

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX23-05)****Information Updated as of: 11/15/2023****Date Petition Found Sufficient: 9/21/2023****Ordinance Adoption Effective Date: 11/27/2023**

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| 1. Name of Area:                                                   | 0 Jossie Street – AX23-05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2. Name of Owner(s):                                               | Maxine Terry and Joseph Griffin, Jr., Individually and as Trustee of the Joseph Griffin Sr. Revocable Trust Agreement; Estelle Davis; Maxwell Griffin, Jr.; Paula Griffin McCreary; Ramona Griffin; Max Young Griffin per recorded deed in Book 7727, Page 750 and Estate Numbers 07E645 for Joseph W. Griffin, Sr., Estate Number 88E699 for Maxwell Griffin and Estate Number 23E1488 for Lucille Griffin                                                                                                                                                                                                                  |
| 3. General Location/ Adjacent Neighborhoods/ Address               | <u>General Location</u> : East of McArthur Road on the North side of Jossie Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4. Tax Identification Numbers (PIN):                               | PIN: 0520-79-5388<br>REID: 0520795388000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5. TRC – Staff Review –                                            | Courtesy TRC review conducted July 26, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6. Initial Zoning: P23-29 – MR-5                                   | The parcel is currently zoned R6 and R6A under Cumberland County; applicant is requesting Mixed Residential 5 (MR-5).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7. Fire Department To Be Affected:                                 | Currently serviced and will continue to be serviced by City of Fayetteville Fire Station #19.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8. Is the Area Contiguous?                                         | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9. Is the Area in the Fayetteville MIA (Municipal Influence Area)? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10. Type of Annexation:                                            | Petition Initiated – Non-Contiguous area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 11. Background:                                                    | The subject property, granted to the Joseph Griffin Sr. Revocable Trust Agreement in October 2007, has remained undeveloped since at least 1968, as indicated by available aerial photography. Surrounding the property, the northern area features a single-family subdivision under County Zoning as R6 Residential District, while the southern side comprises single-family dwellings with a mix of R6 and R6A zoning. To the east, there are single-family dwellings, a cell tower, and open space (County Zoning RR), and to the west, the land is zoned as R6A Residential District, hosting single-family dwellings. |
| 12. Reason the Annexation was Proposed:                            | To connect to PWC water and sewer, as well as develop a multi-family housing community at a higher density than would otherwise be allowed under Cumberland County Zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 13. Number of Acres in Area:                                       | 20.97 +/-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 14. Type of Development in Area:                                   | To the north, there is a single-family subdivision, designated under County Zoning as R6 Residential District. On the southern side, the area primarily consists of single-family dwellings, with a mix of R6 and R6A zoning. To the east, there are single-family dwellings, a cell tower, and open space, designated as County Zoning RR. Finally, to the west, the land is zoned as R6A Residential District and comprises single-family dwellings.                                                                                                                                                                       |
| 15. Present Conditions:                                            | a. <u>Present Land Use</u> : Vacant<br>b. <u>Present Number of Housing Units</u> : 0<br>c. <u>Present Demographics</u> : Total Population = 0<br>d. <u>Present Streets</u> : None<br>e. <u>Water and Sewer Service</u> : Public<br>f. <u>Electrical</u> : Public<br>g. <u>Current Real Property Tax Value</u> : 0 Jossie Street = \$157,192                                                                                                                                                                                                                                                                                  |
| 16. Factors Likely to Affect Future of Area:                       | a. <u>Plans of Owner</u> : Multi-family housing development.<br>b. <u>Development Controls</u><br>1. <u>Land Use Plans</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|                                 | <ul style="list-style-type: none"><li>a. <u>Future Land Use Plan</u>: County 2021 Plan – Commercial Uses City 2040 Plan – Medium Density Residential (MDR)</li><li>2. <u>Zoning</u><ul style="list-style-type: none"><li>a. <u>Current Zoning in County</u>: R6 &amp; R6A Residential</li><li>b. <u>Expected Zoning After Annexation</u>: (MR-5) Mixed Residential 5</li></ul></li><li>3. <u>Plan Approval</u>: Shall be required for review and approval</li><li>c. <u>Fayetteville Airport Impact</u>:<ul style="list-style-type: none"><li>1. <u>In Fay Airport Impact Zones</u>? No</li><li>2. <u>In Fay Airport Overlay District</u>? No</li></ul></li><li>d. <u>Military Base Impacts</u><ul style="list-style-type: none"><li>1. <u>In Simmons Noise Contours</u>? No</li><li>2. <u>In Simmons Accident Potential Zones</u>? No</li><li>3. <u>Red-Cockaded Woodpecker Impacts</u>? Not known.</li></ul></li><li>e. <u>Environmental Factors</u><ul style="list-style-type: none"><li>1. <u>Watershed</u>: Cape Fear River watershed</li><li>2. <u>Flood Zones</u>: Not located in a flood zone or flood way</li></ul></li><li>f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector<ul style="list-style-type: none"><li>1. <u>Wetlands</u>-None present</li></ul></li></ul> |
| 17. Expected Future Conditions: | <ul style="list-style-type: none"><li>a. <u>Future Land Use</u>: Residential (MR-5)</li><li>b. <u>Future Number of Housing Units</u>: Unknown (Maximum per zoning density is 420)</li><li>c. <u>Future Demographics</u>: Unknown</li><li>d. <u>Future Streets</u>: Unknown</li><li>e. <u>Water and Sewer Service</u>: Public</li><li>f. <u>Electric Service</u>: South River Electric Membership Corporation (SREMC)</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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