

City Council

Annexation A25-01

June 23, 2025



Owner: Phoenix Global Support, L.L.C.

Applicant: Phoenix Global Support, L.L.C. (James A. Lyons, President)

Located: Unaddressed Parcel at the end of Bridgewood Drive

Acreage: 12.53 acres ±

District: 2 – Malik Davis

REID #: 0435253050000





Aerial

Case #: P25-20

REQUEST: Rezoning M(P) CU to LI

LOCATION: 0 No Address
0435253050000

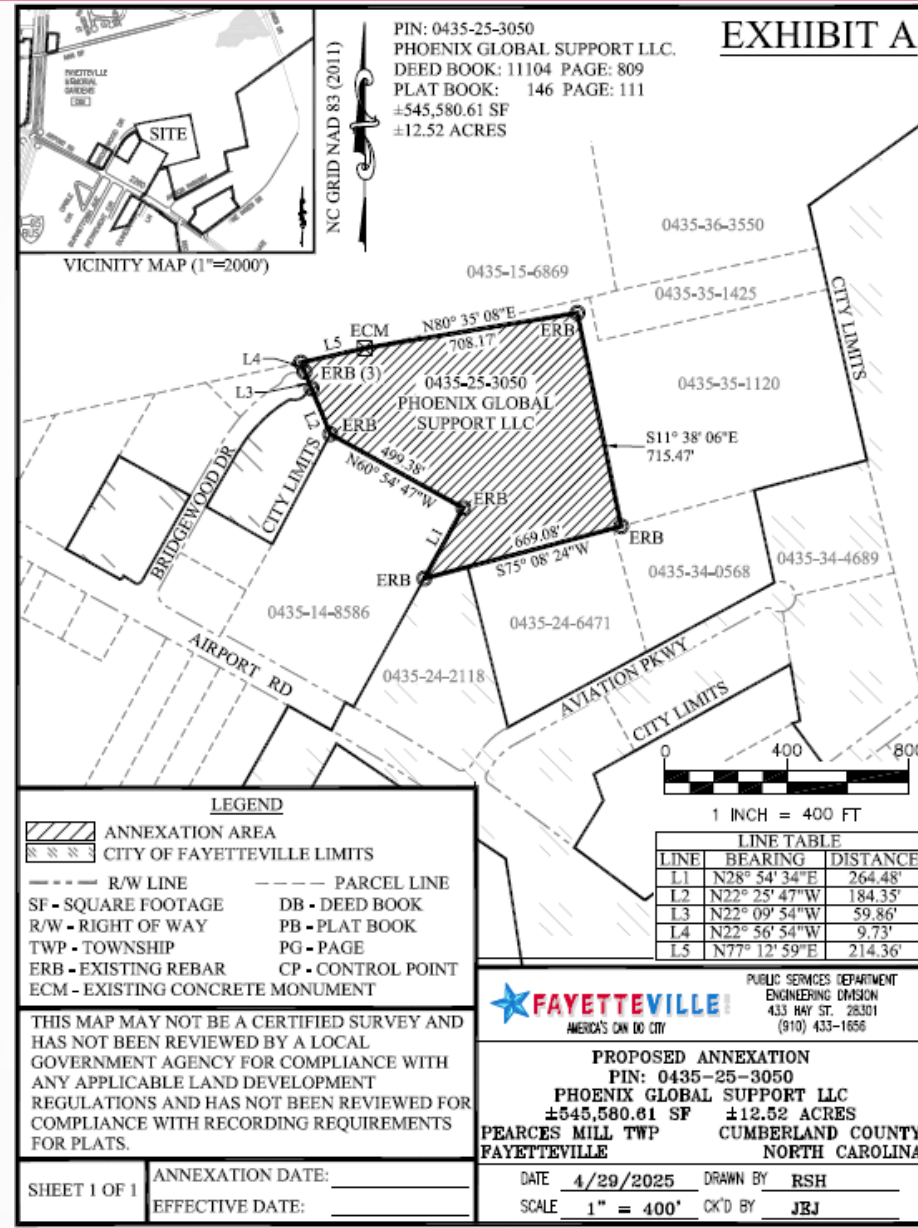


P25-20

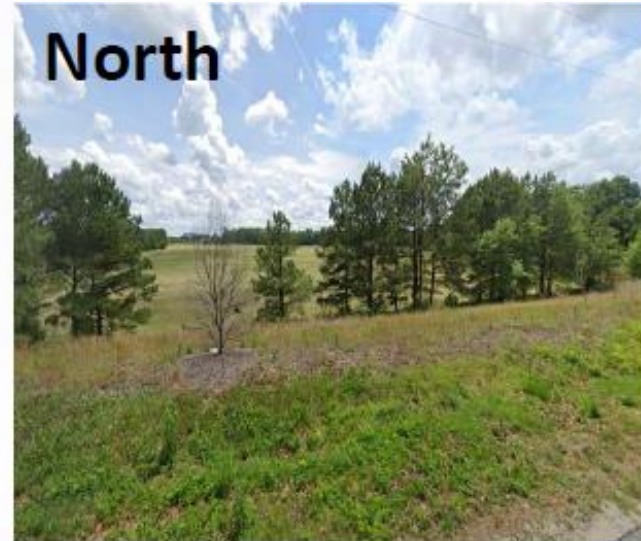
City Boundary



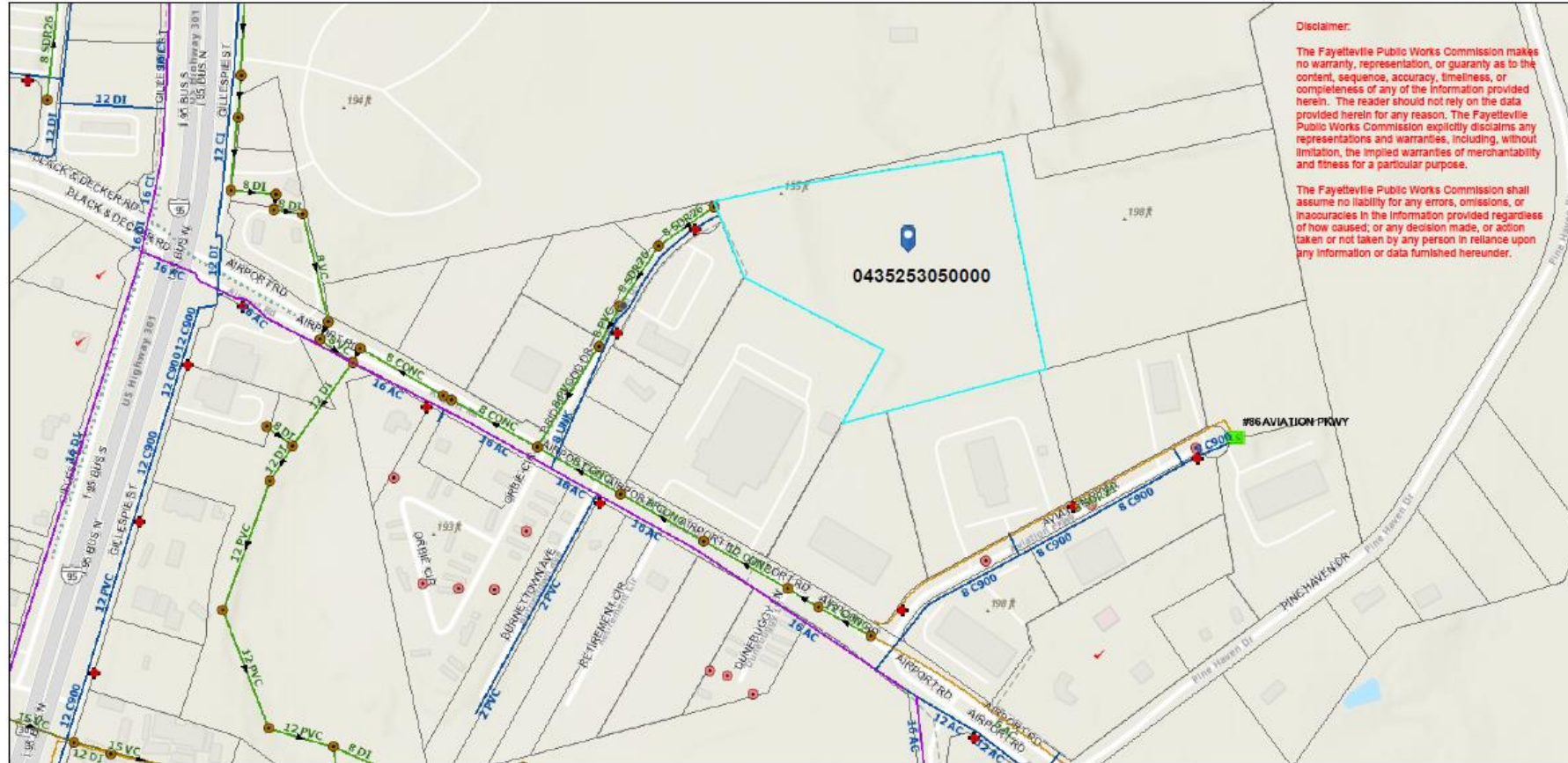
Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.





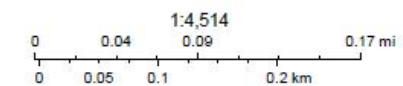


20250530_Bridgewood Dr_Yeadon Domes Annex



5/30/2025, 3:39:58 PM

- Sludge Sewer Main
- Sewer Force Main
- Force Mains
- Abandoned Mains
- Sewer Gravity Main Abandoned
- Sewer Gravity Main
- Gravity Main Collector
- Gravity Main Outfall
- Gravity Main Interceptor
- Gravity Main Private
- Sewer Network Structure
- Lift Station
- Sludge Pump Station
- Sewer Control Valve
- Control Valve
- Air Release Valve
- Cutoff Valve
- Check Valve
- Sewer System Valve
- Manhole
- Manhole Private
- Manhole Abandoned
- Water Main Abandoned
- Water Main
- Size <14"
- Size >=14"
- Raw Water Mains
- Filtered Water Mains
- Private Water Lines
- Water Network Structure
- Enclosed Storage Facility
- Pumps
- Pump Station
- Tank
- Treatment Plant
- Abandon/Inactive
- Clear Well
- Water Hydrant
- Street Names
- Cumberland County Parcel
- Septic Incidents



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX25-01 (Yeadon Domes at Bridgewood Drive):

- The petition for annexation complies with the requirements of North Carolina General Statutes §160A-31 and §160A-58.1, and the City Clerk certified the petition's sufficiency on April 14, 2025. The application qualifies as a contiguous annexation and meets all statutory and procedural standards.
- The annexation aligns with the City's 2040 Future Land Use Plan and has been evaluated by relevant departments. Staff report that municipal services can be extended to the site without creating additional operational burdens, and PWC has confirmed the availability of utility infrastructure.
- Upon annexation, the property tax burden will increase due to imposing City taxes. Still, the county's fire district tax, special fire tax, and recreation tax will no longer apply, partially offsetting this increase.
- Appendix A details the fiscal impacts, including stormwater revenue and anticipated property tax contributions. It reflects the assumed effective date of June 23, 2025, and demonstrates the projected financial benefit to the City.

1. Adopt the annexation ordinance with an effective date of June 23, 2025.

This option affirms the City Council's final action on the initial zoning and schedules the annexation to take effect immediately upon adoption.

2. Adopt the annexation ordinance with an effective date of June 30, 2025.

This option affirms the initial zoning while delaying the effective date of annexation to the next statutory threshold, allowing additional time for service coordination or development readiness.

3. Adopt the annexation ordinance with an effective date of June 30, 2026.

This option validates the Council's zoning action while maximizing the delay in annexation allowed under state law. It provides an extended timeline for development planning, infrastructure coordination, or further policy consideration before annexation.

4. Decline to adopt the ordinance.

Under this option, the annexation would not move forward, the associated initial zoning would not be implemented, and the parcel would remain under county jurisdiction outside the City's corporate limits.

5. Defer action on the annexation petition to a specified future date.

This option allows the City Council to postpone a final decision on the annexation, enabling further review, public input, or the resolution of outstanding issues before proceeding.



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