVELOPMENT.

UNTIL 2011 ALL OTHER ADJOINING PARCELS WERE PERMITTED TO HAVE MULTI-FAMILY DEVELOPMENT. THEY COULD EXIST THERE BUT IT IS NOT CONFIRMED.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.:

THIS IS A RESIDENTIAL DEVELOPMENT IN A RESIDENTIAL AREA. THERE WILL BE NO ADVERSE IMPACTS ON ADJOINING PARCELS WITH REGARDS TO SERVICE DELIVERY, PARKING AND LOADING, ODORS, NOISE, GLARE AND VIBRATION.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.:

THIS DEVELOPMENT WILL BE SELF CONTAINED ON ONE PARCEL AND HAS SUFFICIENT ON-SITE PARKING.

IT WILL HAVE ONLY ONE DRIVEWAY SO AS TO ALLOW FOR ONE CAR ENTERING THE STREET AT THE TIME, PRESERVING A SAFETY ASPECT.

THE CONSTRUCTION MATERIALS WILL BE COMPARABLE TO THOSE OF EXISTING STRUCTURES.

THERE SHOULD BE NO NEGATIVE VISUAL IMPACTS ON NEIGHBORING PROPERTIES.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.:

THIS PROJECT IS IN A RESIDENTIAL SUBDIVISION DESIGNED FOR AND SITUATED IN AN AREA THAT IS NOT SENSITIVE TO NATURAL RESOURCES.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:

THIS PROJECT PROPOSES ONLY ONE DRIVEWAY TO MAXIMIZE SAFE TRAFFIC MOVEMENT TO THE SAME LEVEL AS A SINGLE FAMILY STRUCTURE WOULD.

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.:

NEIGHBORING LOTS ARE CURRENTLY BUILT UPON AND THOSE STRUCTURES WERE CONSTRUCTED IN THE 1950'S, THIS DEVELOPMENT WILL NOT NEGATIVELY IMPACT THOSE PROPERTIES. TO THE CONTRARY, IT MAY INCREASE THEIR VALUE.

The special use complies with all other relevant City, State, and Federal laws and regulations.:

IT DOES COMPLY WITH ALL OTHER CITY, STATE AND FEDERAL LAWS.

Primary Contact Information

Contractor's NC ID#:

Project Owner

EDWARD AND LEORA KISHBAUGH

1100 MAPLE AVENUE

ELMIRA, NY 14904

P: 910.476.4502

BEN@BENSTOUTCONSTRUCTION.COM

Project Contact - Agent/Representative

LORIEPLER

Larry King & Assoc.

1333 Morganton Road, Fayetteville

Fayetteville, NC 28305

P: 9104834300

LEPLER@LKANDA.COM

Project Contact - Primary Point of Contact for the Developer

BEN STOUT

BEN STOUT CONSTRUCTION

1786 METRO MEDICAL DR

FAYETTEVILLE , NC 28304

P: 910.779.0019

BEN@BENSTOUTCONSTRUCTION.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: Developer