



**City Council**

**Annexation A24-02**

*March 25, 2024*

**Owners:** Cedar Creek Road LLC

**Applicant:** Cedar Creek Road LLC

**Located:** 1666 and 1674 Cedar Creek Road, and 0 and 1678 Fields Road

**Acreage:** 27.72 acres ±

**District:** 2 – Malik Davis

**REID #:** 0445892478000, 0446709250000, 0446803573000, and  
0445894268000



### Aerial Map

Case #: AX24-02 (P24-12)  
 Initial Zoning Request:  
 Mixed Residential 5 (MR-5)

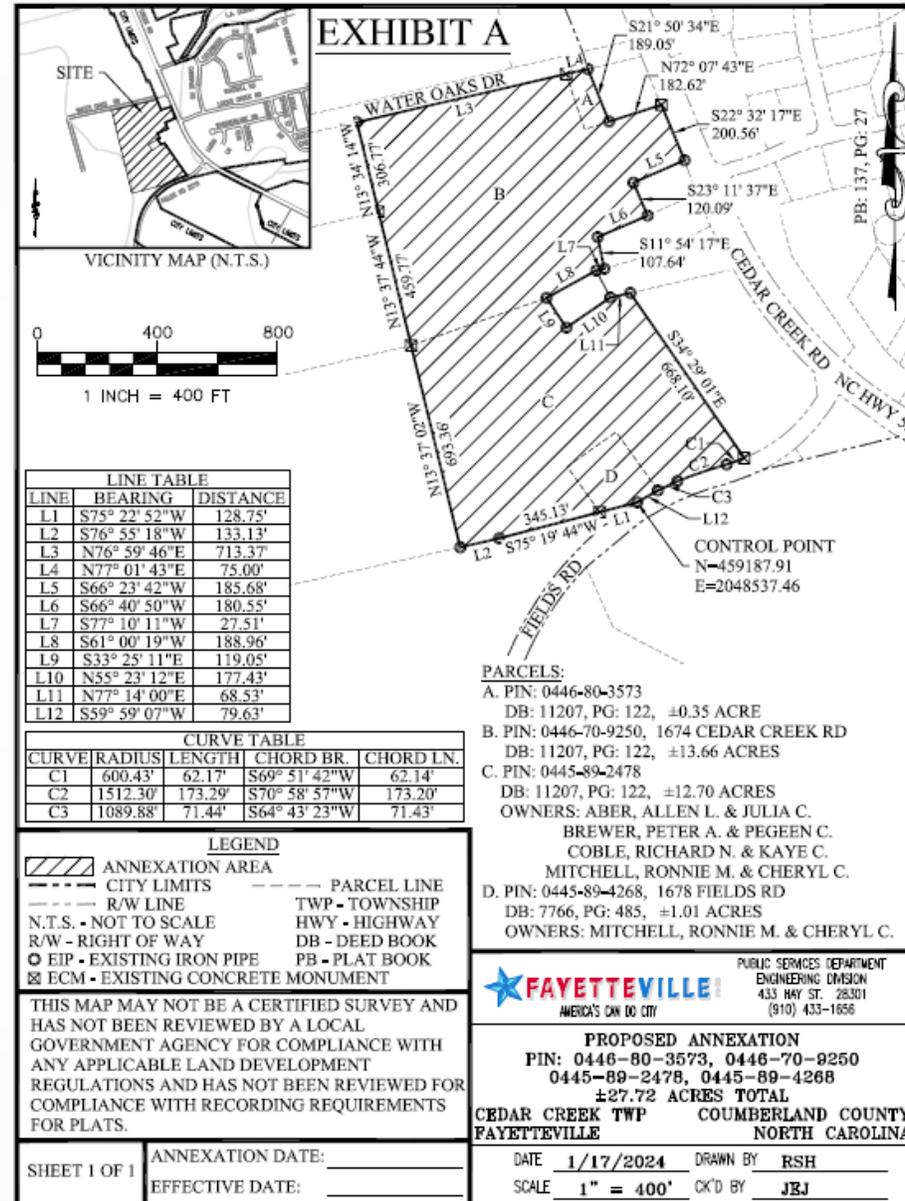
Location: 0 CEDAR CREEK RD (0446803573000)  
 1674 CEDAR CREEK RD (0446709250000)  
 0 FIELDS RD (0445892478000)  
 1678 FIELDS RD (0445894268000)  
 1666 CEDAR CREEK RD (0446804596000)

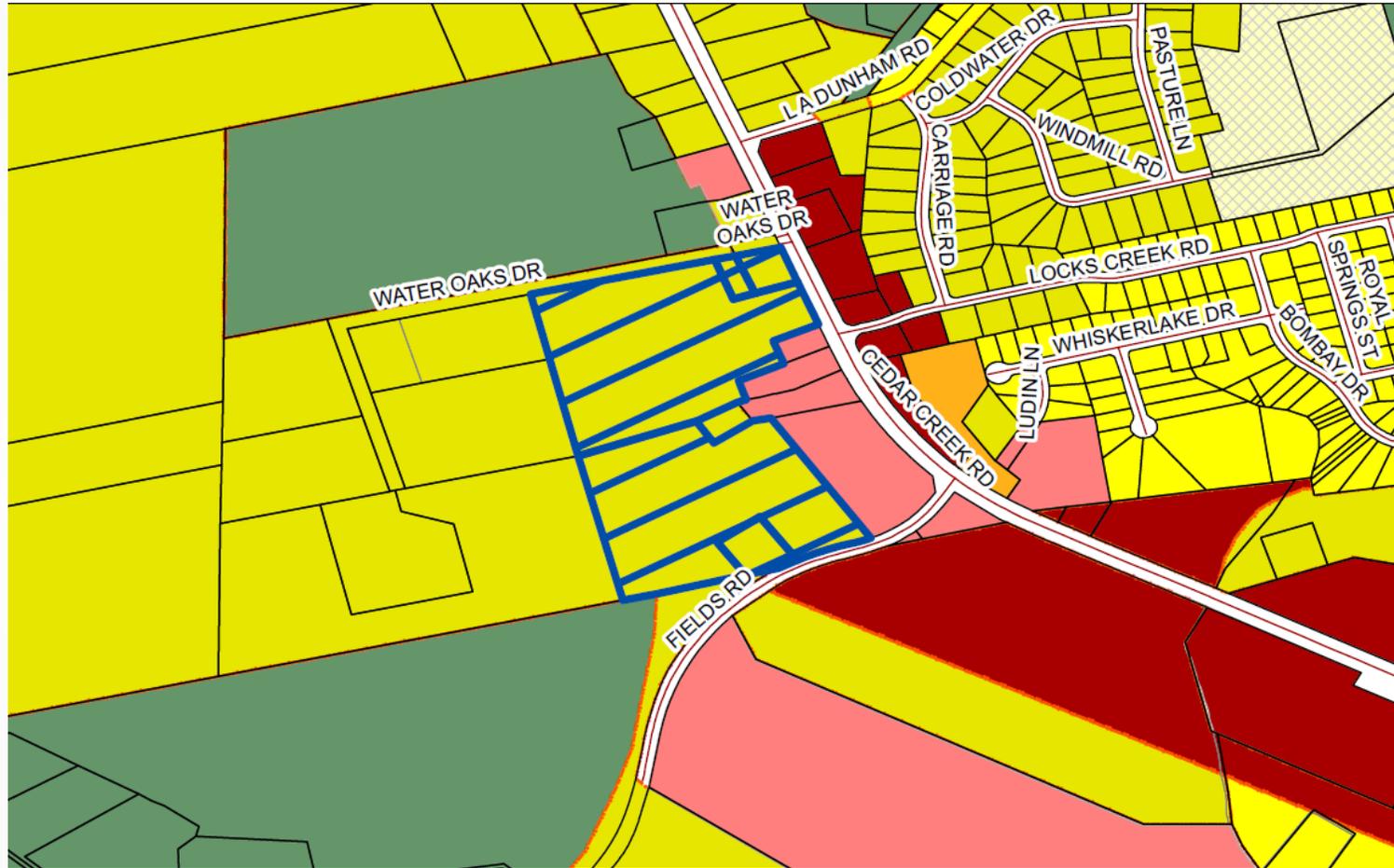
### Legend

-  AX24-02
-  City Limits



Subject property is shown in the hatched pattern.





## Zoning Map

Case #: P24-12

Request: Rezoning

Rural Residential (RR)(County) and  
Single Family Residential 15 (SF-15) to  
Mixed Residential 5 (MR-5)

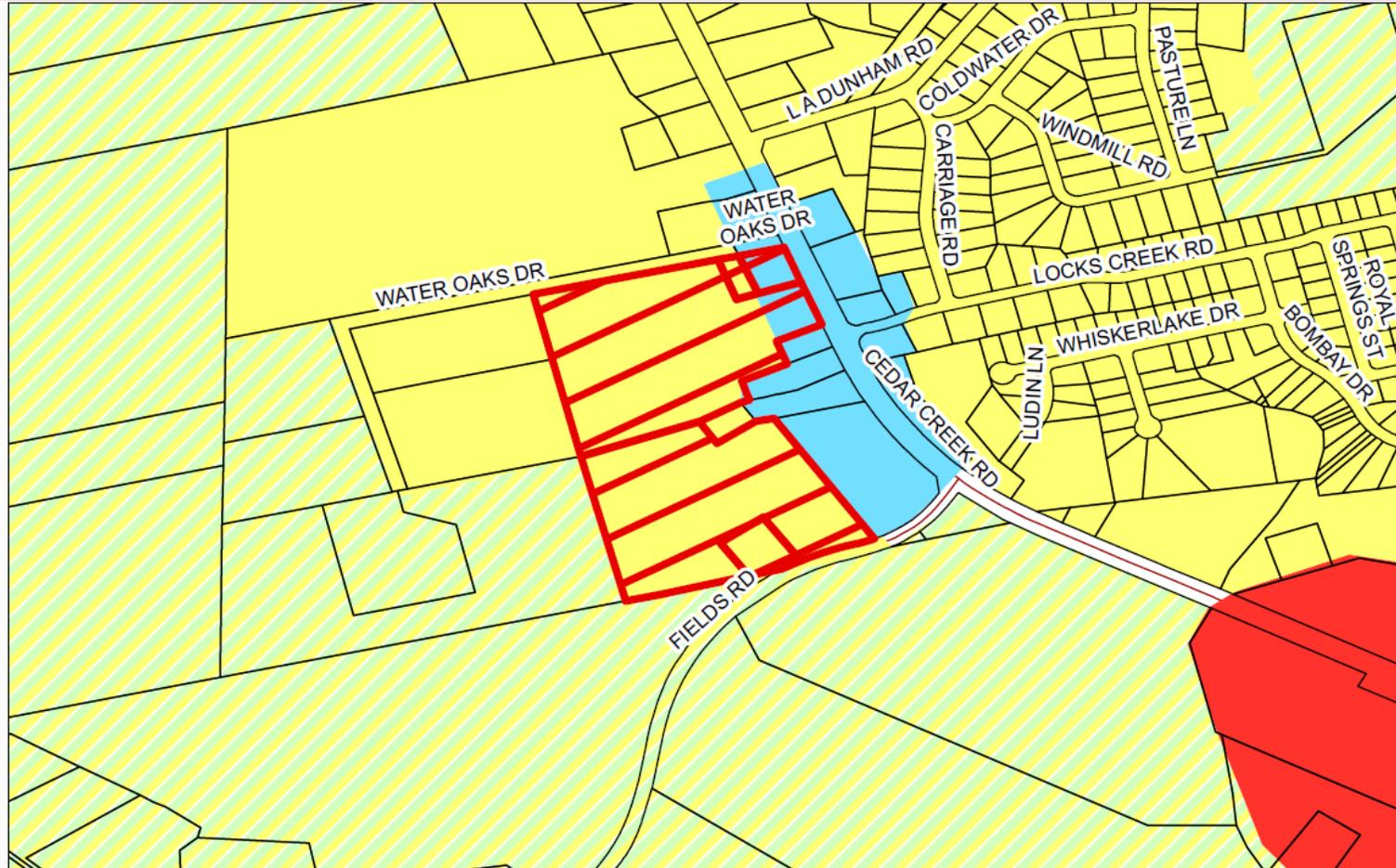
Location: 0, 1666, & 1674 Cedar Creek Rd and  
0 & 1678 Fields Rd  
0446803573000, 0446804658000, 0446709250000,  
0445892478000, and 0445894268000

### Legend

 P24-12	 AR - Agricultural-Residential
 gis_ware_1	 CC - Community Commercial
 A1	 LC - Limited Commercial
 C(P)	 MR-5 - Mixed Residential 5
 R10	 SF-8/MHO - Single-Family Residential 8 Manufactured Home Overlay
 RR	 SF-10 - Single-Family Residential 10
	 SF-15 - Single-Family Residential 15
	 County



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



## Land Use Map

Case #: P24-12

Request: Rezoning

Rural Residential (RR)(County) and  
Single Family Residential 15 (SF-15) to  
Mixed Residential 5 (MR-5)

Location: 0, 1666, & 1674 Cedar Creek Rd and  
0 & 1678 Fields Rd  
0446803573000, 0446804658000, 0446709250000,  
0445892478000, and 0445894268000

### Legend

 P24-12

**Land Use Plan 2040**

Character Areas

 OSS - OPEN SPACE SUBDIVISIONS

 LDR - LOW DENSITY

 HC - HIGHWAY COMMERCIAL

 OI - OFFICE / INSTITUTIONAL



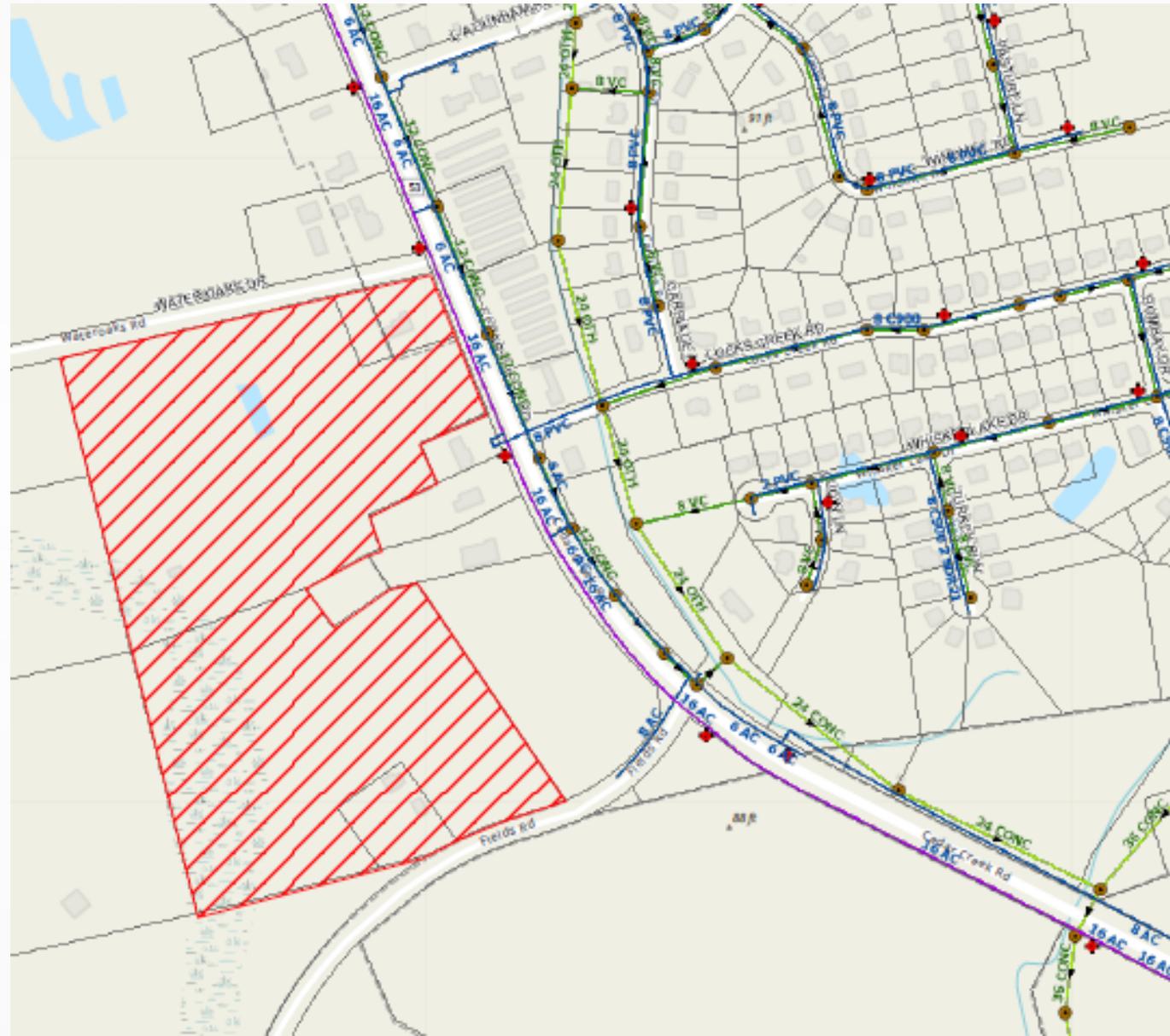
Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.











The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX24-02 for 1666 and 1674 Cedar Creek Road, and 0 and 1678 Fields Road:

- The petition for annexation meets the requirements of North Carolina General Statute §160A-31 and §160A-58.1, and the Real Estate Department has verified the determination of petition sufficiency. The application aligns with the standards for contiguous annexation as outlined by GS §160A-31.
- The departments and divisions report that they can absorb the expansion of services with minimal additional resources.
- The annexation will lead to an increase in property taxes due to the inclusion of city taxes, while the burden of county taxes will be reduced by the county's fire district tax, special fire tax, and recreation tax. The financial impact and assumed tax revenue are summarized in Appendix A, demonstrating the potential financial benefits for the city.

1. Adopt the annexation ordinance with an effective date of March 25, 2024;
2. Adopt the annexation ordinance with an effective date of June 30, 2024;
3. Do not adopt the annexation ordinance; this option would mean that the initial zoning would not occur and the parcel would remain outside corporate limits;
4. Defer action and table the annexation petition for further review and discussion.





 **FAYETTEVILLE** <sup>NC</sup>  
AMERICA'S CAN DO CITY

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