

David Nash

From: Marsha Bryant
Sent: Thursday, December 28, 2017 9:13 AM
To: Gerald A. Newton; David Nash
Cc: Chester Green II; David Steinmetz
Subject: RE: Church - Clinton Road

FYI: I have compiled the following information in regards to the church building addition and what would be required if the property were developed inside the city limits. Mr. Rose is correct - based on the size of the structure and the cost of its construction vs. the value of the existing building stormwater regulations and sidewalks would be required. Stormwater requirements would be a major expense vs. the requirements of the UDO.

Building separation: Showing about 15 feet where 20 is needed
Driveway permit: No driveway permit required by the City; Clinton Road is a NCDOT roadway; they could require a driveway permit but it's not likely because the site has no direct access to Clinton Road, just the side street
Stormwater: The site will need stormwater plans/Infrastructure permit. A sidewalk would be required; on the unnamed road access we could look at doing payment in-lieu of on the sidewalks since it's a dirt road.
Parking: The parking area would need to be refined and a few spaces may be lost or need to be relocated based on the layout shown.
Landscaping: They would need around the same number of trees proposed on the site plan. They would need to provide approximately 134 shrubs throughout the site. This number may be reduced if any of the existing landscaping and/or vegetation is being kept. Also if there are any specimen trees on the site there would be a fee for impacting them or removing them.
Open Space: They need to provide 5% open space with half usable, which should be no issue based on plan and the amount of green space.
Fire: Fire flow calculations, hydrant location within 400 feet, possible turn around needed internal to the site, depending on the square feet and occupant capacity of the church a sprinkler system may be required.



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