

Project Overview**#551278****Project Title:** 901-907 Bragg Blvd**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: John N Bantsolas

Project Location**Project Address or PIN:**

- 905 BRAGG BLVD (0437177949000)
- 0 ? DR (0437176840000)
- 903 BRAGG BLVD (0437177998000)
- 901 BRAGG BLVD (0437178937000)

GIS Verified Data

Property Owner: Parcel

- 905 BRAGG BLVD: DEMETRIOU, KATINA HEIRS
- 0 ? DR: DEMETRIOUS, MARY;LAWSON, PAULA D
- 903 BRAGG BLVD: DEMETRIOUS, MARY;LAWSON, PAULA D
- 901 BRAGG BLVD: DEMETRIOUS, MARY;LAWSON, PAULA D

Acreage: Parcel

- 905 BRAGG BLVD: 0.25
- 0 ? DR: 0.22
- 903 BRAGG BLVD: 0.12
- 901 BRAGG BLVD: 0.1

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.:

Buyer wishes to purchase property (910-907 Bragg Blvd) to use for a church. There is an adult entertainment business across the street closer than the 500' limit in the city policy, which the Buyer wishes to obtain an exception to.

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

901-907 Bragg Blvd is zoned CC. It is currently a 3-storefront retail strip. Business to the south is another retail strip and to the north a commercial laundry. Across the street is the adult entertainment establishment (CC zoning).

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.:

Special use complies with all applicable standards except 500' distance from adult entertainment, for which an exception is sought.

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

Religious establishment is compatible with all surrounding uses (retail and entertainment).

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

There will be no adverse impact on surrounding lands.

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

Building will not be significantly altered and not impact visually upon adjacent lands.

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

and other natural resources.:

Religious establishment is a very benign use which will not affect deterioration of water & air resources, wildlife habitat, scenic resources and any other natural resources in the vicinity.

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

Property already has three driveways for access from Bragg Blvd.

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.:

Neighborhood is already fully developed and the special use will not adversely affect property values.

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

Yes.

Primary Contact Information

Project Contact - Agent/Representative

John Bantsolas
JNB Commercial Properties
911 Bragg Blvd
Fayetteville, NC 28301
P:9104839444
john@jnbcommercial.com

Project Owner

Paula Lawson

1815 Malden Dr
Florence, SC 29505
P:843-260-9853
F: 910-483-9555
pdlaw816@aol.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. :

Contractor's NC ID#:

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