



Regional Land Use Advisory Commission

FAYETTEVILLE COURTESY REVIEW

Project: 7009 Fillyaw Townhomes

Location: 7009 Fillyaw Road

PIN#: 9499-91-8931

July 28, 2022

Following a review of the above referenced applications by the RLUAC staff and Board of Directors, it has been determined that:

- The property 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 in the range of 115 dB - 130 dB associated with large caliber weapons training on Fort Bragg.

Exposure to noise levels in this range can have a negative impact on the quality of life of residents, particularly if the exposure takes place at night or other times of day when a generally quiet noise environment is desired in a residential setting. Based on this finding and the potential quality of life impact, it is recommended that, at a minimum, the owner / developer provide notice to future occupants of the townhome development to ensure that they are aware of the likelihood of periodic exposure to high noise levels. Providing such notice is also intended to reduce the number of complaints that Fort Bragg receives regarding training activities on the installation, which, in turn, helps to sustain the military's ability to conduct necessary training and maintain readiness.

In preparing the JLUS implementation ordinance deliverables, a standard "military impact notice" was proposed, and is reprinted below for reference. RLUAC recommends utilizing a version of this, as appropriate, when providing such disclosures, although the applicants are certainly welcome to utilize any form of notice that they feel is appropriate as long as the necessary message is conveyed.

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, low flying aircraft, smoke, dust, and similar impacts associated with military operations.”

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 allowing RLUAC to review this case.

Jeff Sanborn, Chairman

Vagn K. Hansen II, AICP, Executive Director