

Project Overview**#848980**

Project Title: Lot 32 Colgate Drive
Application Type: 5.3) Special Use Plan Review
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
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: Blaine Stubbs

Project Location

Project Address or PIN:

Zip Code: 28,304

- 2417 COLGATE DR (0426650150000)
- 2421 COLGATE DR (0426558132000)

GIS Verified Data

Property Owner: Parcel

Acreage: Parcel

- 2417 COLGATE DR: MILITARY STANDARD CONSTRUCTION
- 2421 COLGATE DR: ROUSE, KARL E

- 2417 COLGATE DR: 1.21
- 2421 COLGATE DR: 0.73

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.:

Military Standard Construction, LLC intends to construct high end three duplexes on these lots. Each duplex will have 3 bedrooms, 2 bathrooms and feature high end appliances and materials. Currently the lots are uncleared land.

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

Current zoning district is SF10 Single Family Res 10. There are single family residences across the street.

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.:

SF-10

Accommodates single-family detached residential development at low densities (10,000 square-foot minimum lot size), as well as small-scale multi-family dwellings.

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

The newly constructed duplexes will compliment the integrity of the neighborhood and provide additional value to the community as a whole. As a result of quality workmanship and utilization of upper tier materials, the homes will not appear as poorly constructed units, but instead enrich the visual appearance of the neighborhood.

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

Highly skilled crew that ensures minimal intrusion on neighboring homes quality of life. Delivery will only occur through a designated area for entry and egress. Parking will be limited to the front portion of each lot during each phase of construction. Odors, noise, and vibration will be kept to a minimum at all times.

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

Each home has been uniquely designed to highlight and compliment any area that it is constructed in. The requested special use will not damper or diminish the value, appearance, or integrity of the adjacent community.

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

Military Standard Construction, LLC will take every effort to avoid any deterioration of resources, and damage to habitats by following the guidelines of the NC Department of Environmental and Natural Resources.

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

Entrance and egress area will clearly marked and visible. Parking will occur in designated areas only.

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.:

Each duplex will be constructed of high quality materials and feature top of the line amenities within it's walls. Property values will be maintained or increased by the addition of these homes. Currently the lots are vacant and provide no value to the area, allowing the special use creates value for the community.

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

Yes.

Primary Contact Information

Project Contact - Agent/Representative

Blaine Stubbs
Military Standard Construction, LLC
709 Hay St
Fayetteville, NC 28301
P:(910) 849-1599
blaine.militarystandard@gmail.com

Project Owner

Mark Mayoras
Military Standard Construction, LLC
709 Hay St
Fayetteville, NC 28301
P:910-849-1599
soldiersfirstrealestate@gmail.com

Project Contact - Primary Point of Contact for the Contractor

Chris Haywood
Haywood Builders, Inc
709 Hay St
Fayetteville, NC 28301
P:910-237-0532
haywoodbuildersinc@ymail.com

NC State License Number: 58586

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

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Contractor