



PHASE V ANNEXATION PUBLIC HEARING
PRELIMINARY ASSESSMENT
PROJECT AREA 29

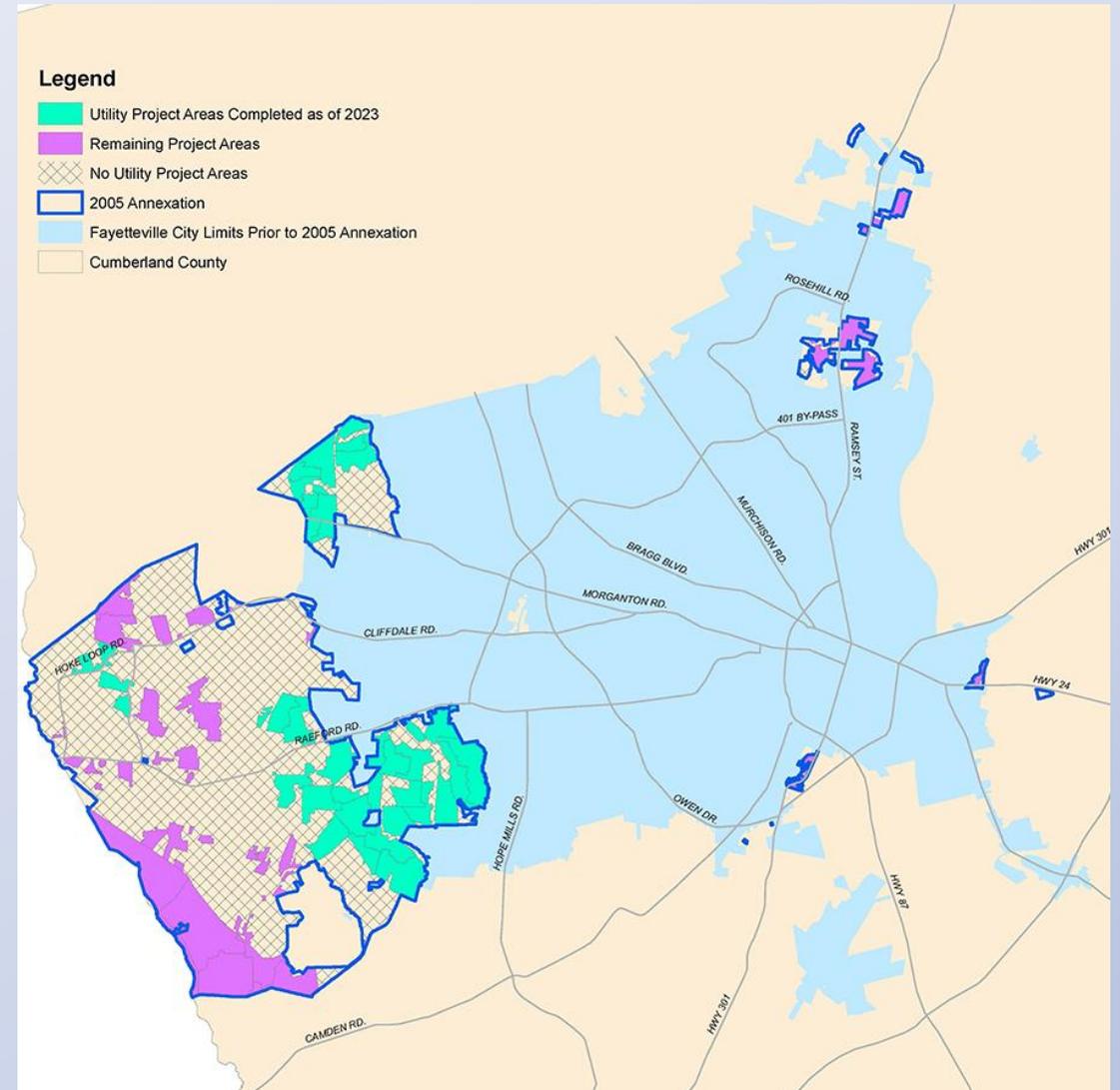
Lamont Hinson, Community Relations Specialist

March 23, 2026

- ▶ **Phase V Annexation Information**
- ▶ **Project Review**
 - Project Areas
 - Project Events to Date & Upcoming Dates
- ▶ **Cost to Property Owners**
- ▶ **Financing Options**
- ▶ **City Council Next Steps**

Phase V Annexation Timeline

- ▶ **2005: Annexation goes into effect**
- ▶ **2007: Construction begins**
- ▶ **In 18 years:**
 - 25 projects completed
 - 6,214 connections made available
- ▶ **2026: Construction ongoing**
 - 9 Project areas in various stages of completion
 - 11 Projects areas in design



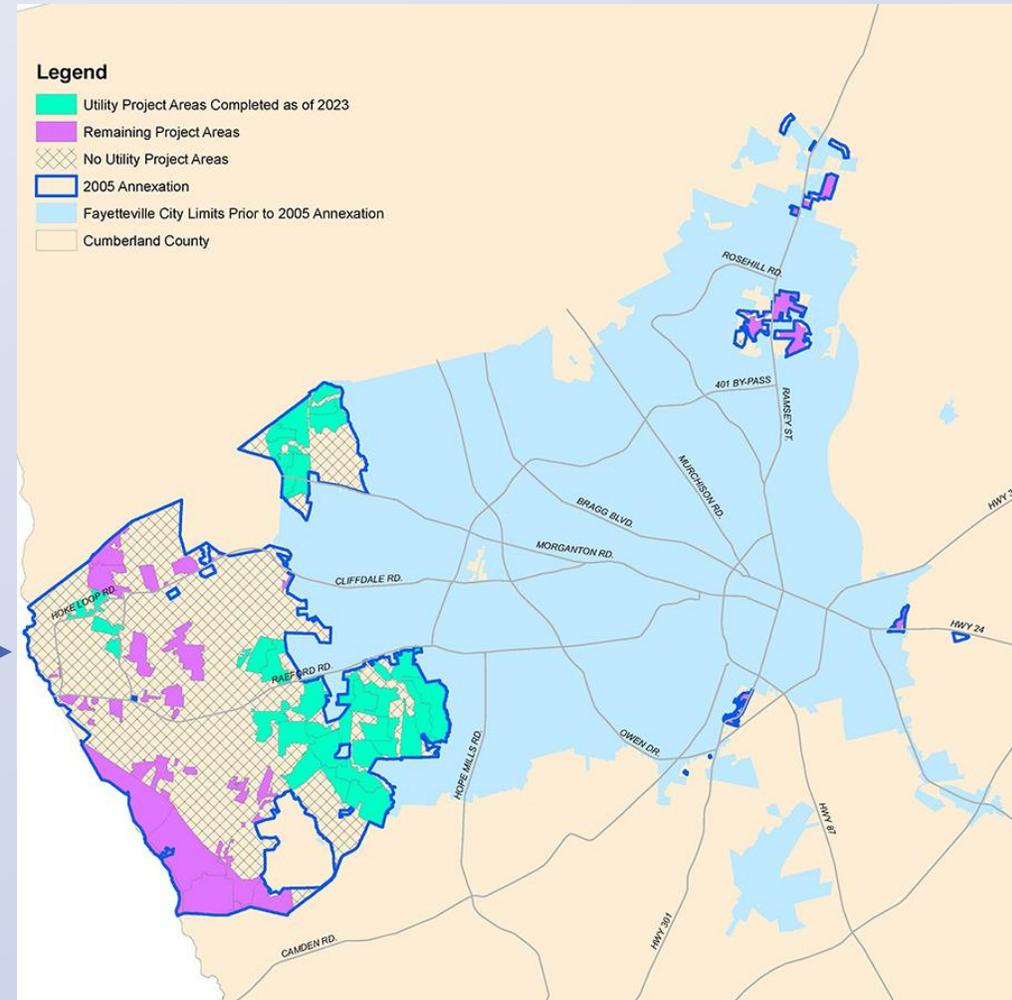
Phase V Annexation Timeline

25 Projects Completed
 6,214 Connections available

2005
 Annexation
 goes into
 effect

2026
 Construction
 ongoing

2007
 Construction
 begins



Phase V Annexation Overview

- ▶ **Areas Completed to Date: 25**
- ▶ **Total Properties Available to Connect: 6,214**

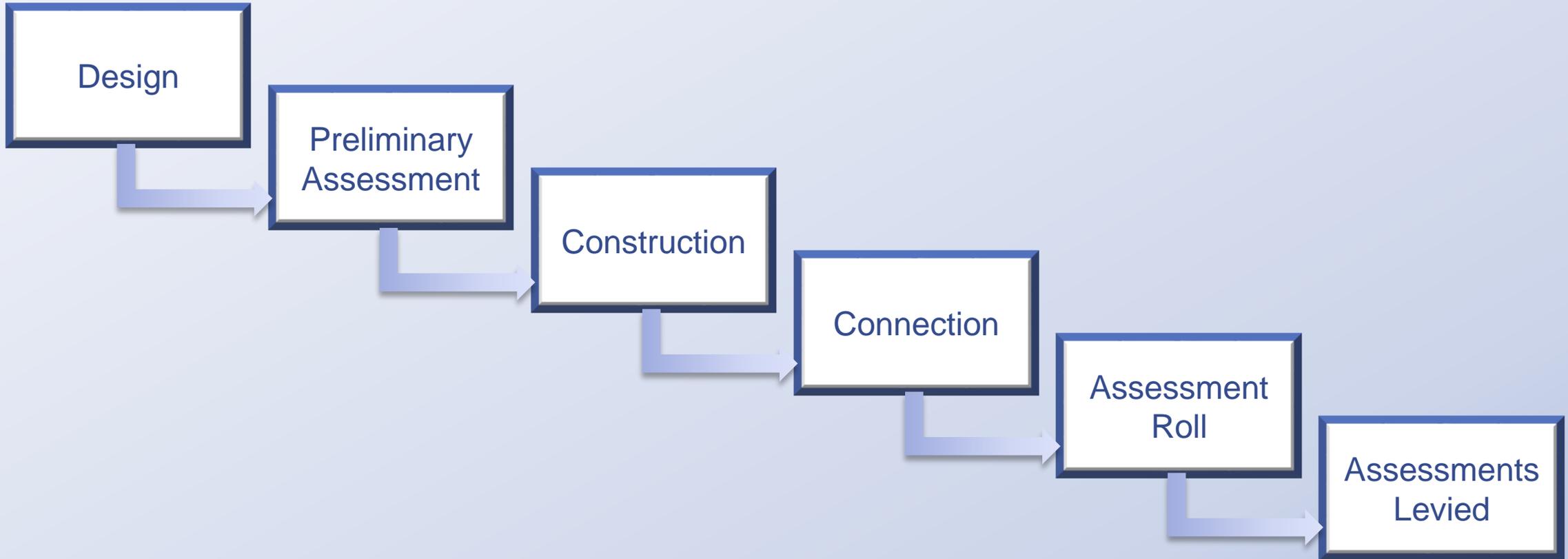
2008 Costs

- Areas 1A & 2C
- 617 properties
- \$10,726 per property

2025 Costs

- Area 32 East Section I
- 132 properties
- \$100,350 per property

Annexation Steps





Phase V Projects Completed

| Completed | Location | Completed | Location |
|-----------|---|-----------|--|
| Area 1 | Brentwood | Area 14 | Arran Park, Winter Park |
| Area 2 | LaGrange – Section 2 | Area 15 | Arran Hills, Hillcrest, Shadowlawn |
| Area 3 | LaGrange – Section 1 | Area 16 | Hampton Oaks, Southgate |
| Area 4 | Arran Lakes – West | Area 17 | Blue Springs Woods, Beacon Hill, Emerald Garden, Hickory Grove |
| Area 5 | Arran Lakes – East | Area 18 | Southgate, South Gate Village |
| Area 6 | LaGrange – North & South | Area 19 | Arran Lakes West |
| Area 7 | Summerhill | Area 20 | Hackney Hills, Lake Point, Robin Hill Estates |
| Area 8 | LaGrange | Area 21 | Arran Lakes West |
| Area 9 | Summerhill (North of Dandridge) | Area 22 | Arran Lakes West, Emerald Garden |
| Area 10 | Arran Hills (east) & Arran Hills (west) | Area 23 | Wells Place, Rayconda |
| Area 11 | Arran Hills (north) & Arran Hills (south) | Area 24A | Cliffdale Estates |
| Area 12 | Arran Lakes West | Area 24B | Village Hills |
| Area 13 | Shenandoah, Shenandoah North | Area 24C | Kings Mill |

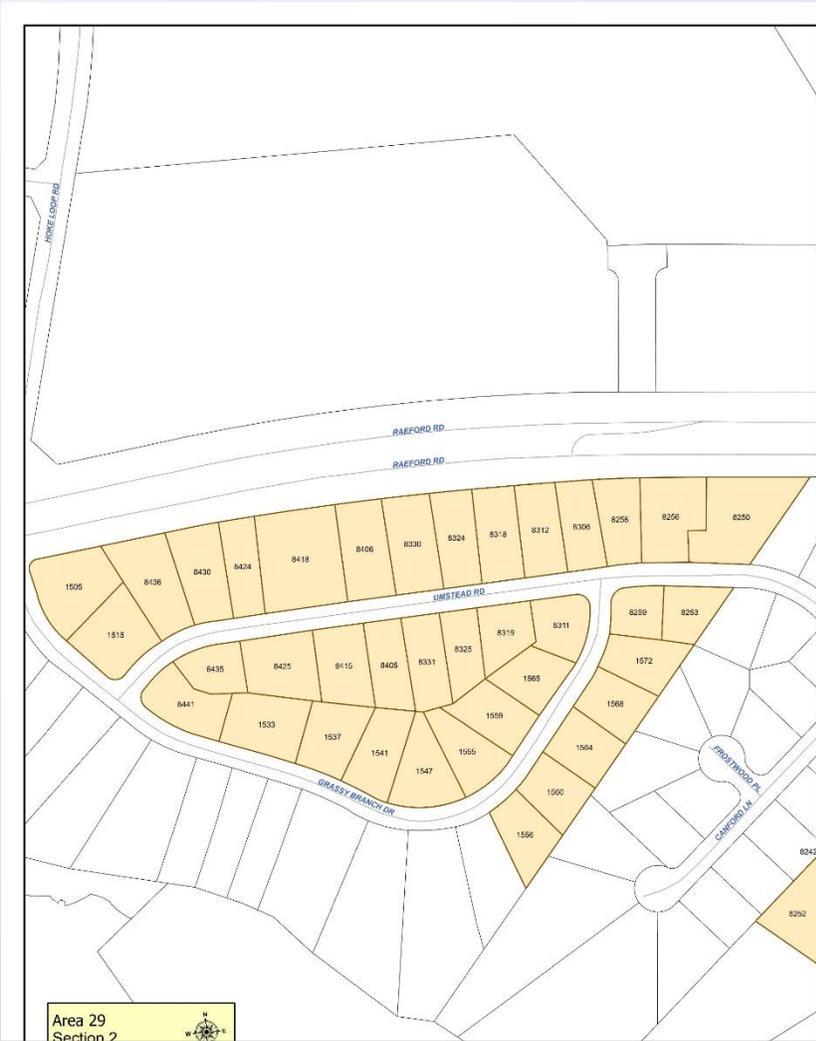


Phase V Projects in Process

| Current and Upcoming | Location | Status |
|-------------------------|---|------------------------|
| Area 26 | Cliffdale West, Woodmark | Connection Available |
| Area 32 East Section I | Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres | Connection Available |
| Area 25 | Lake Rim Estates | In Construction |
| Area 27 | Cliffdale Forest | In Construction |
| Area 28 | Cliffdale West | Preliminary Assessment |
| Area 32 East Section II | Stoney Point Road & Dundle Road | Preliminary Assessment |
| Area 33 North | Raeford Road Estates | Preliminary Assessment |

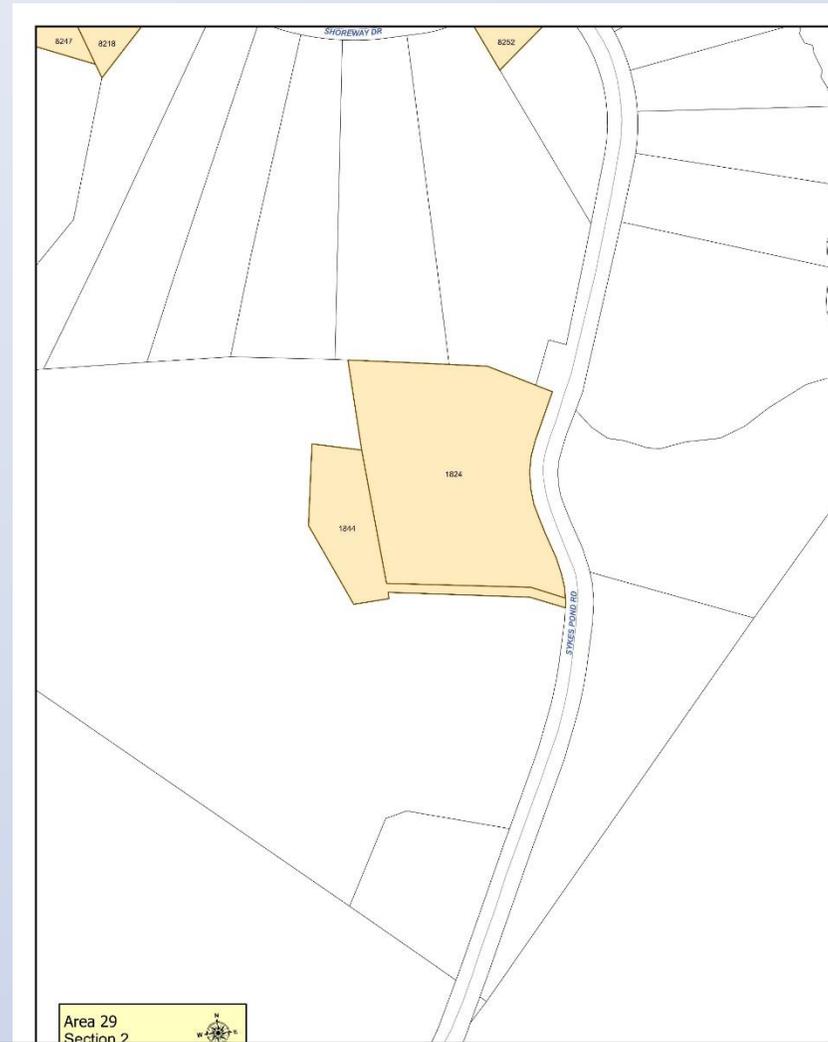
** 11 areas currently in design*

Project Area 29 Overview



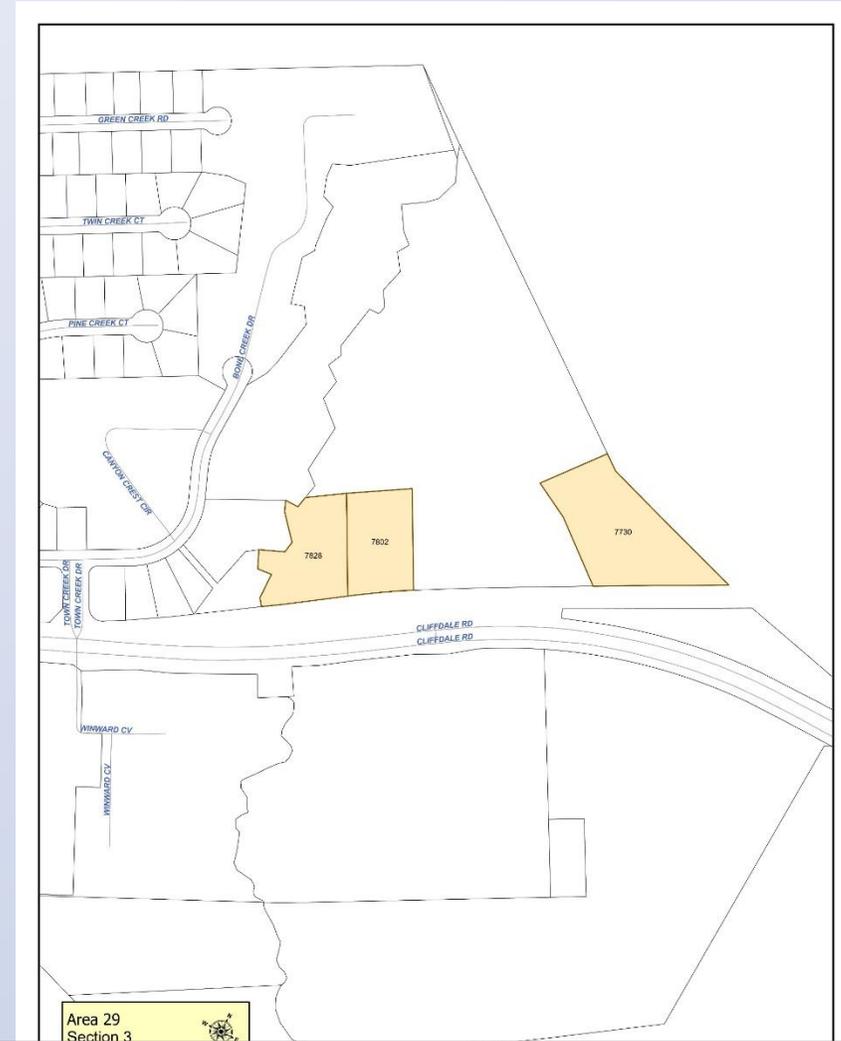
Section II: Farrington, Lake William, Turnbridge

Project Area 29 Overview



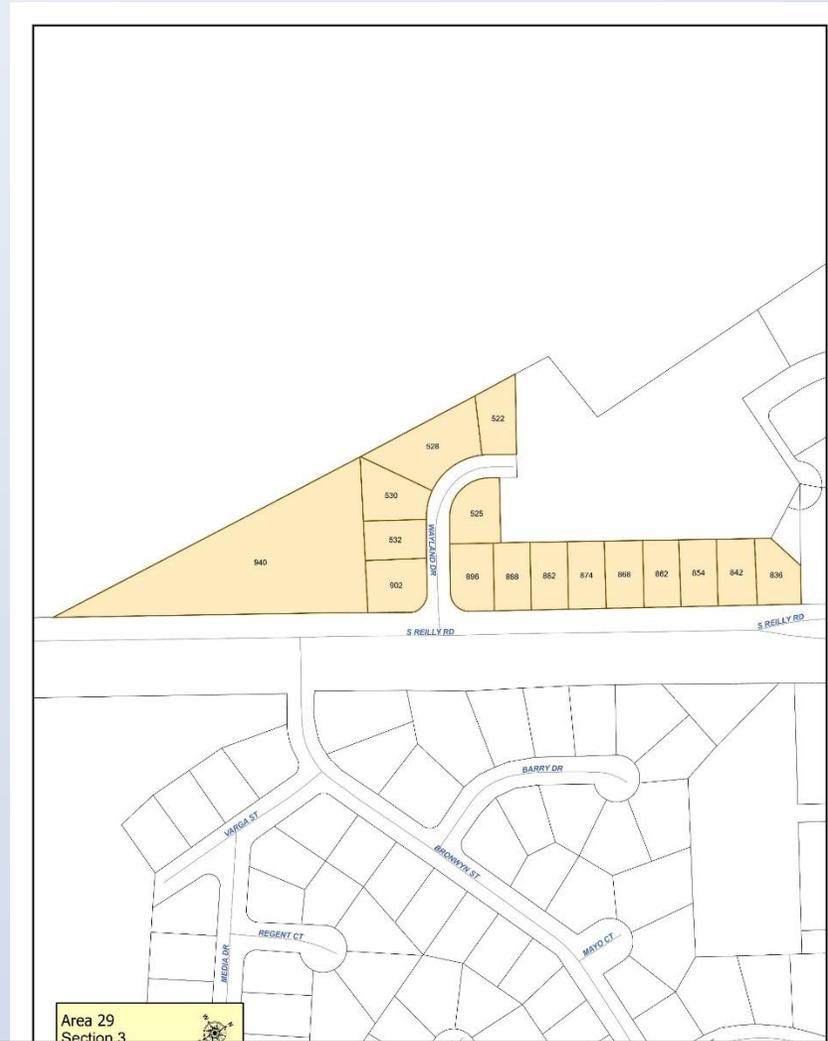
Section II: Farrington, Lake William, Turnbridge

Project Area 29 Overview



Section III: Cliffdale Road, Reilly Road, Hoke Loop Road

Project Area 29 Overview

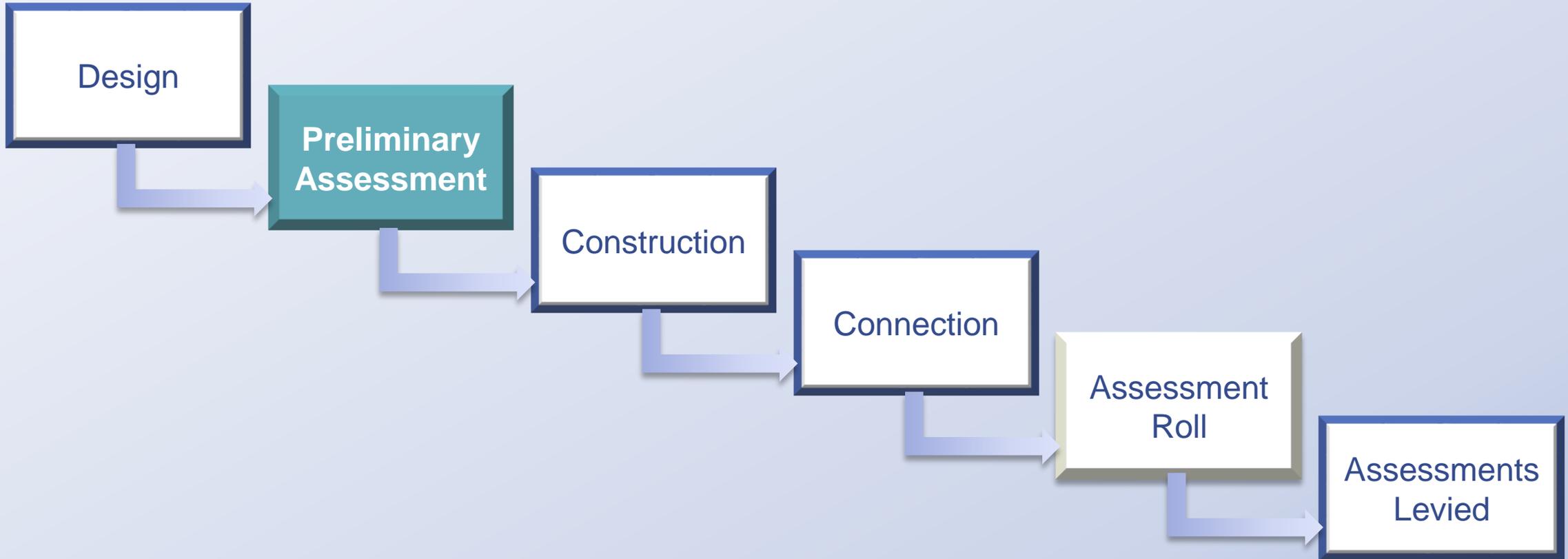


Section III: Cliffdale Road, Reilly Road, Hoke Loop Road

Project 29 Events to Date

- ▶ **July 1, 2021** - Survey & Appraisal Notification Letters Mailed to Property Owners for Area 29 Section I
- ▶ **July 15, 2021** - Survey & Appraisal Notification Letters Mailed to Property Owners for Area 29 Section II and Area 29 Section III

Annexation Steps



Project 29 Upcoming Events

- ▶ **PWC Advertise Construction Bids**
- ▶ **City Council Approval of Bid Recommendation**
- ▶ **PWC Community Pre-construction Meeting**
- ▶ **PWC Begin Construction**
- ▶ **PWC Complete Construction**
- ▶ **PWC Community Connection Meeting**
- ▶ **City Council Preliminary Assessment Roll & Public Hearing**
- ▶ **City Council Confirm Assessments**
- ▶ **PWC Community Assessment Meeting**

Cost to Property Owners

- ▶ **Typical cost for single family residential lot is \$5,000**
 - All other properties charged a per front foot rate of \$55.56 (90' minimum) plus average lateral charge
- ▶ **No payment due until construction is complete and assessment roll is adopted by City Council**

Assessment Payment Options

- ▶ **Residents can pay in full (no interest within 51 days)**
- ▶ **Financing available to all residents**
 - Up to 10-year term
 - Prime rate + 2% (not to exceed 8%) (Set by City Council)
 - Annual or monthly installments
 - No penalty for early repayment
- ▶ **Financial assistance may be available for those that qualify via City of Fayetteville**

City Council Action

- ▶ **No action is needed tonight**
- ▶ **April 13, 2026 – Request via Consent for Resolution Directing Project be Undertaken**



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