



Special Use Permit Application Form

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

Submittal Date: 12-5-17 Approval/Denial Date: _____

Fee: \$700.00 (Cell Tower Fee \$2500) Received By: Karen 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: 653-657 Hillsboro Street

Tax Parcel Identification Number: 0437-48-6805

Zoning District: CC

Overlay zoning district(s): _____

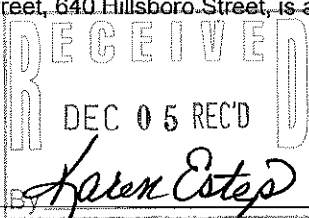
2. Written Description of Special Use

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.

Currently the property is a vacant grassed lot. The proposed use will be a crematory to be owned and operated by the Wiseman Mortuary currently located across Hillsboro Street. The proposed use will include a new building and parking lot. The hours of operation will be dictated by the need of the customer, but should be limited to 8am to 8pm on a daily basis unless there are extenuating circumstances. The facility could be used on a daily basis, up to 7 days a week. The new proposed use will employ between 3 and 6 part-time and full time employees.

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)

1. To the rear of the property (west) and to the side (north) is the Peace Memorial Christian Church (zoned MR-5).
2. To the south, across Edwards Street, are multiple residential homes (zoned MR-5).
3. To the east, across Hillsboro Street, is the Wiseman Mortuary (zoned CC). It is also noted, this property is owned by the applicant.
4. An additional property across Hillsboro Street, 640 Hillsboro Street, is a commercial business (zoned CC, same as the subject parcel).



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.

The CC zoning is intended to accommodate service and retail uses that provide for the residents and businesses at large. A crematory is a natural and supplemental service to an existing mortuary and also to residential and religious institutions. As noted above, Wiseman Mortuary is located directly across the road and Peace Memorial Christian Church is located immediately adjacent to the subject parcel. In addition a crematory would add a valuable service in close proximity to a fairly large residential area of the City in close proximity to existing complimentary service providers.

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.

A crematory is a valuable and complimentary use to an existing and established business. Both the Wiseman Mortuary and the Wiseman Crematory will continue to provide a service that is an absolute necessity to the community and the public in general. The use fits the character of the commercial area that is surrounded by residential homes. The services provided by the Wiseman Crematory will alleviate extensive travel requirements for distraught and mourning family members by providing a resource central to the community and the City of Fayetteville as a whole.

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 proposed site design for this project will use generally accepted design standards to develop this site in a manner that best protects the health of the public and the neighborhood; as well be unobtrusive to the daily activities of the neighborhood. The building and site will meet the requirements of the City of Fayetteville Unified Development ordinance. The parking is shown to be to the side and rear of the proposed building so that is removed from the nearest residential homes. This will also provide for safe distance from the intersection of Hillsboro Street and Edwards Street for traffic entry into the parking lot. The position of the parking will aid in minimizing any glare, noise, or vibration that may occur from traffic entering the propose use.

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

As stated above, the site will be designed so that it fits the character of the neighborhood. In addition, the proposed building will be constructed so the architectural style and appearance compliments and matches the surrounding buildings located in the community. The lot will be landscaped to be aestically pleasing and also meet the City of Fayetteville UDO standards. The proposed business hours will be in line with surrounding activities and commercial businesses. No late night activities will be conducted to disrupt the neighborhood.

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

The construction and operation of the proposed project will be completed so that the environment and natural wildlife habitat are protected. The construction will meet the requirements of the City of Fayetteville standards as well as those of the NC Department of Environmental Quality. The operation of the proposed crematory will meet the local, state, and federal guidelines to project the health of the public.

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

The parking lot driveway entrances will be located the furthest possible distances from existing road intersection in order to maintain the safest route for entry and exit from the property. If possible and allowed by the City, two entrances to the site will be constructed, one on Hillsboro Street and one on Edwards Street, so that minimal traffic disruption is maintained.

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.

The proposed project will increase property values in the surrounding neighborhood by providing a new viable commercial business. The nature of the proposed business will protect property values and encourage new and additional growth within the CC zoning district by providing an active and necessary service to the community.

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

All local, State, and Federal laws, regulations, and standards will be followed during the development and during the operation of this project.

4. Submittal Requirement Checklist


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

<input checked="" type="checkbox"/>	Pre-application Conference completed
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Completed site plan (information required includes parking, ingress, egress, fencing, play areas, setbacks, square footage of building, landscaping, etc.)
<input checked="" type="checkbox"/>	Special Use Permit Application Form
<input type="checkbox"/>	Vested Rights Certificate (if requested)
<input checked="" type="checkbox"/>	Copy of recorded deed
<input type="checkbox"/>	Copy of an approved Certificate of Appropriateness (COA) if located within the HLO
<input type="checkbox"/>	Proposed or existing development name (if different from project name)
<input type="checkbox"/>	Traffic impact analysis (if required)
<input type="checkbox"/>	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:	C. Tyrus Clayton, Jr., PE	Draper Aden Associates
Mailing Address:	930 Main Campus Drive, Suite 151, Raleigh, NC 27606	Fax No.: 919-839-8138
Phone No.:	919-827-0864	Email: tclayton@daa.com

6. Owner Information

Owner Name:	Wiseman Mortuary, Inc.	Attn: Tryphina Wiseman
Mailing Address:	431 Cumberland Street, Fayetteville NC 28301	Fax No.: 910-483-0336
Phone No.:	910-483-711	Email: trywiseman@aol.com
Signature:		Date: 12-05-2017