

Project Overview

#648675

Project Title: Danish Drive Townhomes

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: Scott Brown

Project Location

Project Address or PIN:

- 880 DANISH DR (9499835427000)
- 881 DANISH DR (9499837311000)

GIS Verified Data

Property Owner: Parcel

Acreage: Parcel

- 880 DANISH DR: KING CONSTRUCTION AND DEVELOPMENT COMPANY., INC.
- 881 DANISH DR: KING CONSTRUCTION AND DEVELOPMENT COMPANY INC.

- 880 DANISH DR: 2.71
- 881 DANISH DR: 1.08

Zoning District:

Fire District:

Hospital Overlay District:

Cape Fear District:

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.:

The property is currently vacant. The property will consist of 8 buildings with two residential units each for a total of 16 units.

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

The subject property and surrounding property is zoned SF-10.

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 SUP will be in accordance with the current Fayetteville UDO.

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

The surrounding property is zoned and constructed as single family residential. The proposed development is a residential development located at the end of Danish Drive. The proposed use is similar in nature to the existing use. The proposed SUP will be compatible with the character of the surrounding property.

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

The proposed use is residential and matches the use of the surrounding property. No adverse impacts to the surrounding property is anticipated. The traffic, noise, odor, etc will be similar in nature to the existing use.

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

The driveway for the development will be a continuation of where the city street currently ends. The property has remained undeveloped for years. The property will be development in accordance with the current UDO and storm water ordinance.

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

The project is designed to comply with the current storm water ordinance and UDO for landscaping. No significant deterioration of resources is expected from the project.

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

The ingress and egress will be from the end of the city street. Negative impacts to traffic are not anticipated.

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.:

The neighboring properties are developed as single family residential. The proposed development will be similar in nature. Negative impacts to property values are not anticipated.

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

The SUP will comply with all local, state and federal regulations.

Primary Contact Information

Project Contact - Agent/Representative

Scott Brown
4D Site Solutions, Inc
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
P:(910) 4266777
sbrown@4dsitesolutions.com

NC State License Number:

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Project Contact - Primary Point of Contact for Engineer

Scott Brown
4D Site Solutions, Inc
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
P:(910) 4266777
sbrown@4dsitesolutions.com

Indicate which of the following project contacts should be included on this project: Developer,Engineer

Project Owner

Raymond King
King Construction and Development Company, Inc
8736 King Road
Fayetteville, NC 28306
P:910-424-3119
kingconst2010@yahoo.com

Project Contact - Primary Point of Contact for the Developer

Raymond King
King Construction and Development Company, Inc
8736 King Road
Fayetteville, NC 28306
P:910-424-3119
kingconst2010@yahoo.com

Contractor's NC ID#: