

Technical Review Committee (TRC) Comments:

Development Name: **Yadkin Road Multi-Family**
Case Number:

Development Summary: **Multi-Family Community with 150 Units - majority 1 and 2 bedroom with a few 3 bedroom units.**

Clubhouse and Pool with parking at a proximately 1.5 spaces per unit.

Location:

- 6256 YADKIN RD (0409311723000)
- 6270 YADKIN RD (0409219874000)

Zoning:
Reference:

Project Review Dates:

Pre-Application Conference: **3/5/2025 10:00 AM**

Preliminary:

Final Review:

Next Steps:

Application Type: **4.2) Major Site Plan (Preliminary)**

Development Services Contact: **Chester Green**
Phone: **910-433-1497**
Email: **cgreen@ci.fay.nc.us**

Emailed To: **Clay Oliver**
5410 Trinity Road
Suite 112
Raleigh, NC 27607

E: permits331ral@timmons.com
P: 9842221613

Project Owner:

Review Status: **Submit application and fee. To receive final TRC/Site Plan approval a landscape, open space, elevation, and lighting plan shall be required.**

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://www.online.encode-360.com/regs/fayetteville-nc/doc-viewer.aspx#secid-10498>

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.)

1. Fire

General Issues

4. General Comments

City of Fayetteville
Patrick Bradley
9104331329
patrickbradley@fayettevillenc.gov

- The fire department access road shall have a minimum width of 20 feet of clearance and shall reach within 150 feet of all portions of the exterior walls of the first story of each building. The 150 feet can be extended to 300 feet if buildings have sprinklers. Streets and/or drives in excess of 150 feet shall provide an approved turn-around for emergency vehicles. **As phased final plats are submitted temporary turn-around shall be required for street sections that are in excess of 150 feet.**
- Fire hydrants shall be provided within 400 feet of all portions of the building as **measured by an approved route** around the exterior of the building. Buildings with an approved sprinkler system shall be allowed a distance of 600 feet. If this distance cannot be met a new hydrant shall be required to be installed.
- Gated areas shall have a Knox box to allow for emergency vehicle access.
- Developments shall comply with the Fire Flow requirements of Appendix B of the N.C. Fire Code; higher standards may be required by the providing utility. A request for a Fire Flow test can be submitted to the Public Works Commission (PWC).
Robert.turner@faypwc.com
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided.
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.
- All new buildings over 7,500 shall have approved radio coverage for emergency responders.
- If over 75' same will have to conform to requirements for high rise construction.

2b. Alannah Planning

General Issues

12. General

City of Fayetteville
Alannah Ward
9104331416
alannahward@fayettevillenc.gov

1. Street address numbers shall be assigned prior to building permits being issued. The builder shall post the address numbers (minimum 4") in full view of the street immediately upon beginning construction. (Please contact: Cumberland County Address Dept. 678-7666)
2. Street names shall be approved prior to final plats being approved. (Please contact: Cumberland County 678-7665)
3. The U.S. Postal Service requires cluster mailboxes in new subdivisions with 4 or more lots and in multi-unit buildings. In accordance with **Article 30-6.A.3.g. and 30-6.A.4** Centralized mail receptacle areas are required and must have a minimum setback of 4 feet from the curb. Cluster mailbox areas shall be approved by the USPS and the City Traffic Services to ensure that access does not impede traffic and that the area is handicap accessible. Cluster mailboxes shall be installed prior to final plat approval and/or a building certificate of occupancy being issued. (Contact: Margaret Blackann, Growth Coordinator, Mid-Carolinas District, Margaret.L.Blackann@usps.gov)
4. A recombination plat shall be required prior to the issuance of building permits. The owner's signature shall be on the plat.
5. 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.
6. Revisions to plans shall require resubmission for review/approval).
7. Any future development shall be submitted for review/approval.
8. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
9. **Building orientation and elevation** information shall be required for Final Site Plan Approval. See **Article 30-5.H: Multi-Family Design Standards**.
10. A sidewalk with approved handicap ramps and striping shall be required from the public sidewalk system to the development per **Article 30-5.F.9.b.8**.

13. General

City of Fayetteville
Alannah Ward
9104331416
alannahward@fayettevillenc.gov

1. Coordination with PWC for landscaping and lighting plans, to confirm no interference with easements will be required. PWC approval of these plans will be required prior to TRC approval.
2. For Final Site Plan Approval an **Exterior Lighting plan** for all new exterior lighting shall be required. **See Article 30-5.E**
 - All exterior lights shall be full cut off fixtures.
 - The Lighting Plan shall indicate the pole height (max. 20 feet in residential districts and OI, NC, MU, and DT districts, max. 30 feet in LC, CC, BP and industrial districts.)
 - Maximum illumination, measured in foot-candles at ground level, at a property line shall not exceed the standards in **Table 30-5.E.5**
 - Light poles shall be located at least 15 feet from canopy and 5 feet from understory tree trunks.
 - Any adjustments in the field need to comply with this standard and be approved.

14. General

City of Fayetteville
Alannah Ward
9104331416
alannahward@fayettevillenc.gov

1. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**
(Type D along the residentially zoned property lines).
 - A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
 - Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
 - Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
 - Tree islands must meet minimum soil area requirements.
 - Canopy trees require 274 SF of uninterrupted soil area and min. width of 10'.
 - Understory trees require 180 SF of uninterrupted soil area and min. width of 7'.
 - Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.
 - All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.

Recommended Plant Lists

2. Please add the following notes to the plan for the installer:
 - Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car overhang.

- Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24".
 - Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
 - Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
 - Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
 - Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
 - Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.
3. In accordance with **Article 30-5.B.6. Tree Preservation** - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees. The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed (\$50 per caliper inch if removed or if the critical root zone is not protected during construction.)
 4. **Article 30-2.C.9 Clear-Cutting Permit:** Do not remove any trees prior to final site plan approval. A Clear-Cutting Permit may be required if land clearing is to begin prior to site plan approval. If trees are improperly removed a fine and/or mitigation plan shall be required. A State Soil and Erosion Control Permit shall also be required prior to clearing the site.
 5. **Article 30-5.B.7. Tree Preservation Incentives:** Saving existing trees may result in a reduction of open space dedication and/or may count toward required landscaping. A 300 percent credit for the preservation of the critical root zoned is available.
 6. Tree protection areas based on a tree's critical root zone (one foot radius per one inch of tree diameter) shall be noted and drawn to scale on demolition, grading, erosion control, and landscaping plans.

Include the following information:

PRIOR TO CONSTRUCTION:

The contractor shall install and maintain, for each protected tree or group of trees fencing that encircles the outer limits of the tree(s) critical root zone to protect them from construction activity. All fencing shall be in place prior to any site work and shall remain in place until all exterior work is completed.

PROTECTIVE FENCING:

Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet high and supported at a maximum of ten-foot intervals, enough to keep the fence upright and in place. The fencing shall have a tree protection sign affixed every twenty feet and be clearly visible to the workers.

15. General

City of Fayetteville
Alannah Ward
9104331416
alannahward@fayettevillenc.gov

1. **Open Space** Requirement: Residential sites (*greater than one acre to five acres*) - Ten percent of the site shall be dedicated as Open Space with at least 50% being usable for active or passive amenities and shall be planned and improved with those amenities. Indicate the location, square footage, and details of the area and the amenities on the plan. Payment-in-Lieu is not available. **See Article 30-5.C**
2. You may contact the County Tax Dept. regarding tax-exempt status of required open space areas – Michelle Faircloth or Jeff Benenhaley (910-678-7531 – 678-7559).
3. Open Space: Usable: Bus stop areas and Urban amenity areas count at 200% credit toward usable open space. Usable areas shall have access, shade, seating, and are required to be ADA compliant. Illustrate details of access, shade, seating, enclosures, and commercial-grade furnishings. Non-Usable: Open space areas are to be planted with a minimum of 24 trees per acre. Tree save areas and stormwater ponds may count toward open space. Reference: Bonus and Incentives **Section 30-5.C.4.** For Final Site Plan approval open space areas with details shall be required. Please include a table with open space calculations summarized for each area.

3. Zoning

General Issues

5. General Comments

City of Fayetteville
David Winstead
(910) 433-1062
dwinstead@ci.fay.nc.us

1. This project will have to meet all dimensional, setback and height standards for CC (Community Commercial) zoning district and the maximum gross residential density in this zoning district is 24 units per arce.
2. An approved recorded subdivision plat will be required before approval and will need to show all the distances from the new buildings to the property line and the distance between the proposed buildings on the site plan.
3. Parking shall be provided in accordance with the Code; parking counts are based on the type of use:
 - a. Multi-family is 1.8 parking spaces for each dwelling unit.
 - b. Club house/office is 1 parking space for every 300 square feet of building.
 - c. The pool is 1 parking space for every 75 square feet of water surface.
 - d. All parking spaces stalls shall be a minimum 9 feet in width by 20 feet in depth and an Alternative Parking Plan to reduce the number of required spaces may be an option through the Institute of Transportation Engineers Parking Generation if necessary.
4. This review is not an approval for any signage on this project, a separate review will be required, and you will need to obtain a separate permit prior to installation of any permanent signs or fencing.
5. No Certificate of Occupancy Permit shall be issued until a zoning officer inspects the site and certifies that the site is developed in accordance with the plan and that all comments have been satisfied.

5. Engineering

General Issues

3. General Comment

City of Fayetteville
Michael Monge
9104331329
michaelmonge@fayettevilleNC.gov

1. Your project requires an infrastructure permit, which requires a new application to be created. Please visit the link below to begin the application process.

[Begin Infrastructure Permit Application Process](#)

2. Stormwater management facilities must limit the one-year and ten-year developed peak discharge rates to predeveloped peak discharge rates or to the amount that can be accommodated by the receiving downstream drainage system, whichever is **more** restrictive. (Sec. 23-28 of the Stormwater Control Ordinance)

3. 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.

7. Environmental Services

20250218-Yadkin Rd-Sketch - Site Plan Exhibit.pdf

6. Multifamily

City of Fayetteville
Michael Mundell
9104331329
michaelmundell@fayettevillenc.gov

1. Location will be required to meet the requirements of Article II of the Solid Waste Ordinance, Multifamily recycling.

2. Need more information on the type of containers that will be used at trash and recycle stations.

3. See Article I sec.22-6 and 22-7 of the Solid Waste Ordinance for guidance.

4. Recycling stations must be called out on the site plan.

8. PWC Water

General Issues

7. General Comments

Fayetteville Public Works
Commission
Seth Reeves
9102234227
seth.reeves@faypwc.com

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.

8. Site Specific Comments

Fayetteville Public Works Commission
Seth Reeves
9102234227
seth.reeves@faypwc.com

-Water and sewer main extensions to serve the proposed buildings for the project.
-Water available within Yadkin Road (8" AC and 16" DI water mains).
-Sewer available at the north west property corner of 6238 Yadkin Road.
-There are multiple existing water services that will need to be abandoned if not used with this project.
-Are 6256 and 6270 Yadkin Road being combined?
[Edited By Seth Reeves]

8a. PWC Electric

General Issues

1. Site Specific Comments

Fayetteville Public Works Commission
Calvin Maykovich
9104831382
calvin.maykovich@faypwc.com

This site will be served by Duke Energy Progress

9a. Traffic

General Issues

10. General Comments

City of Fayetteville
Virginia Small
910 433-1148
viriniasmall@fayettevillenc.gov

1. Submit the **N.C. Department of Transportation Street and Driveway Access Permit Application** (<https://connect.ncdot.gov/resources/BusinessForms/TEB-65-04.doc>) to the City Traffic Services Division online by visiting <https://fayetteville.idtplans.com/secure/>. Application will be created as a **separate submission** in IDT from the original TRC submission and will **need to include** PDFs of both the **permit application and site plan**. Please note: where signatures are required, **NCDOT acceptable signature methods** include: Original wet signature (scanned in color), Docusign verified, and Adobe Pro verified. Approval of the permit will be conducted online through IDT from the City of Fayetteville. **Payments** to The City of Fayetteville will also be **made online through IDT (*preferred*)** or by check (please contact City of Fayetteville Traffic Services staff person prior if you must pay via this method). Please note, paying offline may significantly slow down approval of the driveway permit. The City will approve driveway permits prior to NCDOT's approval. Following the City's approval, the applicant will need to meet all of NCDOT's requirements. The NCDOT driveway permit point of contact is Troy Baker tlbaker@ncdot.gov Driveway permits also will **not be approved until TRC has approved the final site plan layout**. Reference Article 24-101. Fees are as follows

-\$50.00 PER DRIVEWAY CONNECTION ON SITE payable to **NC Department of Transportation** (Driveway Permit)
-Please note: The City will not accept payments made to NCDOT. This will need to be sent directly to them separately.
-\$200.00 (or \$400 if building square footage is > 75,000) payable to **City of Fayetteville** (Driveway Permit)
-If NCDOT Driveway Permit is required, City driveway permit fees must still be paid, however, the developer is only required to fill out the NCDOT

Driveway Permit Application.

Steps For Submitting a Driveway Permit Online Have Been Provided In a Separate Comment/Issue in IDT. The City Will **ONLY** Accept Driveway Permits Online Now & The Process Has Changed Significantly, So Please Read Carefully.

IMPORTANT UPDATE: As of 10/18/2021, following NCDOT approval, the applicant will now be required to upload the NCDOT driveway permit approval package back into the City's IDT portal under the previously submitted driveway permit project application. Thank you for understanding as this new requirement will significantly enhance coordination & may also help significantly expedite the approval process for your project.

3. **Minimum 20' radii** are required on all city access driveways. Driveway radii and driveway widths are to be labeled on the site plan. Reference Article 24-102 + NCDOT Policy on Street & Driveway Access Chapter 7 Section B
4. Any **existing curb cuts** and/or **driveway apron(s)** that are **no longer being used** or no longer allowed shall be removed and replaced with curb and gutter. This is to be depicted on the site plan in that manner.
5. Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, **a city standard sidewalk shall be constructed** along the entire length of the property served by such driveway. NOTE: Sidewalk installation may require curb drop(s) and curb ramp(s). Appropriate ramp type detail shall be provided with the driveway permit and labeled on the site plan. Reference Article 24-101
6. A **sidewalk** with approved handicap ramps, truncated domes, and a 5 foot landing (except with parallel handicapped ramps) shall be constructed along the property that abuts all public and private streets. Sidewalk must be 5' wide and 4" thick. Sidewalks across driveways shall be 5' wide and 6" thick. **All sidewalk details must be site specific and not a compilation of all the available sidewalk details.**
7. Future **sidewalk placement** will depend on pavement end treatment/conditions:
 - a. -If strip pavement is used, sidewalk improvements will require an easement.
 - b. -If rollback curb and gutter is used, sidewalk improvements require a 2' offset.
 - c. -If vertical curb and gutter is used, sidewalk improvements may be placed directly behind.
8. A **sidewalk easement** shall be required for sidewalk and ramps within the property lines. Sidewalk easements are to be labeled on the site

plan.

9. Sidewalks within the right-of-way will be included in the driveway permit approval and a **three-party encroachment** agreement shall be required for all sidewalks within NCDOT maintained right-of-way.

Reference:

<https://connect.ncdot.gov/municipalities/Utilities/Pages/Encroachment-Agreements.aspx>

10. Should **cross sections** of existing sidewalk at adjacent properties be greater than the minimum width, installation of new sidewalk should match the existing cross section width.
11. Sidewalks shall be constructed or a bond issued **prior to final plat approval** and/or issuance of a Certificate of Occupancy. Reference Article 24/102 + NCDOT Policy on Street & Driveway Access Chapter 2 Section A, Chapter 3 Section E
13. Appropriate **stacking distance** is required: (Measured from the edge of the street travel lane to the intersection of the driveway and parking area.) Reference Article 30-5.A.11
 1. -1-49 parking spaces requires 35 feet
 2. -50-249 parking spaces requires 45 feet
 3. -250-499 parking spaces requires 100 feet
 4. -500 or more requires 100 feet plus 15 feet for every additional 50 parking spaces
14. A **sight distance triangle** may be required: 20' x 20' and/or 10' x 70'. No object (including signs) shall interfere with visibility within the sight distance triangle of an intersection of streets. Reference Article 30-5.F.4
15. For cluster mailbox/kiosk areas, adequate vehicle storage shall be provided to ensure that no disruption in the normal flow of traffic along the adjacent roadway is created. Reference Article 30-6.A.3 and 30-6.A.4
17. The City Transit Division may require a **bus stop** at this location. Bus stops can be required for sites on an established or planned transit route. Bus stops are generally placed in the right-of-way but an additional on-site easement may be required. Placement of a 5' x 20' **concrete pad**, 5 inches thick that will accommodate a shelter and bench shall be required. A 5' wide access pad may also be required if applicable. This bus stop area can count at 200% toward the required usable open space area. The developer shall construct the concrete pad and the City will be responsible for placement of the bench and shelter. Reference Article 30-5.J.8

11. General Comments

Guide For Submitting A Driveway Permit Online:

Please Note: The City Will Not Approve A Driveway Permit Until The Final Site Plan Has Been Approved By TRC (If Applicable). Also Note: If Submitting An NCDOT Driveway Permit Application, The Applicant Will Be First Required To Get City Approval.

Submittal Process Steps

1. Go To The **IDT Site** (May Need To Register)
<https://fayetteville.idtplans.com/secure/subscription/>
 - a. This Is The City's Electronic Development Review Software Website
2. Under The '**Projects**' tab, Click '**Submit A Project**'.
3. Click '**Submit A New Project**'.
4. Complete The '**Project Overview**' Section.
 - a. Application Category = '**Engineering Review**'
 - b. Application Type = **2.2) Driveway Permit**
 - c. **Project Name** = Preferably Same Name Used For TRC (If Applicable)
5. Click 'Save And Continue'
6. **Check Boxes** To Acknowledge Requirements Of Submittal
7. Click 'Save and Continue'
8. **Select Location** (Please Make This An **Address** If Possible)
9. Enter '**Primary Contact Information**'
10. Click 'Save and Continue'
11. Enter '**Project Information**'
 - a. Please Note: The 'Proposed Building Square Footage' Entered In This Section Will Affect The Fees Paid At The End Of The Application Submittal
 1. 'Less Than Or Equal To 75,000 SF' = \$200
 2. 'Greater Than 75,000 SF' = \$400
12. Enter '**Full Name**' To Acknowledge Terms
13. Click 'Save And Continue'
14. Review Application Submittal
15. Check Box At Bottom Of Page And Click '**Confirm**' If Information Is Correct
16. **Upload Files** And Click 'Save And Continue'
 - a. **Need To Submit At Least A PDF Of The Site Plan To Be Able To Begin Review Of The Application**
17. Complete '**Fees**' Section By Selecting:
 - a. '**Pay Online**' (***Preferred***)
 - b. Or 'Pay Offline' (Please Contact Brian McGill
BrianMcGill@FayettevilleNC.Gov If You Must Pay Via This Method
 1. Please Note: Paying Offline May Significantly Slow Down The Approval Of The Driveway Permit.
18. Click '**Confirm And Submit For Review**' And Then 'Confirm'

What Happens Now?

1. Appropriate Parties Will Receive Notifications That A Permit

- Application Was Submitted
2. **Project Administrator** Will Evaluate The Submitted Materials To Ensure All Requirements For The Submittal Are Met
 - a. **If All Requirements Are Met**, The Project Administrator Will **Accept The Submittal Package**. An Email Will Be Sent Out To Inform The Applicant That The Submitted Project is '**Under Review**'. Also, The Permit Application Document Will Be Generated And Emailed To The Applicant If Not Submitted Initially With The Application (**CITY PERMITS ONLY**). **At This Point, The Applicant Will Be Required To:** Download The Permit Application Document, Finish Filling It Out, Obtain All Appropriate Signatures, And Upload The Document Back Into IDT. Where Signatures Are Required, Acceptable Signature Methods Include: Original Wet Signature (Scanned In Color), Docusign Verified, And AdobePro Verified.
 - b. **If All Requirements Are Not Met**, The Project Administrator Will **Decline The Submittal Package**. An Email Will Be Sent Out To Inform The Applicant That The Submitted Project Was Declined And The Applicant Will **Need To Resubmit** With The Proper Requirements.
 1. Please Note: If Paying Offline, No Action Will Happen Until Payment Has Been Received
 3. At This Time, Appropriate Parties Are Assigned To Review The Project
 - a. **Assigned Reviewers Will Make Comments** In The Form of 'Issues'
 1. '**Open Issues**' Are Comments That **Require Revisions**
 2. A Issue Becomes a 'Closed Issue' When The Issue Has Been Addressed
 3. **If Open Issues Require Resubmittal, The Project Administrator Will Decline The Review** And An Email And/Or Letter Will Be Generated To Inform The Applicant The Reasons Why The Review Was Declined
 1. The Applicant Will Then Need To Resubmit To Address The Issues

Once All Issues Have Been Addressed:

1. An Email Notification With Attached Letter Will Be Sent Out Stating That The Permit Has Been **Approved**.
2. The Applicant Will Be Able To Access The City Approved Documents By Simply Clicking The Links In The Letter (No IDT Login Required) Or Through IDT.
 - a. The Site Plan Will Typically Be Named 'City Stamped Site Plan'
 - b. The Permit Application Document Will Typically Be Named 'City Signed Permit'
3. At This Point If The Applicant Is Submitting A **City Permit**, The **Process Is Complete**.
 - a. The Applicant Will Need To Contact Jeffrey Riddle At jriddle@ci.fay.nc.us To Schedule A Pre-Construction Meeting As The Project Will Be Transferred Over To The City Of Fayetteville Construction Management Department.
4. However, If Submitting An **NCDOT Permit**, The Applicant Must Coordinate With NCDOT For Final Approval And Issuing Of The Permit

Following City Approval.

- a. The NCDOT Driveway Permit Point Of Contact Is Troy Baker
tlbaker@ncdot.gov
- b. A Payment Of \$50 PER DRIVEWAY CONNECTION ON SITE (Payable By Check) Will Need To Be Sent Directly To NCDOT (The City Cannot Accept Any Payments Made To NCDOT)
- c. Lastly, The Applicant Will Need To Send Both The City Stamped Site Plan And City Signed Permit To NCDOT
- d. **IMPORTANT UPDATE:** As of 10/18/2021, following NCDOT approval, the **applicant will now be required to upload the NCDOT driveway permit approval package back into the City's IDT portal** under the previously submitted driveway permit project application. Thank you for understanding as this new requirement will significantly enhance coordination & may also help significantly expedite the approval process for your project.

RLUAC

General Issues

9. RLUAC Review Comments

Regional Land Use
Advisory Commission
(RLUAC)
Vagn Hansen
910 583-1233
director@rluac.com

Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:

- This parcel is identified as Important to Protect in the Fort Bragg Compatible Use Rating System due to its location within an area that is subject to periodic exposure to noise levels in the range of 115 dB – 130 dB associated with large caliber weapons training on Fort Bragg.

Future residents of the proposed development will be periodically exposed to noise levels in excess of 115 decibels associated with large caliber weapons training on Fort Bragg. Such exposure may occur on any day of the week and at any time of day or night. This may negatively impact residents' quality of life, particularly if they are unaware of the noise impact from weapons training in the area prior to deciding to reside in this location.

To ensure that future residents understand the potential for high noise exposure, RLUAC recommends that the owner / developer provide disclosure of the noise impact to prospective residents considering purchasing or leasing in the development. Awareness of the noise environment will help to ensure that future residents make informed decisions about residing in an area with this type of exposure. Providing such notice is also intended to reduce the number of complaints that Fort Bragg receives regarding training activities on and around the installation. This, in turn, helps to sustain the military's ability to conduct necessary training and maintain military readiness, as excessive complaints may lead to alteration or curtailment of critical training activities.

Military Impact Notice – Example Language:

“NOTICE: This property is located within an area that may be subject to impacts created by military operations or training activity associated with Fort Bragg. Such impacts may include noise, lowflying aircraft, smoke, dust, and similar impacts associated with military training and operations.”

While RLUAC's findings and recommendations are non-binding on the City of Fayetteville, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Bragg's military training and operational missions.

Thank you for allowing RLUAC to review this case.

Kia Anthony, Chairman
Vagn K. Hansen II, AICP, Executive Director

Special Project Coordinator

General Issues

2. TRC Comments

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Good day, I am the Development Service Ombudsman Manager/Special Project Coordinator. If you need any assistance with your development project, please contact me.

Reply