

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX24-01)**

**Information Updated as of: 1/10/2024**

**Date Petition Found Sufficient:1/10/2024**

**Ordinance Adoption Effective Date: 6/24/2024**

1. Name of Area:	Bobcat Facility – AX24-01
2. Name of Owner(s):	Judd Brook 6, LLC (Daryl F Scott, Member; David R. Scott, Member; Chris Classen, Manager)
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> North of NC HWY 24 on the corner of Whitehead Road and NC HWY 24
4. Tax Identification Numbers (PIN):	PIN: <b>0447-92-7785</b> REID: <b>0447927785000</b>
5. TRC – Staff Review –	Major Site Plan (Preliminary) completed on January 3, 2024
6. Initial Zoning: P24-07 – LI	The parcel is currently zoned Planned Industrial (M(P)) in the County; the applicant is requesting an initial zoning of Light Industrial (LI)
7. Fire Department To Be Affected:	Vander Fire Department If annexed: City of Fayetteville Fire Station #1. Located at 607 Person St.
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
11. Background:	<b><i>History:</i></b> The parcel has been used for storage or industrial purposes since 1982, based on aerial photos from Cumberland County GIS. It seems the only structure on the property is a pre-engineered steel frame building constructed in 1981. Judd Brook 6, LLC, a Virginia LLC, purchased the property from John R. Brantley, III, and Barbara L. Brantley in December 2020.
12. Reason the Annexation was Proposed:	To establish connections to PWC's water and sewer services and enable expansion.
13. Number of Acres in Area:	3.51 acres ±
14. Type of Development in Area:	<b><i>Surrounding Area:</i></b> Across Whitehead Road, there's a landscaping contractor office with material storage. There's a residential property at the intersection of Whitehead Road and Angelia M Street. Across Angelia M Street, at 2239 Angelia M Street, there's an industrial facility, and next to it on the west side, there's a vehicle maintenance facility. The subject property is currently used for Bobcat equipment sales and service.
15. Present Conditions:	a. <u>Present Land Use:</u> Sales and service facility for bobcat equipment b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> Total Population = N/A d. <u>Present Streets:</u> N/A e. <u>Water and Sewer Service:</u> Private f. <u>Electrical:</u> Public g. <u>Current Real Property Tax Value:</u> \$233,457
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner:</u> The project involves constructing site improvements and a building for a light construction equipment dealer's sales and service facility. These improvements will feature a single-story building, parking areas for both equipment and service, stormwater management enhancements, and wet utility installations. b. <u>Development Controls</u> 1. <u>Land Use Plans</u>

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	<ul style="list-style-type: none"> <li>a. <u>Future Land Use Plan</u>: City 2040 Plan – Employment Center (EC)</li> <li>2. <u>Zoning</u> <ul style="list-style-type: none"> <li>a. <u>Current Zoning in County</u>: Planned Industrial (M(P))</li> <li>b. <u>Expected Zoning After Annexation</u>: Light Industrial (LI)</li> </ul> </li> <li>3. <u>Plan Approval</u>: Shall be required for review and approval before building permit issuance.</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> N/A</li> </ul> </li> <li>e. <u>Environmental Factors</u> <ul style="list-style-type: none"> <li>1. <u>Watershed</u>: None</li> <li>2. <u>Flood Zones</u>- Not located in a 100-year flood plain or floodway according to the Cumberland County GIS.</li> </ul> </li> <li>f. <u>Endangered/Threatened Species</u>- N/A <ul style="list-style-type: none"> <li>1. <u>Wetlands</u> – None</li> </ul> </li> </ul>
17. Expected Future Conditions:	<ul style="list-style-type: none"> <li>a. <u>Future Land Use</u>: Employment Center (EC)</li> <li>b. <u>Future Number of Housing Units</u>: Unknown</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>: PWC</li> <li>f. <u>Electric Service</u>: PWC</li> </ul>