

Technical Review Committee (TRC) Comments:

Development Name: **Covey Dr Apartments**
Case Number:

Development Summary: **Covey Apartments will be a 68/72-unit family development located in Fayetteville, North Carolina. The development will consist of multifamily residential buildings designed to serve families. The unit mix will include twelve (12) one-bedroom units, thirty-two (32) two-bedroom units, and twenty-four (24) three-bedroom units.**

The project will include family-oriented amenities, including picnic shelters, a playground, and a clubhouse/community space with a computer room. All site amenities will be consistent with Agency requirements.

Location:

- 603 COVEY DR (9497743273000)
- 618 COVEY DR (9497733788000)

Zoning:
Reference:

Project Review Dates:

Pre-Application Conference: **2/18/2026 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: **Rob Sessoms**
252 Sea Oats Tr
Kitty Haek, NC 27949

E: robsessoms123@gmail.com
P: 2525644514

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

2. New Issue

City of Fayetteville
Patrick Bradley
9104331323
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 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. FDC line shall be a separate line independent of the fire line.

2b. Alannah Planning

General Issues

10. General

City of Fayetteville
Alannah Hudson

Standard Comments:

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. A commercial grade bike rack as required by **Article 30-5.A.9** shall be placed on a pad that is connected to the sidewalk system but shall not impede the sidewalk and shall be within 150 feet of an entrance. Indicate on the plan.
3. A recombination plat shall be required prior to the issuance of building permits. The owner's signature shall be on the plat.
4. 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.
5. Revisions to plans shall require resubmission for review/approval).
6. Any future development shall be submitted for review/approval.
7. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
8. 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.**

Site Specific Comments:

- Bike racks needed within 150 feet of each entrance
- Cluster mailboxes shown
- Elevations look good
- Handicap ramps and striping must be shown on sidewalks

11. General

Standard Comments:

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.
3. 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. (Type D along the residentially zoned property lines).

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.

4. 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.

5. 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.)

6. **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.

7. **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.
8. 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.

9. **Open Space Requirement:** Residential sites (*greater than five acres to 20 acres*) - Fifteen percent of the site shall be dedicated as Open Space. A minimum of 10% 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 is available for the remaining 5% required Open Space, calculated at the rate of \$12,038.96 per acre. **See Article 30-5.C**

10. 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).

11. 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.

Site Specific Comments:

- Lighting plan needed if you are using external lighting other than wall packs
- Landscape plan needed
- Open space plan and calculations needed

3. Zoning

General Issues

7. General Comments

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

Generic/Standard Comments

- Will need to rezone to MR-5 and must meet all dimensional standard for this zoning district. <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.

Site Plan Specific Comments

Site Plan updates needed:

- This project is required to rezone the properties and approved recorded recombination plat before approval.
- The site plan will need to show the distance from the proposed structures to the property line and the distance between each structure.
- The parking calculation meets/exceed the minimum standards per City Ordinance for multi-family dwelling of 1.8 parking spaces.
- All required parking stalls meet the minimum of 9 feet in width by 20 feet in length and all two-way aisle is 24 feet & one-way aisle is 22 feet.
- Will need the correct address for this project before permitting and all address will have to go through Cumberland County 911 addressing department for approval.

5. Engineering

General Issues

5. General Comments

City of Fayetteville
Michael Monge
9104331240
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

[! 2026-01-22 Covey Drive NCHFA Prelim. Sub. Pkg - FINAL.pdf](#)

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

guidance.

The recycling storage location must be called out on the site plan.

The trash enclosure location is acceptable.

Solid Waste will need to see the architectural details for the enclosure.

8. PWC Water

General Issues

8. 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.

9. Site Specific Comments

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

- PWC records show existing Aqua water main within the proposed project site. Recommend contacting Aqua on water availability and infrastructure on-site. Have been told that they currently are not taking any new customers in the Fayetteville service area.
- For PWC sewer, would just need to extend sewer to serve proposed development. Existing 8" PWC sewer main on 603 Covey Drive.
- For PWC water, would just need to extend water to serve proposed development. Existing 12" PWC water main along Old Bunce Road.
- Can provide GIS maps and/or as-builts upon request.

8a. PWC Electric

General Issues

3. General Comments

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

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. Provide a landscape plan in auto-cad format to coordinate landscaping with utilities and easements.
3. Email the CAD file to calvin.maykovich@faypwc.com.

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.**

9a. Traffic

General Issues

6. General Comments

City of Fayetteville
Molly Hagen
9104331730
mollyhagen@fayettevillenc.gov

This project requires a N.C. Department of Transportation (NC DOT) Street and Driveway Access Permit. A fillable application can be found at the following link: [DOT Driveway Permit Application](#)

Once complete, open a Driveway Permit request in the City of Fayetteville's E-Development Portal, commonly known as "IDT".
Link to IDT Portal: [City of Fayetteville E-Development Portal](#).
Link to step-by-step instructions: [Driveway Permit Step-by-Step Instructions](#)

The driveway permit will be reviewed and approved by the City of Fayetteville Traffic Services Division prior to submission to the NC DOT. Once approved by the city, Traffic Services will upload the signed application and stamped Site Plan to IDT. It is then the responsibility of the applicant to engage NC DOT for their approval. NC DOT contact is Mr. Troy Baker at (910) 364-0601

or tlbaker2@ncdot.gov.

Fees are as follows:

\$50 paid to directly to NC DOT

\$200 paid to the City of Fayetteville (\$400 if over 75,000 square feet)

Paying online through IDT is preferred and will result in the fastest approval.

However, applicants may send a check to:

Traffic Services Division

339 Alexander St.

Fayetteville, NC 28301

*If paying by check, include the project address and the IDT Project Number.

Once approved by NC DOT, applicant must upload the final, approved application (signed by NC DOT) to the IDT portal so the City of Fayetteville can maintain a copy.

[Additional Notes:](#)

A minimum 20' radius is required on all city access driveways. Radii and driveway widths must be labeled on the site plan.

Any existing curb cuts and/or driveway aprons that are no longer being used or no longer allowed shall be removed and replaced with curb and gutter. This must be depicted on the site plan.

Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit, **a city standard sidewalk must be constructed along the entire length of the property served by such driveway**. Sidewalk must be 5' wide and 4" thick. Sidewalk across driveways must be 5' wide and 6" thick. Sidewalk installation may require curb drops, ADA ramps, truncated domes, and a 5-foot landing at pedestrian crossings. Appropriate ramp detail shall be provided with the driveway permit and labeled on the site plan. All sidewalk details must be site specific and not a compilation of all available sidewalk details.

Sidewalks constructed within NC DOT right-of-way require a three-party encroachment agreement to allow the City of Fayetteville to maintain the sidewalk. This agreement is filled out by the applicant, endorsed by the City of Fayetteville, and then approved by NC DOT. The final, signed three-party encroachment agreement must be uploaded to the IDT portal.

[Blank Three-Party Encroachment Agreement](#)

[Sample Three-Party Encroachment Agreement](#)

[Future sidewalk placement will depend on pavement end treatment and conditions:](#)

1. If rollback curb and gutter is used, sidewalk must be offset 2.5' from the back of the rollback curb.

2. If vertical curb and gutter is used, sidewalk may be constructed directly behind the curb.

3. If strip pavement is used, sidewalks will require an easement and required setback will be determined by the City Traffic Engineer.

When any portion of public sidewalk is constructed on private property, a

sidewalk easement is required to allow the City of Fayetteville to maintain the sidewalk. This easement must be indicated on the site plan.

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.

Sidewalks shall be constructed or a bond issued prior to final plat approval and/or issuance of a Certificate of Occupancy.

Payment in lieu of construction of a sidewalk may be approved by the City Traffic Engineer for extenuating circumstances.

For multi-family developments, appropriate stacking distance is required from the edge of the street to the parking area or to any mail cluster kiosk:

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 parking spaces requires 100 feet plus 15 feet for every additional 50 parking spaces

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.

A Traffic Impact Analysis (TIA) will be required if the site meets criteria as described in the Unified Development Ordinance (UDO), Chapter 30 Article 30-5 Section M Subsection 2.

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.

RLUAC

General Issues

12. 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:

- The subject 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. Awareness of the noise environment will help to ensure that prospective tenants 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.”

RLUAC also encourages the applicant to consult with an acoustic engineer to identify construction methods / materials that may be available to mitigate noise levels inside of the residences.

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 providing the opportunity for RLUAC to review this case.

Hon. Kia Anthony, Chairwoman
Fort Bragg Regional Land Use Advisory Commission

Vagn K. Hansen II, AICP, Executive Director
Fort Bragg Regional Land Use Advisory Commission

Special Project Coordinator

General Issues

1. TRC Comments

City of Fayetteville
Jennifer Baptiste
9104331701
jenniferbaptiste@fayettevillenc.gov

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