

# City Council



# Special Use Permit

*January 8, 2023*



**Owner:** County of Cumberland, represented by Jermaine Walker

**Applicant:** Jimmy Kizer, Moorman, Kizer & Reitzel, Inc

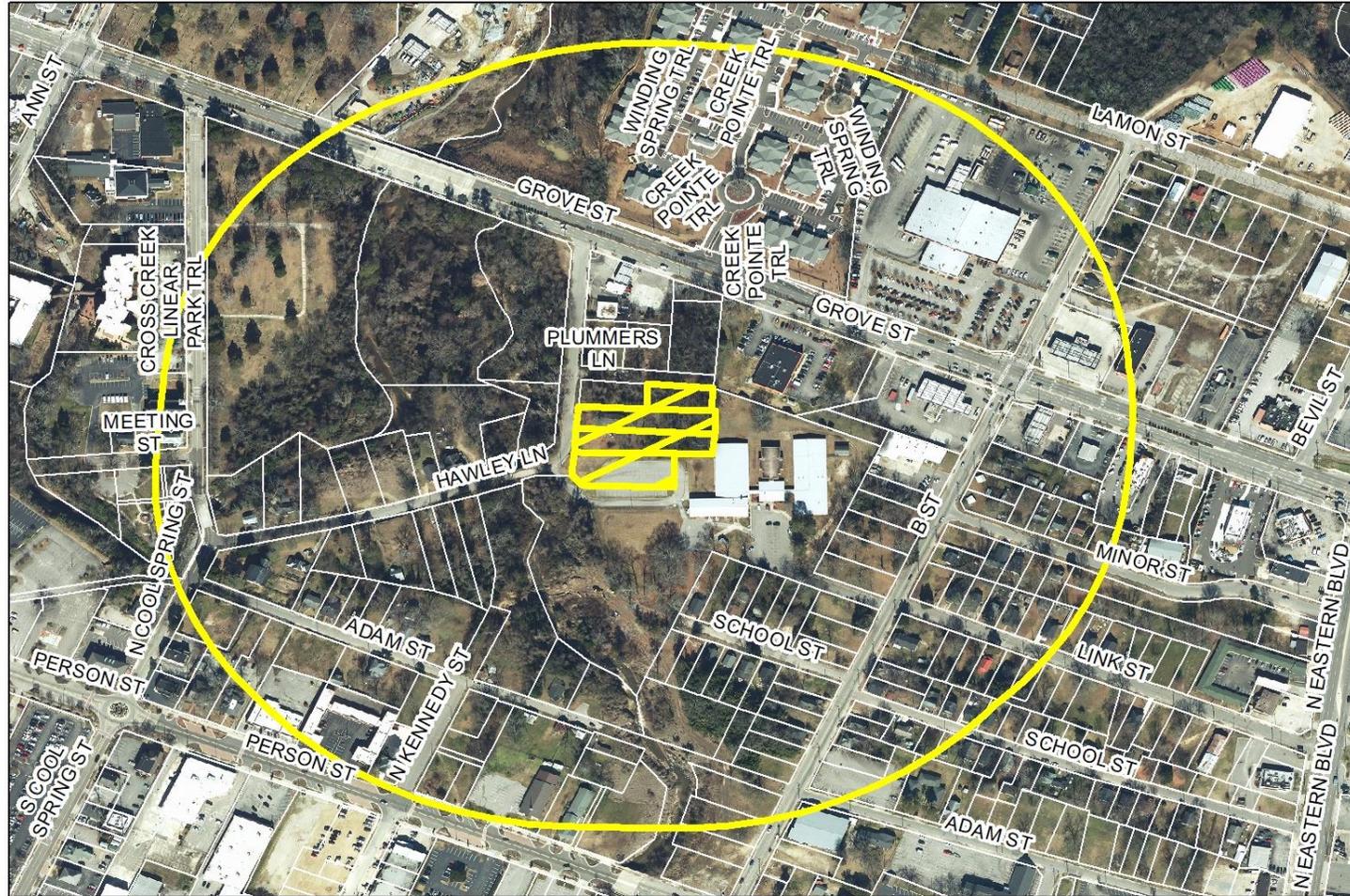
**Request:** SUP for Transitional Housing

**Located:** 344, 348, 352 Hawley Lane and unaddressed Plummers Lane

**Acreage:** 1.86 acres ±

**District:** 2 – Malik Davis





**Aerial Notification Map**  
Case #: P23-47

Request: Rezoning to DT-2/CZ

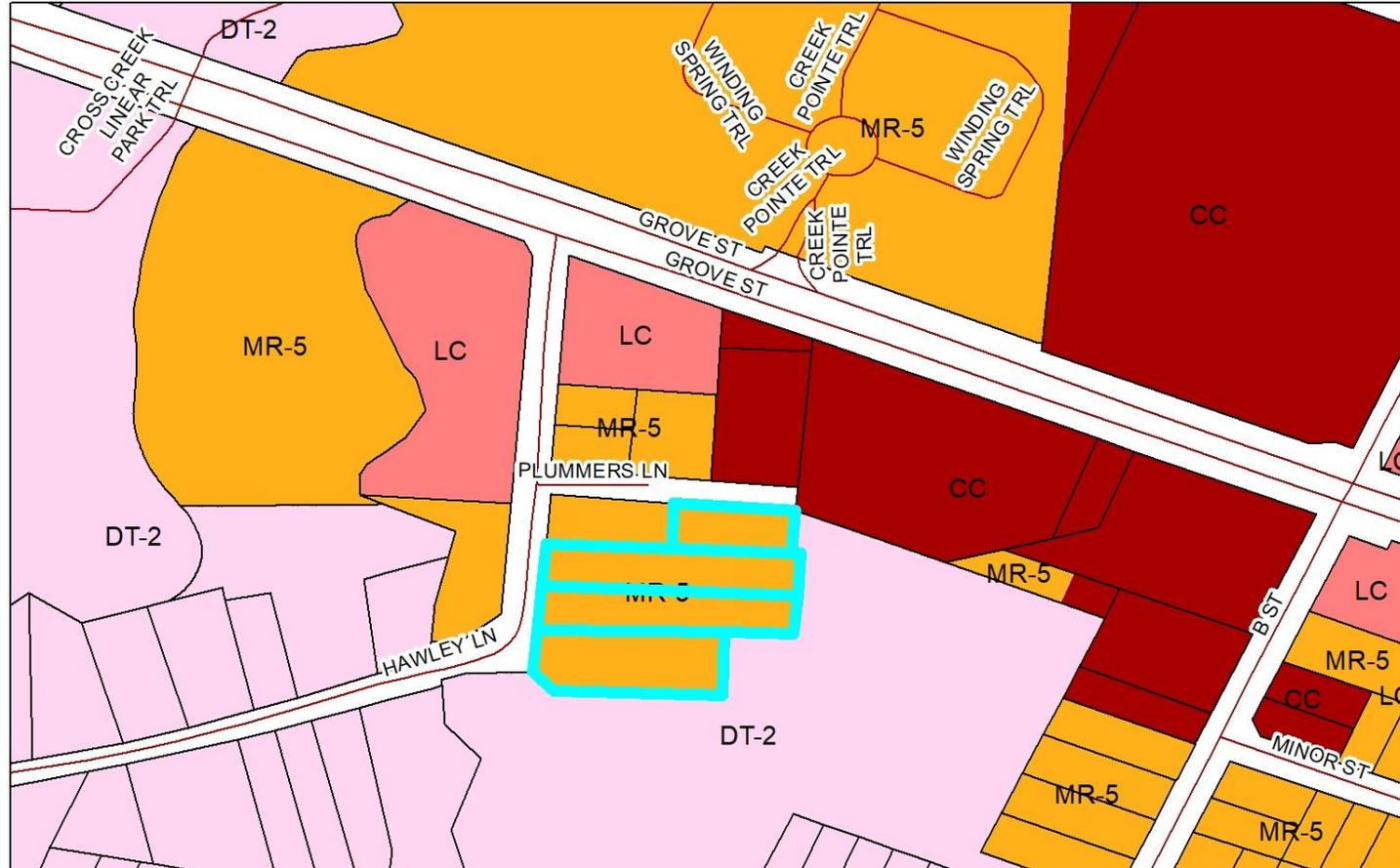
Location: 344, 348 352 Hawley Lane and unaddressed Plummers Lane

**Legend**

-  Subject Properties
-  1,000' Notification Area



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



### Zoning Map

Case #: P23-47

Request: Rezoning to DT-2/CZ

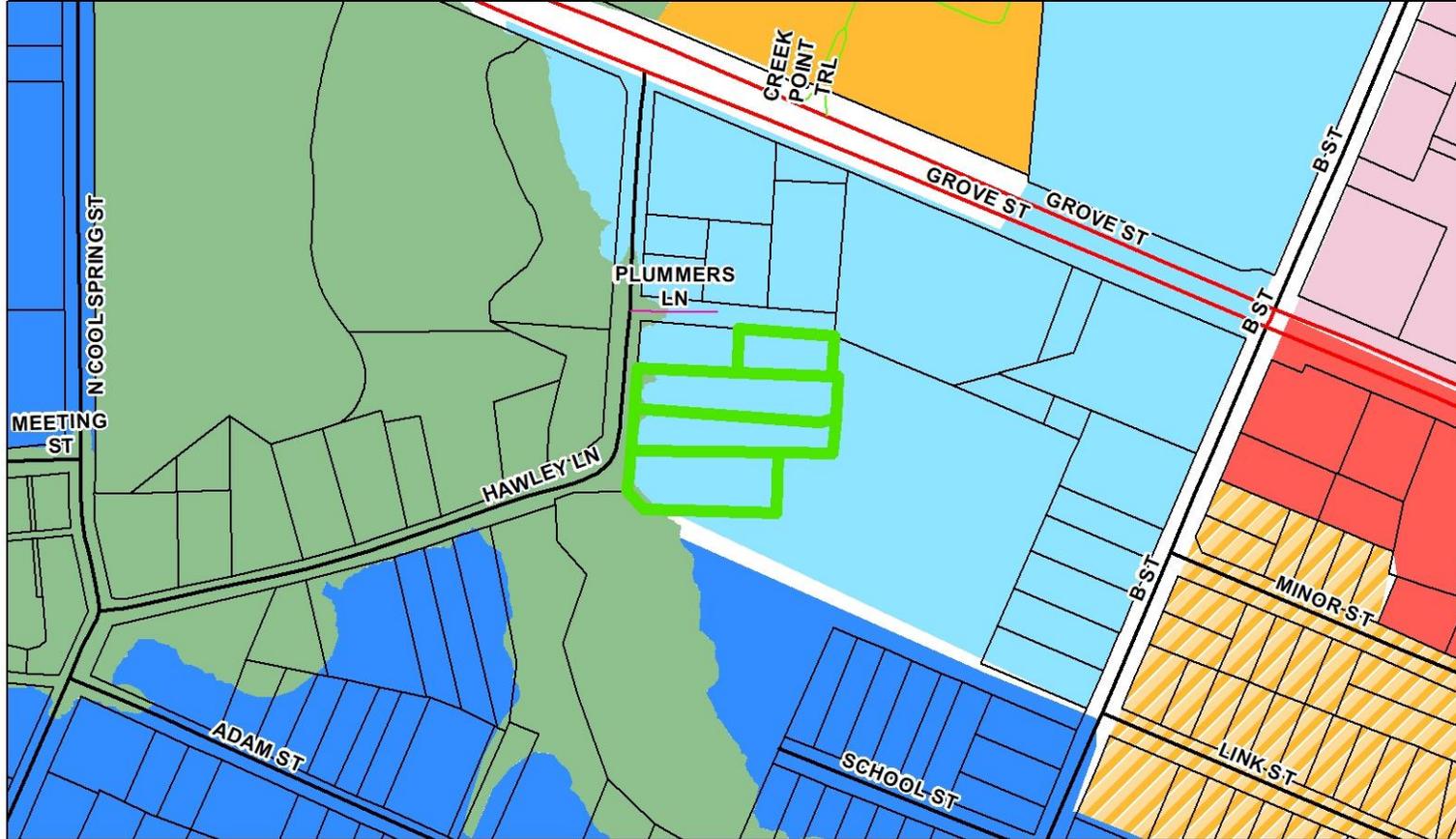
Location: 344, 348 352 Hawley Lane and unaddressed Plummers Lane

### Legend

-  DT-2
-  CC - Community Commercial
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5



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## Land Use Plan Map

Case #: P23-47

Request: Rezoning to DT-2/CZ

Location: 344, 348 352 Hawley Lane  
and unaddressed Plummers Lane

### Legend

#### Future Land Use 2040

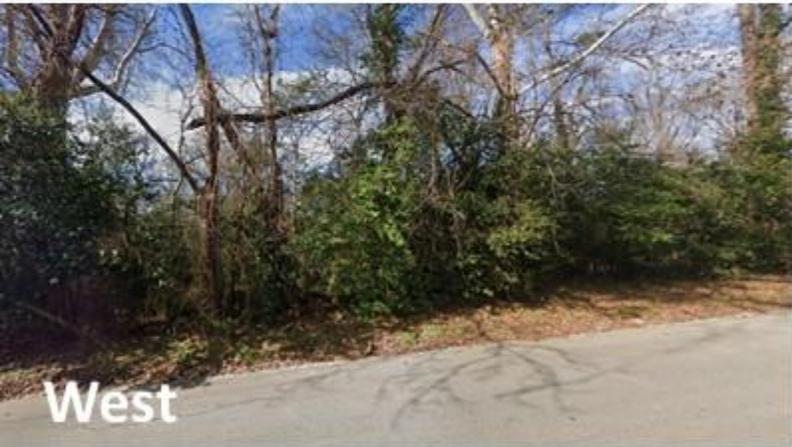
#### Character Areas

-  PARKOS - PARK / OPEN SPACE
-  NIR - NEIGHBORHOOD IMPROVEMENT
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  DTMXU - DOWNTOWN
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL



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There are no proposed conditions associated with this SUP application.

The properties in question must first be rezoned to a commercial zoning district. In this case, the applicant has also applied for a conditional rezoning to DT-2/CZ – Downtown 2 Conditional. That item appears on the Council's agenda as a consent item. If the property is not rezoned to a commercial district, this SUP application is no longer valid.



- 1) Approval of SUP as requested by the applicant;
- 2) Approval of SUP with conditions;
- 3) Denial of the SUP request



For a motion to approve, all six findings below must be met:

- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards; [insert supporting facts]
- (2) The special use will be in harmony with the area in which it is located; [insert supporting facts]
- (3) The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved; [insert supporting facts]
- (4) The special use is in general conformity with the City's adopted land use plans and policies; [insert supporting facts].
- (5) The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and; [insert supporting facts]
- (6) The special use complies with all other relevant City, State, and Federal laws and regulations. [insert supporting facts].



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