



P18-37F  
Special Use Permit  
Application Form

433 Hay Street, Fayetteville, North Carolina 28301  
910-433-1612 Fax # 910-433-1776

Submittal Date: 9.11.18 Approval/Denial Date: \_\_\_\_\_

Fee: \$700.00 (Cell Tower Fee \$2500) Received By: *[Signature]*

Notes:

1. A pre-application conference is mandatory prior to submission of an application for a special use permit.
2. Applications for special use permits shall include the sketch plan from the pre-application conference or may include a site plan depicting the proposed special use.
3. 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.
4. *Extension* - Upon written request submitted at least 30 days before expiration of the time period provided in accordance with Section 30-2.C.7.d.8.a above, and upon a showing of good cause, the City Manager may grant one extension not to exceed six months. Failure to submit a written request for an extension within the time limits established by this section shall result in the expiration of the Special Use Permit.

1. General Project Information

Project Address: 8108 CLIFFDALE ROAD

Tax Parcel Identification Number: 9487-67-2228

Zoning District: NC Overlay zoning district(s):

2. 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.

EXISTING USE OF PROPERTY IS VACANT. PROPOSED USE IS COMMERCIAL WITH EXPECTED TENANTS TO INCLUDE RETAIL, BUSINESS AND RESTAURANTS.

B) Please provide a description of the zoning district designations and existing uses on adjacent properties, including across the street. (attach additional sheets if necessary)

PROPERTY IS ZONED NC. RESIDENTIAL SINGLE FAMILY EXISTS ON PROPERTY ADJACENT TO THE NORTH AND ACROSS PRESTIGE BOULEVARD TO EAST. ADJACENT PROPERTIES TO THE WEST ARE ZONED NC (RETAIL USES) AND LC (MINI-STORAGE).

3. Special Use Permit Justification. Answer all questions in this section (attach additional sheets as necessary).

A) Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.

PROPOSED USE OF THE PROPERTY IS IN KEEPING WITH ADJACENT DEVELOPED PROPERTIES.

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

SIMILARLY ZONED PROPERTY WITH SIMILAR USES ARE ADJACENT TO THE WEST.

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

TYPED BUFFER PROTECTS RESIDENTIAL PROPERTIES TO THE NORTH. MULTIPLE ACCESS POINTS TO BOTH PRESTIGE BOULEVARD AND CLIFFDALE ROAD PROVIDE FOR ADEQUATE SERVICE DELIVERY, TRAFFIC FLOW AND ACCESS. AN EXCESS OF PARKING SPACES ARE PROVIDED.

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

BUFFER PROVIDED TO RESIDENTIAL USES. ORIENTATION OF THE DEVELOPMENT IS MAINLY TOWARDS CLIFFDALE ROAD.

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

NO IMPACT ON AIR OR WATER RESOURCES. DETAILED STORMWATER MANAGEMENT PLAN ADEQUATELY CONTAINS STORMWATER RUNOFF.

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

MULTIPLE ACCESS POINTS PROPOSED TO PRESTIGE BOULEVARD AND CLIFFDALE ROAD. TURN LANE PROPOSED FOR CLIFFDALE ROAD ENTRANCE.

G) 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.

PROPOSED USE CONSISTENT WITH ZONING AND USE OF ADJACENT PROPERTIES.

H) The special use complies with all other relevant City, State and Federal laws and regulations

PROPOSED USE COMPLIES WITH ALL CITY, STATE AND FEDERAL REGULATIONS

#### 4. Submittal Requirement Checklist

(Submittals should include 2 copies of listed items, unless otherwise stated.)

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Pre-application Conference completed   |
| <input checked="" type="checkbox"/> | Application fee  |
| <input checked="" type="checkbox"/> | Completed site plan (information required includes parking, ingress, egress, fencing, play areas, setbacks, square footage of building, landscaping, etc.) |
| <input checked="" type="checkbox"/> | Special Use Permit Application Form  |
| <input type="checkbox"/>            | Vested Rights Certificate (if requested)   |
| <input checked="" type="checkbox"/> | Copy of recorded deed  |
| <input type="checkbox"/>            | Copy of an approved Certificate of Appropriateness (COA) if located within the HLO   |
| <input checked="" type="checkbox"/> | Proposed or existing development name (if different from project name)   |
| <input type="checkbox"/>            | Traffic impact analysis (if required)  |
| <input type="checkbox"/>            | Any additional information determined to be necessary by the Development Services Department   |

#### 5. Primary Point of Contact Information for the Pre-application Conference

Primary Point of Contact Name: GEORGE M. ROSE

Mailing Address: P.O. BOX 53441 FAX 28305 Fax No.: 910-485-5823

Phone No.: 910-977-5822 Email: grose9295@gmail.com

#### 6. Owner Information

Owner Name: NC LAND DEVELOPERS LLC

Mailing Address: 208 RIDGEWAY DR. FAX 28311 Fax No.:

Phone No.: 910-670-7022 Email: urajas0123@gmail.com

Signature:  Date: 9-10-18