

Open Issues: 15

1. Fire

General Issues

4. Site Specific Comments

City of Fayetteville
Jeff Olund
12/1/23 8:16 AM
1 - Pre-Application - TRC
Conference

- 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

2a. Chet Planning

General Issues

11. General Comments

City of Fayetteville
Chester Green
12/5/23 3:33 PM
1 - Pre-Application - TRC
Conference

1. Rezoning required.
2. 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)
3. 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.
4. Lateral access shall be provided to the adjacent properties in accordance with **Article 30-5.A.3.f** Stub to the property line for future cross-connection (Commercial property to south).
5. 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.)
6. 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.
7. 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.
8. Revisions to plans shall require resubmission for review/approval).
9. Any future development shall be submitted for review/approval.
10. The developer shall be aware that subsequent application for zoning and building permits constitutes the developers understanding and acceptance of these Comments.
11. **Use Specific Standards apply – 30-4.C.4.i.7.**
12. **Building orientation and elevation** information shall be required for Final Site Plan Approval. See **Article 30-5.I:** Commercial, Office, and Mixed Use Design Standards.
 - Submit colored elevations with dimensions – width and depth of features. Identify materials.
 - Indicate which 3 of the 6 design options are being met.
 - Flat roofs require a 3D cornice on all sides.
 - Roof equipment shall be screened from view.
 - Sloped roofs require an overhang with brackets.
 - All street facing and main entrance sides of buildings shall comply.

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.**

12. General Comments

City of Fayetteville
Chester Green
12/5/23 3:33 PM
1 - Pre-Application - TRC
Conference

1. 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, and no greater than 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 away from understory tree trunks.
 - Any adjustments in the field need to comply with this standard and be approved by City staff.

13. General Comments

City of Fayetteville
Chester Green
12/5/23 3:34 PM
1 - Pre-Application - TRC
Conference

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. A **Landscape Plan** prepared by someone knowledgeable of plant material and design is required. **See Article 30-5.B**
3. 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

4. A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.
5. Existing vegetation may be used to satisfy required buffers. Staff will determine if additional plantings are needed to satisfy this requirement.
6. Identify easement locations to ensure that there is no conflict between utilities and required landscaping.
7. Tree islands must meet minimum soil area requirements.
8. Canopy trees require 274 SF of uninterrupted soil area and min. width of 10'.
9. Understory trees require 180 SF of uninterrupted soil area and min. width of 7'.
10. Shrubbery to be a minimum of 2.5 feet from front end of the parking spaces to prevent damage from car overhang.
11. All shrubs installed as vehicular use screening are to be maintained as a continuous hedge at a minimum height of 36 inches.
 2. Please add the following notes to the plan for the installer:
 3. Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car overhang.
 4. Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24".
 5. 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.
 6. 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.
 7. Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
 8. 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.

9. 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:**

7. 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.

City of Fayetteville
Chester Green
12/5/23 3:34 PM
1 - Pre-Application - TRC
Conference

1. **Open Space** Requirement: Commercial sites (*greater than one acre to 10 acres*) - Ten 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 is available for the remaining 5% required Open Space, 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).

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

2. General Comments

City of Fayetteville
David Winstead
11/30/23 12:58 PM
1 - Pre-Application - TRC
Conference

1. Property is in zoning district LC (Limited Commercial) and SF-10 (Single Family 10) and will need to rezone the new parcel to commercial zoning district. The project will have to meet all dimensional standards for the new zoning district and a recorded recombination/subdivision plat will be required before approval.
2. **Parking** shall be provided in accordance with the Code; parking counts are based on the type of use; for convenience store with gas sales is based on 1 parking space for every 250 square feet and the site plan shows that the parking meets or exceeds the minimum required spaces. All required parking stall shall be a minimum 9 feet by 20 feet.
See Article 30-5.A.
3. Gas sales shall comply with the following standards;
 1. If the gasoline sales use is located on a corner lot, the lot shall have an area of at least 30,000 square feet. In all other cases, the lot shall have an area of at least 15,000 square feet.
 2. The gasoline sales use shall have no more than two vehicular access points. Access points shall be located at least **150 feet** from each other and from any intersecting street rights-of-way, and at least **15 feet** from any other lot line, unless otherwise approved through the City and/or NCDOT access permit review process.
 3. Vehicular access points shall be no more than 40 feet wide.
 4. The gasoline sales use shall be designed to ensure safe and adequate vehicle stacking, circulation, and turning movements.
 5. Drive-through facilities and associated stacking lanes and circulation shall be prohibited in the front of the building or in a side yard abutting a street. **See Article 30-4.C.i.7**
4. This review is not approval of the location of signage, the location of signs shall not conflict with required landscaping. Signage requires the proper permit(s) and shall be obtained prior to the installation of any permanent signs. **See Article 30-5.L.**
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

5. General Comments

City of Fayetteville
Michael Monge
12/1/23 9:04 AM
1 - Pre-Application - TRC
Conference

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.

8. PWC Water

General Issues

1. General Comments

Fayetteville Public Works
Commission
Tiffany Faulk
11/29/23 3:08 PM
1 - Pre-Application - TRC
Conference

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.

8a. PWC Electric

General Issues

3. Site Specific Comments

Fayetteville Public Works Commission
Calvin Maykovich
12/1/23 7:14 AM
1 - Pre-Application - TRC
Conference

This is a choice area between Duke Energy and PWC Electric.

9a. Traffic

General Issues

6. General Comments

City of Fayetteville
Virginia Small
12/1/23 11:23 AM
1 - Pre-Application
- TRC Conference

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.

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

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

7. General Comments

City of Fayetteville
Virginia Small
12/1/23 11:24 AM
1 - Pre-Application - TRC
Conference

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.

8. Site Specific Comments

<p>City of Fayetteville Virginia Small 12/1/23 11:24 AM 1 - Pre-Application - TRC Conference</p>	<p>Site Specific Comments Include:</p> <p>Need NCDOT driveway permit. The driveway permit is to be submitted as a new separate project in IDT. It is to be initially submitted to the City of Fayetteville for approval, and once signed off on by the City, it is to be uploaded to NCDOT's online portal. Guidelines have been included in a separate comment on this case. Please be sure to attach a PDF of both the site plan and signed permit application document to your submittal.</p> <p>Need to build sidewalk with appropriate wheelchair ramps and truncated domes.</p> <p>Please label driveway width and radii on site plan.</p>
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9b. FAMPO

General Issues

9. Transportation Project Comments

<p>FAMPO Luther Langley 12/4/23 10:06 AM 1 - Pre-Application - TRC Conference</p>	<p>Bunce Road—</p> <p>No Comment</p> <p>Cliffdale Road—</p> <p>Cliffdale Road is identified as a minor arterial in the Metropolitan Transportation Plan. It is planned in the Transportation Improvement Plan as U-6209, an access management project from Bunce Road to McPherson Church Road. It is funded for preliminary engineering only..</p>
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9c. Transit

General Issues

10. General Comments

City of Fayetteville Jaimie Walters 12/5/23 11:02 AM 1 - Pre-Application - TRC Conference	FAST Route 18 serves this area with an active stop along Cliffdale at this location. Would like to talk to developer about the potential for upgrading existing stop. Please contact Jaimie Walters at (910) 433-1626.
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RLUAC

General Issues

15. RLUAC Review Comments

<p>Regional Land Use Advisory Commission (RLUAC) Vagn Hansen 12/6/23 1:20 PM 1 - Pre-Application - TRC Conference</p>	<p>December 4, 2023</p> <p>Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:</p> <ul style="list-style-type: none">• The property is identified as Important to Protect in the Compatible Use Rating System due to its location within an area that is periodically exposed to individual instances of noise in the range of 115 dB – 130 dB associated with large caliber weapons training on Fort Liberty.
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The proposed development of the site for use as a convenience store is generally compatible with periodic exposure to high noise levels associated with large caliber weapons training on Fort Liberty. Therefore, the development of this compatible use provides protection to Fort Liberty’s training mission.

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 Liberty’s military training and operational missions.

Thank you for allowing RLUAC to review this case.

Jeff Sanborn, Chairman
Vagn K. Hansen II, AICP, Executive Director