

Master Plan (UDO Article 3.01, Section 9, Pg. 3-6)

The parcel located at 1874 US 301 S. Hwy, Dunn, NC, is being presented to the City Council for consideration of a special use permit. This 2.37-acre property lies outside the city limits but falls within the Economic Development Jurisdiction of the City of Dunn. Currently zoned R-20 (single-family residential), the parcel offers an opportunity for thoughtful development of a childcare facility of which is an allowed use within the city's zoning ordinance. (UDO Article 5.06, page 5-5).

The site presents minimal flood risk, as it is not located within a FEMA-designated floodplain, making it a secure and stable area for development. Given its location and zoning, the proposed development will complement the surrounding neighborhood while adhering to local planning guidelines.

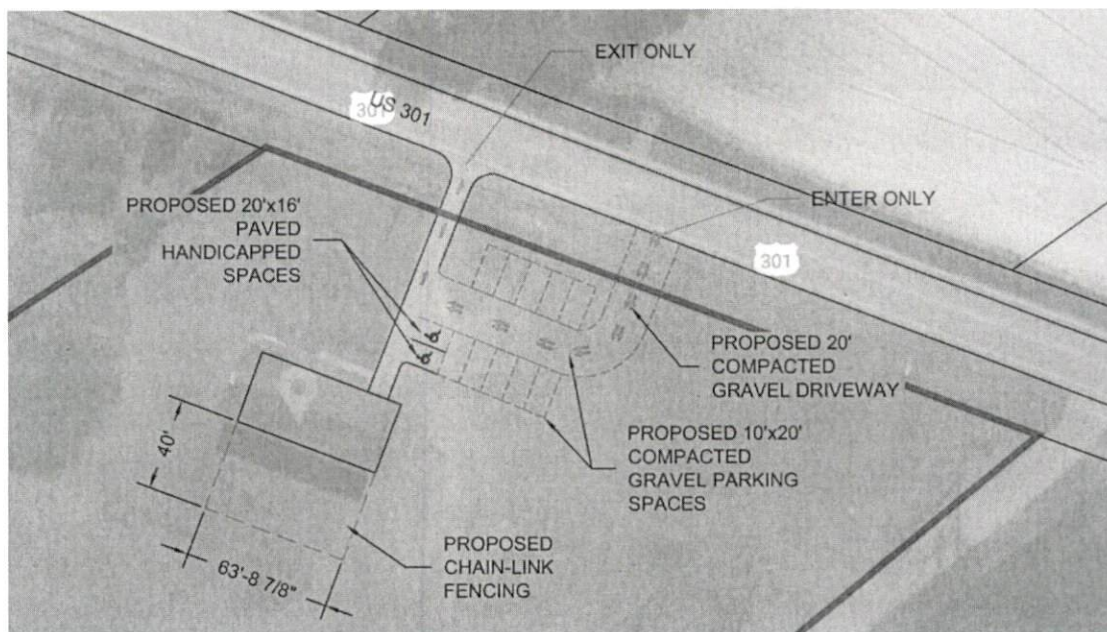


Figure 1

(1) Buildings and parking areas

A scaled site plan is included in *Appendix A*. For quick reference please see *Figure 1* above. The existing residential building is approximately 63' x 30'. The roof has a height of 11' on each side, with a peak height of 15' at the center. There are no other existing or proposed buildings on this parcel.

Currently, the residential dwelling has a driveway that extends 107' away from the main road, with a width of 10'. The driveway includes a driveway pad (20' x 20') that will be reconstructed to serve as (2) handicap spaces (see item 6 for