

BASIC INFORMATION ABOUT ANNEXATION AREA (AX26-01)

Information Updated as of: 27 May 2026

Date Resolution Found Sufficient: 21 April 2026

Ordinance Adoption Effective Date: TBD (Ideally 22 June 2026)

1. Name of Area:	PATRIOT HAULING LLC – AX26-01; No Address Assigned (REID: 0426909378000 & 0426907043000)
2. Name of Owner(s):	PATRIOT HAULING LLC
3. General Location/ Adjacent Neighborhoods	The property is north of W. Mountain Drive, west of Gillespie Street (HWY 301), and south of Charles Street. It is a currently unaddressed property.
4. Tax Identification Numbers (PIN):	PIN: 0426-90-7043, 0426-90-9378 REID: 0426909378000, 0426907043000
5. TRC – Staff Review –	A preliminary review has been submitted and accomplished, and the applicant has received verbal feedback. TRC was applied for on 3/10/2026, with the meeting being held on 3/18/2026.
6. Initial Zoning: P25-20 – LI	The parcel is currently zoned C3 and C(P)CZ in the County; the initial zoning will take place after the annexation.
7. Fire Department To Be Affected:	<u>Pearce's Mill Fire Department. County Station 3</u> If annexed, emergency response service will be provided through contract by the Pearce's Mills Fire Department.
8. Is the Area Contiguous?	Yes
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Contiguous
11. Background:	<i>History:</i> This property has been vacant and undeveloped since at least 1968. <i>Surrounding Area:</i> The site is surrounded primarily by low density residential, vacant parcels, industrial uses and is in a low traffic area.
12. Reason the Annexation was Proposed:	U-Haul truck rentals looks to build a storage and rental facility. According to Fayetteville City Council Policy 150.2, connection to sewer service is required.
13. Number of Acres:	6.01 ±
14. Type of Development in Area:	North: R6A – County single family residential South: (LC Fayetteville) (C3, C(P) R6 County) – Vacant, Low Density Residential & Orkin East: LI CC – Enterprise, Colony Tire, U-Haul Moving & storage West: C3 – County Stewart Moving & Storage
15. Present Conditions:	a. <u>Present Land Use:</u> Vacant and heavily wooded b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> 0 d. <u>Present Streets:</u> N/A e. <u>Water and Sewer Service:</u> N/A f. <u>Electrical:</u> N/A g. <u>Current Real Property Tax Value:</u> \$292,298

BASIC INFORMATION ABOUT ANNEXATION AREA (AX26-01)

Information Updated as of: 27 May 2026

Date Resolution Found Sufficient: 21 April 2026

Ordinance Adoption Effective Date: TBD (Ideally 22 June 2026)

<p>16. Factors Likely to Affect the Future of the Area:</p>	<ul style="list-style-type: none"> a. <u>Plans of Owner</u>: Self storage facility b. <u>Development Controls</u> <ul style="list-style-type: none"> 1. <u>Land Use Plans</u> <ul style="list-style-type: none"> a. <u>Future Land Use Plan</u>: City 2040 Plan – Low Density Residential 2. <u>Zoning</u> <ul style="list-style-type: none"> a. <u>Current Zoning in County</u>: C(P)/CZ & C3 – Planned Commercial Conditional & Commercial 3 b. <u>Expected Zoning After Annexation</u>: CC – Community Commercial 3. <u>Plan Approval</u>: Shall be required for review and approval c. <u>Fayetteville Airport Impact</u>: <ul style="list-style-type: none"> 1. <u>In the Fay Airport Impact Zones?</u> No 2. <u>In the Fay Airport Overlay District?</u> Yes d. <u>Military Base Impacts</u> <ul style="list-style-type: none"> 1. <u>In Simmons Noise Contours?</u> NO 2. <u>In the Simmons Accident Potential Zones?</u> No 3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known. e. <u>Environmental Factors</u> <ul style="list-style-type: none"> 1. <u>Watershed</u>: None 2. <u>Flood Zones</u>- None f. <u>Endangered/Threatened Species</u>- Unknown <ul style="list-style-type: none"> 1. <u>Wetlands</u>- None
<p>17. Expected Future Conditions:</p>	<ul style="list-style-type: none"> a. <u>Future Land Use</u>: Neighborhood Improvement b. <u>Future Number of Housing Units</u>: None c. <u>Future Demographics</u>: None d. <u>Future Streets</u>: Unknown e. <u>Water and Sewer Service</u>: PWC f. <u>Electric Service</u>: PWC