

Project Overview**#556132****Project Title:** 4770 Lakewood Dr**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: Mark Candler

Project Location**Project Address or PIN:** 4770 LAKEWOOD DR (0405140604000)**GIS Verified Data****Property Owner:** Parcel

- 4770 LAKEWOOD DR: ALHOBISHI, FADHL SALEH

Acreage: Parcel

- 4770 LAKEWOOD DR: 0.48

Zoning District:**Subdivision Name:**

Fire District:
Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood:
Watershed:

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.:

Proposed Special Use is Specific to Child Day Care Facility. Existing use of subject property is currently vacant zoned residential. Previously Residential Rental. Presently there are no employees. Owner has a Licensed Child Care Provider considering location. Believe operating hours could be from 6 am. to 7 pm. M-F with hours ava on Sat. ea. week.

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

Currently Zoned - R101-RES, 4770 Lakewood Dr also has surrounding properties zoned to the rear (R101-RES) and across Lakewood Dr. being zoned (R101-RES). Just down the road from 4770 Lakewood Dr. toward Fisher Rd., you find Zoning (C100-COMMERC, E108-EXEMPT & E110-EXEMPT).

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.:

Found on the City of Fayetteville NC Web Site, the zoning of SF-10 falls under the Special Use Zoning option for consideration under Child Care.

Land Use Lookup		
Land Use Category	Public and Institutional	▼
Land Use	Child care center	▼
Results		
Permitted	OI, NC, LC, CC, MU, DT	View On Map
Special	SF-15, SF-10, SF-6, MR-5, MH, BP	View On Map
Allowed Subject to a Planned Development Master Plan	PD-R, PD-EC, PD-TN	View On Map
Prohibited	CD¹, AR¹, LI¹, HI¹	View On Map
Use Standard		
30-4.C.3.a.1		
Notes		
1. Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section 30-5.K.3 Transitional Standards.		

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

Child Daycare Special Use is compatible with the character and uses permitted in the zoning district of surrounding lands by meeting permitted use on the Cities Uses under SF-10 district. Further, Child Daycare will service the number of housing immediately surrounding the site location of 4770 Lakewood Dr. Special Use Zoning will not intrude on the Elementary School nor the Church facilities nearer to Fisher Rd. Lastly, Special Use Zoning of Site will add to the community surrounding adding benefit to the Families with young children offering a near by facility for child care.

Land Use Lookup		
Land Use Category	Public and Institutional	▼
Land Use	Child care center	▼
Results		
Permitted	OI, NC, LC, CC, MU, DT	View On Map
Special	SF-15, SF-10, SF-6, MR-5, MH, BP	View On Map
Allowed Subject to a Planned Development Master Plan	PD-R, PD-EC, PD-TN	View On Map
Prohibited	CD¹, AR¹, LI¹, HI¹	View On Map
Use Standard		
30-4.C.3.a.1		
Notes		
1. Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located adjacent to or across a local street or alley from single-family residential development in accordance with Section 30-5.K.3 Transitional Standards.		

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

Special Use Zoning of Site will not intrude or adversely impact surrounding properties as location will service Only the need for childcare purposes.

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

As property is found today, location will receive a rear yard only chain link fencing and a small play area for the children attending the daycare facility. Egress/Ingress will only be permitted through the circle drive that is present.

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

Site improvements will only be of rear chain link fencing including a small child play set rear yard.

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

4770 Lakewood Dr. Ranch Style dwelling offers three full baths. Property is expected to see only up to 25 children. Current ingress/egress will maintain as a circle drive allowing entry and exit which will be clearly marked with and enter/exit sign and staff greating failies dropping off children.

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.:

Minimal impact the the site to include no disturbance to neighboring properties by simply providing the services of Child Day Care.

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

Special Use Complies w/City, State & Federal Laws to include Regulations.

Primary Contact Information

Project Contact - Agent/Representative

Mark Candler
Candler & Associates, Inc.
171 Brooke Run
Lumber Bridge, NC 28357
P:9102630370
markcandler@live.com

Project Owner

FADHL S. ALHOBISHI

PO BOX 807
SAINT PAULS, NC 28384
P:9109777772
samf11114@gmail.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: