

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX23-02)**

**Information Updated as of: 3/31/2023**

**Date Petition Found Sufficient:03/27/2023**

**Ordinance Adoption Effective Date:**

1. Name of Area:	Middle River Loop North of I-95 – AX23-02
2. Name of Owner(s):	Billy D. Horne; Fay J Horne; Charles F. Horne
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> Northern side of I-95 located on Middle River Loop, east of Mockernut Drive – 1682 Middle River Loop & 1662 Middle River Loop
4. Tax Identification Numbers (PIN):	PIN: 0447-46-4759, 0447-46-6947
5. TRC – Staff Review –	
6. Initial Zoning: P22-24 – HI	The parcels are currently zoned C(P), Planned Commercial District, under Cumberland County, applicant is requesting Heavy Industrial (HI)
7. Fire Department To Be Affected:	Eastover (Station 1) If annexed: Fayetteville Fire Station 1
8. Is the Area Contiguous?	Yes
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Contiguous area
11. Background:	1662 and 1682 Middle River Loop are currently the site of Blue Ridge Power and Horne Brothers Communications, Inc. The parcels were first developed between 1974 and 1994, both under the county’s review. The parcels are currently developed with four engineered steel frame buildings with a large area being concrete and gravel in use as parking and for vehicular movement. There appears to be a chain link fence that runs the rear of the property located on 1662 Middle River Loop. The existing conditions survey submitted by the applicant does not identify any storm water improvements.
12. Reason the Annexation was Proposed:	Connection to PWC sewer and water is being requested. Policy 150.2 requires annexation to connect to PWC sewer. This area is served by PWC.
13. Number of Acres in Area:	4.68 +/-
14. Type of Development in Area:	The parcels to the west, north of I-95, are Starr Electric Company and Truck Tire Pro, zoned Planned Commercial C(P) under the County. The parcel to the north is zoned M(P) for Planned Industrial District. It serves as a storage yard for the parcel and is under the same ownership as the parcels to the south. To the east is a sausage distribution and processing facility. This parcel is in corporate limits and is zoned Heavy Industrial (HI).
15. Present Conditions:	a. <u>Present Land Use:</u> Industrial Services; Existing Telecommunication Contractor b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> Total Population = 0 d. <u>Present Streets:</u> Private Drive e. <u>Water and Sewer Service:</u> f. <u>Electrical:</u> g. <u>Current Real Property Tax Value:</u> 1682 Middle River Loop = \$1,012,046 / 1662 Middle River Loop = \$926,007
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan:</u> County 2021 Plan – Commercial Uses City 2040 Plan – Employment Center (EC)

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	<ul style="list-style-type: none"> <li>2. <u>Zoning</u> <ul style="list-style-type: none"> <li>a. <u>Current Zoning in County</u>: C(P) Planned Commercial</li> <li>b. <u>Expected Zoning After Annexation</u>: (HI) Heavy Industrial</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 1</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>-Riverrine wetland located on NW Quadrant of PIN: 0447-46-6947</li> </ul> </li> </ul>
<p>17. Expected Future Conditions:</p>	<ul style="list-style-type: none"> <li>a. <u>Future Land Use</u>: Industrial</li> <li>b. <u>Future Number of Housing Units</u>: 0</li> <li>c. <u>Future Demographics</u>: 0</li> <li>d. <u>Future Streets</u>: No</li> <li>e. <u>Water and Sewer Service</u>: PWC</li> <li>f. <u>Electric Service</u>: PWC</li> </ul>