

Development Services

433 Hay Street Fayetteville, NC 28301 Phone: (910) 433-1612

Technical Review Committee (TRC) Comments:

Development Name: LREMC - Arran Lakes Substation Modifications

Case Number:

Development Summary: Site Plan: Lumbee River EMC (LREMC) needs to make modifications/

improvements to its existing Arran Lakes Substation. This substation is located at 6787 Bailey Lake Road, parcel (0406046357000). The primary objective of the improvements and modifications is to provide more reliable power to the surrounding area and enhance the expanding electrical network for LREMC. The substation will increase in size from

its current state. This case is proceeding to City Council after this courtesy review for a Special Use Permit application (Case # SUP25-07).

Location: 6787 Bailey Lake Rd

Zoning: SF-10 Residential District

Reference:

Project Review Dates:

Courtesy Review: November 12, 2025 (DRAFT)

Prepared By: Chester Green, Senior Planner

Contact Information: (910) 433-1497 email: chestergreen@fayettevillenc.gov

Emailed To: Engineer: ECE

Share Finn email: sfinn@ecepower.com

Owner: Lumbee River Electric Membership Corporation

George Huggins email: george.huggins@lumbeeriver.com

Review Status: Work with individual departments to obtain approval.

Additional Submittals That May Be Required:

- City Engineering (Development Application, Stormwater/Drainage, Street and Sidewalks Plans) <u>Approval Required prior to the issuance of building permits</u>
- City Traffic Services and NCDOT (Driveway Permit Application and Roadway Improvements) <u>Approval Required</u> <u>prior to the issuance of building permits</u>
- Public Works Commission (PWC) (Water, Sewer, and Electrical Applications and Plans, Fire Flow Data, Main Extensions when required)
- Army Corp of Engineers and/or NCDENR-DWQ (when applicable) Approval Required prior to land disturbance
- City Inspections (Construction Drawings for Building Permitting)

Ordinance http://online.encodeplus.com/regs/fayetteville-nc/index.aspx

For Additional Assistance you may contact: Chester Green, Senior Planner (910) 4331497 email:

chestergreen@fayettevillenc.gov

TRC Staff Comments: (Staff has compiled the various review agencies' comments for you as a courtesy. These should be used to supplement your notes from the TRC meeting you attended. Additionally, preliminary comments are emailed to those listed on the submittal application in draft form prior to the scheduled TRC meeting. As a courtesy, these comments are revised as needed based on the TRC meeting discussion and again emailed to those listed on the application.)

Fire Department Contact: Patrick Bradley Title: Asst. Fire Marshall Email: patrickbradley@fayettevillenc.gov Phone: 910-433-1730 Or Brett Hamm	 Site Specific Comments: Gated areas shall be equipped with Knox brand access to allow for emergency vehicle access. The fire department access road shall have a minimum width of 20 feet of clearance. Ensure address and emergency contacts are clearly posted
Title: Fire Plans Examiner Email: bretthamm@fayettevillenc.gov Phone: 910-433-1726 Planning Department	Standard Comments:
	Standard Comments:
Contact: Chet Green	
Title: Senior Planner	1. The owner(s) shall develop in accordance with the approved
Email: chestergreen@fayettevillenc.gov	site plan, engineering plan, and utility plan. Deviation from
Phone: 910-433-1497	the approved plan may result in additional
Or	submittals/approvals.
Lana Hudson	2. Revisions to plans shall require resubmission for
Title: Planner I	review/approval).
Email:	3. Any future development shall be submitted for
alannahhudson@fayettevillenc.gov	review/approval.
Phone: 910-433-1416	4. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
Zoning Department	Standard Comments:
Contact: Scott Walters	XX'11
Title: Senior Planner	Will have to meet all dimensional standard and any/all the Compared to the compared to
Email:	conditions of the special use permit for SF-10 (Single Family
scottwalters@fayettevillenc.gov	10) zoning
Phone: 910-433-1459	district. https://online.encodeplus.com/regs/fayetteville-nc .
Or	This review does not approval signage and all signage is a
Joseph Senn	separated review. Signage is required to obtain any/all permits
Title: Zoning Administrator	prior to the installation of any permanent signs. New sign
Email: JosephSenn@Fayettevillenc.gov	ordinance was adopted 6/23/2025
Phone:910-433-1437	
Or	Site Specific Comments:
Sabrina McLaurin	
Title: Zoning Administrator	Site Plan updates needed:
Email:	This project will have to meet the additional standards for
SabrinaMcLaurin@fayettevillenc.gov	major utility facility of a 100-foot setback from all parcel lines
Phone: 910-433-1385	and will need show all the distance from the new substation to
Or	the property lines.

Danie Winester 1	Material Control of the Control of t
Dave Winstead Title: Zoning Administrator	 Major utilities may increase their perimeter fence up to the maximum height of eight feet.
Email: davidwinstead@fayettevillenc.gov	Barbed wire, concertina wire and aboveground electrified
Phone: 910-433-1062	fences are prohibited in all zoning districts, unless there is an
	approved security plan.
In an actions Department	Chandand Comments
Inspections Department Contact: Jason Everage	Standard Comments:
Title: Chief Building Official	1. ADA parking compliance shall be required: One ADA parking
Email:	space is required for every 25 parking spaces; for every 6 ADA
jasoneverage@fayettevillenc.gov	spaces one shall be a van accessible space.
Phone: 910-433-1703	2. The building plans shall be in compliance with the 2018 NC
	Building Code.
Development Services Department	Standard Comments:
Contact: Jennifer Baptiste	
Title: Development	Good day, I am the Development Service Ombudsman
Ombudsman/Special Project	Manager/Special Project Coordinator. If you need any assistance with
Coordinator Email:	your development project, please contact me.
jenniferbaptiste@fayettevillenc.gov	
Phone: 910-433-1701	
Engineering Department	Standard Comments:
Contact: Michael Monge Title: Engineering Inspector	1. Your project requires an infrastructure permit, which requires a new
Email:	application to be created. Please visit the link below to begin the
michaelmonge@fayettevillenc.gov	application process.
Phone: 910-433-1240	
Submit application for an Indian	Begin Infrastructure Permit Application Process
Submit application, fee and plans directly to City Engineering.	Site Specific Comments:
	2. This site is greater than an acre and requires an Erosion Control
	Permit. Please coordinate with NCDEQ and submit an approved
	permit prior to any land disturbance or issuance of the Infrastructure Permit.
NC Dept. Environmental &	Standard Comments:
Natural Resources Contact: Melissa Joyner	Any project having one or more acres of disturbance requires a
Email: melissa.joyner@deq.nc.gov	plan be submitted with our office.
	2. Person(s) conducting land disturbing activity shall take all
	reasonable measures to protect public and private property from
	damage caused by such activities.
	3. Sedimentation and erosion control measures are required to be installed to protect adjacent properties.
	mistance to protect adjacent properties.
Solid Waste Department	No comments.
Contact : Michael Mundell,	
Title: Solid Waste Manager	
Email:	
michaelmundell@fayettevillenc.gov	

PWC

<u>Contact:</u> Tiffany B. Faulk Title: Engineer III (Water

Resources)

Email: tiffany.faulk@faypwc.com

Phone: 910-233-4759

Phone: 910-433-1627

Or

Seth Reeves

Title: Engineer I (Water Resources)
Email:seth.reeves@faypwc.com

Phone: 910-223-4227

Or

Jeremy Sizemore

Title: Engineering Technician

(Water Resources)

Email:

jeremy.sizemore@faypwc.com

Phone: 910-233-4224

Submit application, fee and plans directly to PWC.

Standard Comments:

- 1. All projects are required to submit separately to PWC for review and/or approval. Submit required information through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/.
- 2. The Submittal Checklist and plans for the project are required to be included with the submittal to PWC. Additional documents that may be required are identified in the Submittal Checklist that is available at https://www.faypwc.com/design-standards/.
- 3. For projects requiring water and/or sewer main extensions, PWC has local delegated permitting authority from the State and may issue your water and sewer permits.
- 4. Water and sewer mains shall be extended in accordance with PWC's policies.
- 5. You may contact PWC for information on obtaining water and sewer services. (PWC Water Resources Engineering, 910-223-4730)
- 6. No permanent structure(s) shall be permitted within any PWC utility easements.
- 7. Landscaping plan(s) shall be included in the submittal to PWC. No trees are allowed to be planted in PWC water and sewer utility easements. Non-invasive shrubs can be placed in the rear 5 feet of easements (if necessary). Chet Green can provide a list of vegetation allowed within easement areas. Existing and proposed PWC easements must be shown on the landscaping plan in addition to being shown on the utility plan(s).
- 8. Any existing water and/or sewer laterals that are not utilized on the project must be killed out at the main in accordance with PWC requirements.
- 9. A fire hydrant flow test may be required as determined by the fire marshal's office. As of July 1, 2019 the hydrant flow test fee is \$500. Application may be submitted through the PWC GeoCivix portal at https://faypwc.geocivix.com/secure/. 10. The application form is available at https://www.faypwc.com/design-standards/. Contact Robert Turner (910-223-4746, robert.turner@faypwc.com) at PWC with any questions.
- 11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.
- 12. A hydraulic analysis (i.e. fire hydrant flow calculations) shall be submitted to PWC for review as determined by the fire marshal's office. These calculations shall demonstrate that the required fire flow may be supplied by the approved fire hydrant(s), as determined by the

fire marshal's office, while maintaining 20 psi residual pressure on the PWC water system. 13. For projects in PWC's electric service area, a copy of the electrical panel schedule shall be included with the PWC submittal. For additional information, please contact PWC Electrical Engineering at 910-223-4514. **Site Specific Comments:** Nothing needed at the moment from PWC Water/Wastewater **PWC Standard Comments: Contact: Calvin Maykovich Title: Engineer (Electrical Service)** 1. Utility Plans, Application and Fees shall be submitted directly **Email:** to the Public Works Commission (PWC). You may contact calvin.maykovich@faypwc.com PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910-818-2250) The Link Phone: 910-988-0228 to PWC's Electrical Standards is ESS final (favpwc.com). Click the link below and fill out the PWC Electrical Form. https://faypwc.sharepoint.com/:b:/r/teams/deptelecteng/Shared%20Documents/SharedFolder/Electrical Engi neering/Calvin%20Maykovich/Commerical%20Service%20F orm Version%202.pdf?csf=1&web=1&e=vDh8SQ 3. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements. Email the Fill-Out Form & CAD file to calvin.maykovich@faypwc.com. 5. Understory trees are allowed to be planted in PWC electrical utility easements. Canopy trees can be placed 15 feet off the center line of distribution lines and 25 feet off the center line of transmission lines if necessary. Chet Green can provide a list of vegetation allowed within easement areas. Existing and proposed PWC easements must be shown on the landscaping plan. **Traffic Services Department** No comments. **Contact: Virginia Small Title: Transportation Planner** Email: virginiasmall@fayettevillenc.gov Phone: (910) 433-1148 Or**Brian McGill Title: Deputy City Traffic** Engineer Email:brianmcgill@fayettevillenc.gov Phone: 910-433-1170 **Submit NCDOT and City Driveway** Permit application directly to City **Traffic Services Dept. Transit Department** No comments. **Contact: Jaimie Walters**

Title: Transit Planner
Email:
JaimieWalters@FayettevilleNC.gov
Phone: 910-433-1626