

Project Overview

#1515661

Project Title: Group home

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: Saeed Mohammed

Project Location

Project Address or PIN: 709 HAY ST (0437259126000)

Zip Code: 28301

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data

Project Address: 709 HAY ST

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 property is been used for rooming housing . We currently have 10 military veterans staying at the property

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

Apartment complexes and bed and breakfast are the existing properties around.

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;:

Each individual is assigned to a room in the house

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

Apartment complexes and other commercial buildings are located in the area which makes it feasible for rooming housing

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;:

Since the location is surrounded by apartment complexes and commercial buildings and we operating as a rooming house no danger is expected

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

We are located in an OI zoning.

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

We are providing rooming housing for veterans

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

yes

Primary Contact Information

Contractor's NC ID#:

Project Owner

Saeed Mohammed
Fresh Start Housing

2907 Robbie Circle
Fayetteville , NC 28390
P:2157301703
msaeed31@yahoo.com

Project Contact - Agent/Representative

Saeed Mohammed
Fresh Start Housing
2907 Robbie Circle
Fayetteville , NC 28390
P:2157301703
msaeed31@yahoo.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number:

Electrical Contractor

Saeed Mohammed
Fresh Start Housing
2907 Robbie Circle
Fayetteville , NC 28390
P:2157301703
msaeed31@yahoo.com

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

Project Contact - Electrical Contractor #3

Saeed Mohammed
Fresh Start Housing
2907 Robbie Circle
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P:2157301703
msaeed31@yahoo.com

NC State Electrical Contractor #3 License Number:

Mechanical Contractor

Saeed Mohammed
Fresh Start Housing
2907 Robbie Circle
Fayetteville , NC 28390
P:2157301703
msaeed31@yahoo.com

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

Project Contact - Mechanical Contractor #3

Saeed Mohammed
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2907 Robbie Circle
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NC State Mechanical Contractor #3 License Number:

Plumbing Contractor

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msaeed31@yahoo.com

NC State Plumbing Contractor #1 License Number:
NC State Plumbing Contractor #2 License Number:

other 1

Saeed Mohammed
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2907 Robbie Circle
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Indicate which of the following project contacts should be included on this project:

other 2

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