

Project Overview**#1877938****Project Title:** LREMC - Arran Lakes Substation Modifications**Jurisdiction:** City of Fayetteville**Application Type:** 5.3) Special Use Permit**State:** NC**Workflow:** Staff Review**County:** Cumberland**Notice Regarding Special Use Permit Procedural Process**

Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application **MUST BE COMPLETE**, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you **MUST** follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

Please enter your full name in the space below to confirm your acknowledgement of the above statement and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.

Enter Your Full Name Here: Shane Finn, PLA**Project Location****Project Address or PIN:** 6787 BAILEY LAKE RD
(0406046357000)**Zip Code:** 28304

Is it in Fayetteville? If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

GIS Verified Data**Project Address:** 6787 BAILEY LAKE RD**Written Description of Special Use**

Is the proposed project for a cell tower?: No

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. :

LREMC needs to make modifications/ improvements to its existing Arran Lakes Substation. The existing use and proposed use of the substation require LREMC to apply for a special use permit to meet the requirements of the City of Fayetteville's Unified Development Ordinance (UDO).

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:

The existing Arran Lakes Substation is in the SF10 Zoning District. All adjacent properties except for one parcel and those parcels across Bailey Lake Road are located in the SF10 Zoning District. The one adjacent parcel (REID 0406035951000) to the substation is zoned SF15. Unless otherwise noted, all of the adjacent properties are single-family residential.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:

Due to the age of the substation and the changes and revisions to the City of Fayetteville's Unified Development Ordinance (UDO) since the substation's construction, the modifications and improvements that LREMC wants to implement to the substation do not meet Article 30-4: Use Standards 30-4.C. Use-Specific Standards, letter j. as stated in the current UDO.

Article 30-4: Use Standards

30-4.C. Use-Specific Standards...

j. Utility, Major - An electrical power facility, substation, water tower/tank, or transmission station shall be set back at least 100 feet from all lot lines.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 2 - The special use will be in harmony with the area in which it is located;:

The primary objective of these modifications is to provide more reliable power to the surrounding area and enhance the expanding electrical network for LREMC.

The substation will increase in size from its current state. New safety standards for fence placement and access to the site will add to this increase in size. Besides the addition of an additional transformer and new fence, a majority of the modifications will not be visible to the general public.

Many of the modifications will be implemented/ installed to the current substation components already in place; therefore, it won't really be a noticeable change. Another reason would be the existing vegetation on the LREMC property, which provides a vegetative screening for the substation from the adjacent properties.

All improvements will meet the standard and requirements of LREMC, the City of Fayetteville and, NCDEQ.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 3 - The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;:

The modifications and improvements to the Arran Lakes substation will not materially endanger public health or safety, nor will the improvements substantially injure the value of abutting property. Once again, the main goal of the modifications and improvements is to provide more reliability to the current electrical infrastructure of the surrounding area and to help with the ever-growing demands of the community being served by the LREMC.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:

All modifications and improvements to this existing substation and any improvements in the future will conform to the City of Fayetteville's Studies and Plans.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:

The modifications and improvements to the existing substation will not substantially injure or devalue adjacent or surrounding properties. The modifications and improvements to the substation are a public necessity. These modifications and improvements will provide more reliability to the current electrical infrastructure of the surrounding area and help with the ever-growing demands of the community being served by the LREMC.

Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages

Finding Number 6 - The special use complies with all other relevant City, State, and Federal laws and regulations?:

All improvements to this existing substation and any improvements in the future will conform to all of the city's Studies and Plans. All improvements will meet the standard and requirements of LREMC, the City of Fayetteville and NCDEQ.

Primary Contact Information

Project Owner

George Huggins
Lumbee River Electric Membership Corporation
6090 NC HWY 711
Pembroke, NC 28372

Project Contact - Agent/Representative

Shane Finn
ECE
115 Oakland Avenue Suite 102
Rock Hill , SC 29730

P:910-843-7949
george.huggins@lumbeeriver.com

Indicate which of the following project contacts should be included on this project: Landscape Architect

P:8039627367
sfinn@ecepowers.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State General Contractor's License Number:

Project Contact - Landscape Architect

Shane Brandwood
ECE
115 Oakland Avenue , Suite 102
Rock Hill , SC 29730
P:8039627353
sbrandwood@ecepowers.com

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number: