

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

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| 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: 0447-92-7785 REID: 0447927785000 |
| 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: | <i>History:</i> 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: | <i>Surrounding Area:</i> 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">a. <u>Future Land Use Plan</u>: City 2040 Plan – Employment Center (EC)2. <u>Zoning</u><ul style="list-style-type: none">a. <u>Current Zoning in County</u>: Planned Industrial (M(P))b. <u>Expected Zoning After Annexation</u>: Light Industrial (LI)3. <u>Plan Approval</u>: Shall be required for review and approval before building permit issuance.c. <u>Fayetteville Airport Impact</u>:<ul style="list-style-type: none">1. <u>In Fay Airport Impact Zones</u>? No2. <u>In Fay Airport Overlay District</u>? Nod. <u>Military Base Impacts</u><ul style="list-style-type: none">1. <u>In Simmons Noise Contours</u>? No2. <u>In Simmons Accident Potential Zones</u>? No3. <u>Red-Cockaded Woodpecker Impacts</u>? N/Ae. <u>Environmental Factors</u><ul style="list-style-type: none">1. <u>Watershed</u>: None2. <u>Flood Zones</u>: Not located in a 100-year flood plain or floodway according to the Cumberland County GIS.f. <u>Endangered/Threatened Species</u>: N/A<ul style="list-style-type: none">1. <u>Wetlands</u> – None |
| 17. Expected Future Conditions: | <ul style="list-style-type: none">a. <u>Future Land Use</u>: Employment Center (EC)b. <u>Future Number of Housing Units</u>: Unknownc. <u>Future Demographics</u>: Unknownd. <u>Future Streets</u>: Unknowne. <u>Water and Sewer Service</u>: PWCf. <u>Electric Service</u>: PWC |
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