



## 1. Fire

## General Issues

## 2. New Issue

City of Fayetteville  
Patrick Bradley  
9104331329  
patrickbradley@fayettevillenc.gov  
6/12/25 9:19 AM  
1 - TRC Review

- 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 distance can be extended to 200 feet if buildings are equipped throughout with an approved sprinkler system. 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 more than 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 equipped throughout with an approved sprinkler system shall be allowed a distance of 600 feet. If the FDC is supplying a standpipe system, the hydrant must be within 100' of the connection. If this distance cannot be met a new hydrant shall be required to be installed.
- Gated areas shall be equipped with Knox brand access to allow for emergency vehicle access. Gates installed during construction must be equipped with a Knox padlock for Fire Department access during construction.
- Building will have a Knox key box mounted in an approved location.
- 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 Final TRC approval will not be given without approved flow.
- Approved Fire department access roads, capable of supporting all fire department vehicles under all weather conditions during demolition and construction shall be provided. (Approved FD access road consist of minimum first layer of asphalt.)
- An approved water supply for fire protection shall be available as soon as combustible material arrives on site.
- The location of the FDC shall be away from the building and shall be approved by the Fire Dept. Connection shall be a 5" Storz type threads. All water lines, type(s) of control valves and indication of where the utility company/fire department service ends/begins, in regards to the sprinkler system, shall be shown on plans. The FDC detail plan shall be provided with TRC

preliminary submittal and approved as part of the TRC final approval.

- All new buildings over 12,000 shall have approved radio coverage for emergency responders.

## **2b. Alannah Planning**

## General Issues

## 8. General

City of Fayetteville

Alannah Ward

9104331416

[alannahward@fayettevillenc.gov](mailto:alannahward@fayettevillenc.gov)

6/16/25 8:31 AM

1 - TRC Review

1. The site shall be developed in accordance with the plan approved through a **Rezoning** process and with any conditions of that approval.
2. A recombination plat shall be required prior to the issuance of building permits. The owner's signature shall be on the plat.
3. A final plat shall be required. The plat shall be recorded in the County Register of Deeds office prior to building permit application for any structure or prior to the sale of any lot in this development. A Plat Activation Form is required by the County to update the parcel coverage. (There is a \$50.00 fee for each final plat approval.)
4. The final plat shall indicate all required right-of-way, easements, open space area, tree save area, stormwater pond area, etc. The owner's signature shall be on the final 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. 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.**

## 9. General



City of Fayetteville  
Alannah Ward  
9104331416  
alannahward@fayettevillenc.gov  
6/16/25 8:31 AM  
1 - TRC Review

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.

## 10. General

City of Fayetteville  
Alannah Ward  
9104331416  
alannahward@fayettevillenc.gov  
6/16/25 8:31 AM  
1 - TRC Review

**1. New building addition to property will increase the gross square footage of the property by 42,839 square feet, or by 210%. See 30-7.F.2. Additions and Expansions:**

Additions and expansions to structures on nonconforming sites shall require correction of existing on-site nonconforming landscaping, perimeter buffer, screening, and signage standards in accordance with this section.

- a. Landscaping, Perimeter Buffers, Open Space, and Screening.

**1. *Expansion of Greater Than 50 Percent of Gross Square Footage Over Five Years***

Expansions over any continuous five-year period, which result in a greater than 50 percent increase of the gross square footage of the existing structure (measured at the beginning of the five-year period), require the entire property to meet all of the landscaping, perimeter buffer, screening, and open space standards of this Article.

2. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required.  
**See Article 30-5.B**

It is recommended that the landscape plan be included on a separate sheet. The plan shall include all applicable street trees, site and building landscaping, VUA (parking lot and drive aisle) landscaping, screening, property perimeter and/or street yard buffers.

**Recommended Plant Lists**

- 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.

3. 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.

4. 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.)

5. **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.

6. **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 zone is available.

7. 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.

**11. General**

City of Fayetteville  
Alannah Ward  
9104331416  
alannahward@fayettevillenc.gov  
6/16/25 8:31 AM  
1 - TRC Review

1. **Open Space** Requirement: Redevelopment sites (*Five acres or greater*) - Seven and a half percent of the site shall be dedicated as Open Space. A minimum of 5% shall be provided 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 for the remaining 2 ½% is available, calculated at the rate of \$12,038.96 per acre. 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

3. General Comments

<p>City of Fayetteville David Winstead (910) 433-1062 <a href="mailto:dwinstead@ci.fay.nc.us">dwinstead@ci.fay.nc.us</a> 6/12/25 11:56 AM 1 - TRC Review</p>	<ol style="list-style-type: none"><li>1. Project will need to meet all dimensional and setback standards for the proposed zoning district. Will need to show all the distance for the new addition/building to the property line.</li><li>2. An approved recorded recombination plat will be required before approval.</li><li>3. <b>Parking</b> shall be provided in accordance with the Code; parking counts are based on the type of use; for manufacturing and warehouse (distribution) is parking space per employee on the largest shift, plus 3 additional spaces and all required parking stalls shall be a minimum of 9 feet in width by 20 feet in length. Please provide the necessary information for staff to determine compliance. 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.</li><li>4. 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.</li></ol>
<p>City of Fayetteville Scott Walters 9104331329 <a href="mailto:scottwalters@fayettevillenc.gov">scottwalters@fayettevillenc.gov</a> 6/20/25 3:23 PM 1 - TRC Review</p>	<p>The project location is going through the rezoning and recombination processes.</p>

5. Engineering

## 7. General Comments

City of Fayetteville  
Michael Monge  
9104331240  
michaelmonge@fayettevilleNC.gov  
6/13/25 12:29 PM  
1 - TRC Review

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. An undeveloped site that adds 20,000+ SF of impervious area is required to meet the Stormwater Control Ordinance.

3. 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)

4. 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.

5. This project is located on a city street outside of designated truck routes and requires a Truck Route Bond. Please use the following link to fill out a Truck Route Application Permit to determine which roadways will be used to transport materials:

<https://www.fayettevillenc.gov/files/sharedassets/main/v/1/public-services/documents/truckroutepermit.pdf>

## 7. Environmental Services

**6. General Comments**

City of Fayetteville Michael Mundell 9104331329 michaelmundell@fayettevillenc.gov 6/12/25 3:31 PM 1 - TRC Review	What type of waste will be generated and how much?
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**8. PWC Water**



## General Issues

#### 4. General Comments

Fayetteville Public Works  
Commission  
Seth Reeves  
9102234227  
seth.reeves@faypwc.com  
6/12/25 3:28 PM  
1 - TRC Review

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](mailto: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.

5. Site Specific Comments

Fayetteville Public Works Commission	-Are water and sewer services needed for this project?
Seth Reeves	-Extend water main from existing 8" water main down Distribution Drive.
9102234227	
<a href="mailto:seth.reeves@faypwc.com">seth.reeves@faypwc.com</a>	
6/12/25 3:30 PM	-Sewer will need to be extended to the end of Distribution Drive from the existing 8" sewer main through the property.
1 - TRC Review	
	-Main extensions do not need to be extended to serve neighboring parcels as part of PWC's main extension policy.

## General Issues

## 12. General Comments

NCDOT  
Troy Baker  
910-364-0601  
[tlbaker2@ncdot.gov](mailto:tlbaker2@ncdot.gov)  
6/20/25 11:34 AM  
1 - TRC Review

1. Construction of any new connection or alteration of any existing connection may require an approved Driveway Permit. For additional information contact the Division 6 / District 2 office.
2. Change of use of subject properties shall require an approved Driveway Permit. Permits **MUST** be secured prior to the change or alteration of existing or proposed property use. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense. For additional information contact the Division 6 / District 2 office.
3. In the event that a structure (house) is built by a contractor for commercial gain and/or if property changes ownership from existing owner to builder, an approved Driveway Permit must be secured.
4. All concrete curb and gutter within Departmental rights of way shall be 30" and constructed to NCDOT Specifications and Standards.
5. All existing curb cuts shall be removed and replaced with the standard 30" concrete curb and gutter (typical).
6. Additional rights of way may be required as associated with the construction of the roadway improvements; All right of way dedication/reservation shall be conveyed by North Carolina General Warranty Deed (metes and bounds) referencing the required recorded plat dedicating/reserving the rights of way. Any plats and deeds must be reviewed and accepted (signature) by the Department prior to recordation.
7. Performance and Indemnity Bond will be required as conditions of the Driveway Permit (roadway improvements).
8. When working within Departmental rights of way requiring lane, shoulder closures or other affected areas will require strict adherence to NCDOT Specifications and Standards.
9. Proposed sidewalks and utility installations within Departmental rights of way shall be approved by separate encroachment agreements.
10. Design engineer(s) should contact the District office for more information on site (turn lane requirements), required pavement schedules and bonding requirements.

## Special Project Coordinator

### General Issues

#### 1. TRC Comments

City of Fayetteville

Jennifer Baptiste

9104331701

[jenniferbaptiste@fayettevillenc.gov](mailto:jenniferbaptiste@fayettevillenc.gov)

6/11/25 3:18 PM

1 - TRC Review

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