



Development Services
433 Hay Street
Fayetteville, NC 28301
Phone: (910) 433-1612

Technical Review Committee (TRC) Comments:

Development Name: 3424 Cumberland Rd

Case Number:

Development Summary: Courtesy Review for SUP25-01: to have the 250ft from any residential area requirement dropped to 0ft

Location: 3424 Cumberland Rd

Zoning: HI Industrial District

Reference:

Project Review Dates:

Courtesy Review: February 19, 2025 (**DRAFT**)

Prepared By: Chester Green, Senior Planner

Contact Information: (910) 433-1497 email: chestergreen@fayettevillenc.gov

Emailed To: Engineer: Sam's Recovery
Kodjo Kouassi email: samsgarage392@gmail.com

Owner: Sam's Recovery
Kodjo Kouassi email: samsgarage392@gmail.com

Review Status: **Work with individual departments to obtain necessary approvals.**

Additional Submittals That May Be Required:

- City Engineering (Development Application, Stormwater/Drainage, Street and Sidewalks Plans) – Approval Required prior to the issuance of building permits
- City Traffic Services and NCDOT (Driveway Permit Application and Roadway Improvements) – Approval Required prior to the issuance of building permits
- Public Works Commission (PWC) (Water, Sewer, and Electrical Applications and Plans, Fire Flow Data, Main Extensions when required)
- Army Corp of Engineers and/or NCDENR-DWQ – (when applicable) – Approval Required prior to land disturbance
- City Inspections (Construction Drawings for Building Permitting)

Ordinance <http://online.encodeplus.com/regs/fayetteville-nc/index.aspx>

For Additional Assistance you may contact: Chester Green, Senior Planner (910) 4331497 email: chestergreen@fayettevillenc.gov

TRC Staff Comments: (Staff has compiled the various review agencies' comments for you as a courtesy. These should be used to supplement your notes from the TRC meeting you attended. Additionally, preliminary comments are emailed to those listed on the submittal application in draft form prior to the scheduled TRC meeting. As a courtesy,

these comments are revised as needed based on the TRC meeting discussion and again emailed to those listed on the application.)

<p>Fire Department Contact: Patrick Bradley Title: Asst. Fire Marshall Email: patrickbradley@fayettevillenc.gov Phone: 910-433-1730</p>	<p>No comment on dropping of the requirement.</p> <p>A change of use for the building will be required if the use of the building is to change from residential single family dwelling to commercial use.</p>
<p>Planning Department Contact: Chet Green Title: Senior Planner Email: chestergreen@fayettevillenc.gov Phone: 910-433-1497 Or Alannah Ward Title: Planner I Email: alannahward@fayettevillenc.gov Phone: 910-433-1416</p>	<ol style="list-style-type: none"> 1. In accordance with Article 30-2.C.7 a Special Use Permit shall be required. The site shall be developed in accordance with the plan approved through the Special Use Permit process and with any conditions of that approval. The Special Use Permit will be void if a building permit is not issued prior to the one year Special Use Permit expiration date. 2. Revisions to plans shall require resubmission for review/approval. 3. Any future development shall be submitted for review/approval. 4. Building orientation and elevation information shall be required <u>for Final Site Plan Approval</u>. See Article 30-5.I: Commercial, Office, and Mixed Use Design Standards. <ul style="list-style-type: none"> • 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. 5. 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.
<p>Planning Department Contact: Chet Green Title: Senior Planner Email: chestergreen@fayettevillenc.gov Phone: 910-433-1497 Or Alannah Ward Title: Planner I Email: alannahward@fayettevillenc.gov Phone: 910-433-1416</p>	<ol style="list-style-type: none"> 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 <ul style="list-style-type: none"> • 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. <u>Recommended Plant Lists</u> <ul style="list-style-type: none"> • A planting legend summarizing quantity, size, type and spacing of plants should be included on plan.

	<ul style="list-style-type: none">• 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. <p>4. Please add the following notes to the plan for the installer:</p> <ul style="list-style-type: none">• 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. <p>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.)</p> <p>6. Article 30-2.C.9 Clear-Cutting Permit: Do not remove any trees prior to final site plan approval. A <u>Clear-Cutting Permit</u> 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 <u>State Soil and Erosion Control Permit</u> shall also be required prior to clearing the site.</p> <p>7. Article 30-5.B.7. Tree Preservation Incentives: Saving existing trees may result in a reduction of open space dedication and/or</p>
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	<p>may count toward required landscaping. A 300 percent credit for the preservation of the critical root zone is available.</p> <p>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: <u>PRIOR TO CONSTRUCTION:</u> 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. <u>PROTECTIVE FENCING:</u> 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.</p>
<p>Zoning Department Contact: Dave Winstead Title: Zoning Administrator Email: davidwinstead@fayettevillenc.gov Phone: 910-433-1062 Or Joseph Senn Title: Zoning Administrator Email: JosephSenn@Fayettevillenc.gov Phone:910-433-1437 Or Sabrina McLaurin Title: Zoning Technician Email: SabrinaMcLaurin@fayettevillenc.gov Phone: 910-433-1385</p>	<ol style="list-style-type: none"> 1. Parking shall be provided in accordance with the Code; parking counts are based on the type of use; for eating establishments it is based on seating capacity. 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, if necessary. See Article 30-5.A. <ol style="list-style-type: none"> 1. All required head to head parking spaces shall be 9 x 20. 2. 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. 3. The Code allows for Alternative Sign Request under some reviews. See Article 30-5.L. 4. If you are not planning to begin development immediately you may wish to obtain a vested right to develop in accordance with the approved plan, request a Vested Right Certificate from the Chief Zoning Administrator. See Article 30-2.C.19 Vested Right Certificate 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. 6. All development shall comply with the Chapter 12 - Flood Damage Prevention of the Ordinance. <p>Vehicle Sales and Services</p> <ol style="list-style-type: none"> 1. <u>Automotive Painting/Body Shop</u> Automobile painting/body shop uses shall comply with the following standards: <ol style="list-style-type: none"> 1. In districts where the use is permitted, the use shall be located at least 250 feet from any residential building,

	<p>educational facility (except vocational schools), or child care center. When the use is allowed subject to a special use permit, the appropriate distance can be determined based on site conditions.</p> <ol style="list-style-type: none"> 2. Vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent. 3. Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area that is no larger than 25 percent of the buildable area of the lot, located behind or to the side of the principal structure, and screened with a wooden fence or masonry wall in accordance with Section 30-5.D, Fences and Walls. 4. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days. In cases where a vehicle is abandoned by its lawful owner before or during the repair process, the vehicle may remain on site as long as is necessary after the 30-day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the vehicle from the premises using the appropriate legal means.
<p>Inspections Department Contact: Jason Everage Title: Chief Building Official Email: jasoneverage@fayettevillenc.gov Phone: 910-433-1703</p>	<ol style="list-style-type: none"> 1. ADA parking compliance shall be required: One ADA parking space is required for every 25 parking spaces; for every 6 ADA spaces one shall be a van accessible space. 2. The building plans shall be in compliance with the 2018 NC Building Code.
<p>Development Services Department Contact: Jennifer Baptiste Title: Development Ombudsman/Special Project Coordinator Email: jenniferbaptiste@fayettevillenc.gov Phone: 910-433-1701</p>	<p>Good day, I am the Development Service Ombudsman Manager/Special Project Coordinator. If you need any assistance with your development project, please contact me.</p>
<p>Engineering Department Contact: Michael Monge Title: Engineering Inspector Email: michaelmonge@fayettevillenc.gov Phone: 910-433-1655 Or Viktoriiia Ponaiva Title: Engineering Technician Email: viktoriiaponaiva@fayettevillenc.gov Phone: 910-433-1242</p>	<p>No Comment.</p>

<p>NC Dept. Environmental & Natural Resources Contact: Bailey Taylor Email: bailey.taylor@deq.nc.gov Or Melissa Joyner Email: melissa.joyner@deq.nc.gov</p>	<p><u>Standard Comments:</u></p> <ol style="list-style-type: none"> 1. Any project having one or more acres of disturbance requires a plan be submitted with our office. 2. Person(s) conducting land disturbing activity shall take all reasonable measures to protect public and private property from damage caused by such activities. 3. Sedimentation and erosion control measures are required to be installed to protect adjacent properties.
<p>Solid Waste Department Contact: Michael Mundell Title: Assistant Public Services Director Email: michaelmundell@favettevillenc.gov Phone: 910-433-1691</p>	<p>Environmental Services has no comment.</p>
<p>PWC Contact: Tiffany B. Faulk Title: Engineer II (Water Resources) Email: tiffany.faulk@faypwc.com Phone: 910-233-4759 Or Seth Reeves Title: Engineer I (Water Resources) Email:seth.reeves@faypwc.com Phone: 910-223-4227</p> <p>Submit application, fee and plans directly to PWC.</p>	<p><u>General Comments:</u></p> <ol style="list-style-type: none"> 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.

	<p>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.</p> <p>11. A water permit is not required for fire lines of any size for projects submitted to PWC for review after January 01, 2017.</p> <p>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.</p> <p>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.</p> <p><u>Site Specific Comments:</u> -Will any additional water services be needed? Address is currently an existing water customer. -PWC sewer is currently not available and would require a main extension.</p>
<p>PWC <u>Contact:</u> Calvin Maykovich Title: Engineer (Electrical Service) Email: calvin.maykovich@faypwc.com Phone: 910-988-0228</p>	<p>PWC Electric has no comments.</p>
<p>NC Department of Transportation <u>Contact:</u> Troy Baker Title: Traffic Engineer Email: tlbaker@ncdot.gov Phone: 910-364-0601</p>	<p><u>Standard Comments:</u></p> <ol style="list-style-type: none"> 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 may require a new Driveway Permit. Permits MUST be secured prior to the change of property use. 3. 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. 4. In the event that a 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. 5. All concrete curb and gutter within Departmental rights-of-way shall be 30" and constructed to NCDOT Specifications and

	<p>Standards. All existing curb cuts shall be removed and replaced with the standard 30” concrete curb and gutter.</p> <ol style="list-style-type: none"> 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 approved by the Department prior to recordation. NCDOT signature is required prior to the City’s approval of the plat. 7. Performance and Indemnity Bond will be required as conditions of the Driveway Permit (roadway improvements). 8. When working within NCDOT 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 NCDOT rights-of-way shall be approved by separate encroachment agreements. 10. Design engineers should contact the District office for more information on site improvements, required pavement schedules and bonding requirements.
<p>Traffic Services Department Contact: Virginia Small Title: Transportation Planner Email: virginiasmall@fayettevillenc.gov Phone: (910) 433-1148 Or Brian McGill Title: Deputy City Traffic Engineer Email: brianmcgill@fayettevillenc.gov Phone: 910-433-1170</p>	<p>Traffic Services has no comments.</p>
<p>Transit Department Contact: Jaimie Walters Title: Transit Planner Email: JaimieWalters@FayettevilleNC.gov Phone: 910-433-1626</p>	<p>No Comments.</p>