



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
Shane Finn email: sfinn@ecepowers.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) – Approval Required prior to the issuance of building permits
- City Traffic Services and NCDOT (Driveway Permit Application and Roadway Improvements) – Approval Required prior to the issuance of building permits
- 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 Title: Fire Plans Examiner Email: bretthamm@fayettevillenc.gov Phone: 910-433-1726	<u>Site Specific Comments:</u> • 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
Planning Department Contact: Chet Green Title: Senior Planner Email: chestergreen@fayettevillenc.gov Phone: 910-433-1497 Or Lana Hudson Title: Planner I Email: alannahhudson@fayettevillenc.gov Phone: 910-433-1416	<u>Standard Comments:</u> 1. The owner(s) shall develop in accordance with the approved site plan, engineering plan, and utility plan. Deviation from the approved plan may result in additional submittals/approvals. 2. Revisions to plans shall require resubmission for review/approval). 3. Any future development shall be submitted for review/approval. 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 Contact: Scott Walters Title: Senior Planner Email: scottwalters@fayettevillenc.gov Phone: 910-433-1459 Or Joseph Senn Title: Zoning Administrator Email: JosephSenn@Fayettevillenc.gov Phone: 910-433-1437 Or Sabrina McLaurin Title: Zoning Administrator Email: SabrinaMcLaurin@fayettevillenc.gov Phone: 910-433-1385 Or	<u>Standard Comments:</u> • Will have to meet all dimensional standard and any/all the conditions of the special use permit for SF-10 (Single Family 10) zoning https://online.encodeplus.com/regs/fayetteville-nc. • This review does not approval signage and all signage is a separated review. Signage is required to obtain any/all permits prior to the installation of any permanent signs. New sign ordinance was adopted 6/23/2025 <u>Site Specific Comments:</u> Site Plan updates needed: • This project will have to meet the additional standards for major utility facility of a 100-foot setback from all parcel lines and will need show all the distance from the new substation to the property lines.

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

Phone: 910-433-1627 PWC Contact: Tiffany B. Faulk Title: Engineer III (Water Resources) Email: tiffany.faulk@faypwc.com Phone: 910-233-4759 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.	<u>Standard Comments:</u> 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
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	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. <u>Site Specific Comments:</u> Nothing needed at the moment from PWC Water/Wastewater
PWC <u>Contact:</u> Calvin Maykovich Title: Engineer (Electrical Service) Email: calvin.maykovich@faypwc.com Phone: 910-988-0228	<u>Standard Comments:</u> 1. Utility Plans, Application and Fees shall be submitted directly to the Public Works Commission (PWC). You may contact PWC for information on obtaining electrical services. (PWC – Electrical Resources Engineering, 910- 818-2250) The Link to PWC's Electrical Standards is ESS final (faypwc.com). 2. Click the link below and fill out the PWC Electrical Form. https://faypwc.sharepoint.com/:b:/r/teams/dept-electeng/Shared%20Documents/SharedFolder/Electrical_Engineering/Calvin%20Maykovich/Commerical%20Service%20Form_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. 4. 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 <u>Contact:</u> 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.	No comments.
Transit Department <u>Contact:</u> Jaimie Walters	No comments.

Email: 11-10-2025

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