

Special Use Permit Application Form

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

Submittal Date: 3-01-18 Approval/Denial Date: _____

Fee: \$700.00 (Cell Tower Fee \$2500) Received By: K Estep

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:	846 Ridge Road		
Tax Parcel Identification Number:	0429-57-7122		
Zoning District:	SF-6	Overlay zoning district(s):	NA

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.

Duplex homes: .996 acre lot to be divided into three equal size parcels (.332 ac each) and a duplex (two each single family homes with a common wall) to be constructed on each new lot.

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)

All surrounding properties are zoned SF-6, but the adjacent lot (north east 835 A&B, 836 A&B) is a quadplex unit. Several other lots in the area appear to have two single family detached homes on them.

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.

Two Unit family dwellings (duplexes) will comply with use specific standards in the UDO:

1. Only one common driveway per duplex.
2. A single common entrance for both units in the duplex.
3. Ground based, roof based, and wall mounted electric & HVAC shall be ganged and concealed from public view.
4. The Duplexes will appear similar to single family homes.

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.

The proposed project is adjacent to a quadplex unit and several of the adjacent properties already have more than one dwelling on them.

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

The project meets the density allowed in SF-6 zoning, so there will be no increased in traffic, deliver, parking, loading, odors, noise, glare, or vibration. The duplex units simply fit better on the property than six single family detached units would.

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

The proposed duplexes will be an attractive addition to the neighborhood compared with adjacent quadplex.



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

By complying with current density, project will not use any additional resources. The duplex configuration allows less use of pavement and asphalt that would have resulted from a cul-de sac that would be needed to construct six detached units.

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

The three driveways will have excellent viability and are consistent with the existing driveways on the street.

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.

Since there is an existing quadplex on the adjacent lot and several lots with more than one home, construction of three duplexes meeting current UDO requirements should increase property values in the area.

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

Duplexes are in keeping with the current housing in the area and better from an environmental standpoint than six single family units with the additional paving required for a cul de sac and six driveways.

4. Submittal Requirement Checklist

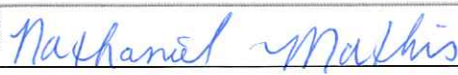
(Submittals should include 2 copies of listed items, unless otherwise stated.)

☒	Pre-application Conference completed
☒	Application fee
☒	Completed site plan (information required includes parking, ingress, egress, fencing, play areas, setbacks, square footage of building, landscaping, etc.)
☒	Special Use Permit Application Form
☐	Vested Rights Certificate (if requested)
☒	Copy of recorded deed
☐	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
☐	Proposed or existing development name (if different from project name)
☐	Traffic impact analysis (if required)
☐	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:	Kevin S. Lindsay, PE		
Mailing Address:	230 West Pennsylvania Avenue, Suite C	Fax No.:	910-221-0035
Phone No.:	910-920-7661	Email:	kevinlindsay@crawforddsn.com

6. Owner Information

Owner Name:	Nathaniel Mathis		
Mailing Address:	841 Shaw Mill Road, Fayetteville, NC28311	Fax No.:	
Phone No.:	910-476-1286	Email:	nmathis@nc.rr.com
Signature:			Date: 3-1-2018

DRAFTED BY/RETURN TO: Benner Jones, III, Attorney at Law, P. O. Box 749, Fayetteville, NC 28302
WARRANTY DEED REVENUE: \$150.00 BK4151 PG0566

NORTH CAROLINA, CUMBERLAND COUNTY

THIS DEED, made this 28th day of April, 1994, by

DONALD E. FOSTER and wife, JANIECEL FOSTER herein called Grantor,
to NATHANIEL MATHIS and wife, MARY MATHIS herein called Grantee,

WITNESSETH THAT: Grantor, for ten dollars and other valuable considerations hereby acknowledged as paid and received, has bargained and sold, and by these presents does grant, bargain, sell and convey to Grantee, his heirs, successors and assigns, certain land described as follows:

Carver's Creek

.....Township

BEING all of Lots 21, 22, 24 and 25 in a subdivision known as LOTT PROPERTY, according to a plat of the same duly recorded in Book of Plats 13, page 70, Cumberland County, North Carolina, Registry.

This conveyance is made subject to easements, restrictions and rights-of-way as appear of record in the Cumberland County, North Carolina, Registry.

RECEIVED

94 APR 29 PM 12:05

PIN NUMBER: 0429-57-5174

022169

TITLE REFERENCE: 3969-261

Grantee's Address: 841 Shaw Mill Road
Fayetteville, NC 28311

GEORGE E. TATUM
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

STATE OF NORTH CAROLINA
Real Estate
\$150.00

TO HAVE AND TO HOLD said land and all privileges and appurtenances thereto belonging, to Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with Grantee that he is seized of said premises in fee and has right to convey in fee simple: that the same are free and clear of all encumbrances other than set out above, and that he does hereby forever warrant and will forever defend the title to the same against the lawful claims of all persons whomsoever.

Wherever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders as the context may require.

IN TESTIMONY WHEREOF, Grantor has signed and sealed this deed.

Donald E. Foster (SEAL)
DONALD E. FOSTER

(SEAL)

Janiece L. Foster (SEAL)
JANIECEL FOSTER

NORTH CAROLINA, Cumberland COUNTY

I, Florence A. McCarthy, a Notary Public of Said County and State do hereby certify that Donald E. Foster and wife, Janiece L. Foster, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 29 day of April, 1994.

My commission expires June 12, 1994

Florence A. McCarthy
Notary Public

The foregoing Certificate(s) of

Florence A. McCarthy

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By *George E. Tatum* REGISTER OF DEEDS FOR CUMBERLAND COUNTY,
Deputy/Assistant-Register of Deeds