

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: CRA Commercial Development LLC / 3456 Black and Decker Road

(PIN: 0425-75-4360)

(Southern side of Black and Decker Road.)

Assumed Effective Date: October 27, 2025

BUILD OUT ASSUMPTIONS

Upon annexation, the site is proposed for initial City zoning of Light Industrial (LI), and any development would be subject to LI district standards.

CITY SERVICES

Contingent upon annexation approval, the City would provide the municipal services outlined below.

Fire Department

Fire Protection Services – If annexed, fire protection services will be provided through the City's contract with Pearce's Mill Fire Department Station 3, located at 168 Dedication Drive. Travel times will meet the City's baseline standard of 5 minutes and 12 seconds. The Fire Department does not anticipate any additional costs or operational burdens to serve the site under current conditions and has reported no known service impacts. However, potential inspection or service fees may apply in the future based on the eventual occupancy or use of the site.

Debt Assumption- According to N.C.G.S. 160A-58.2A, when non-contiguous territory is annexed, the City must assume a proportional share of any outstanding debt related to the rural fire department's apparatus, equipment, and facilities that serve the area as of the petition date (May 21, 2025). The Pearce's Mill Fire Department Station 3 has submitted the required certification for AX25-02, confirming the following debts:

1. A 2020 Rosenbauer pumper/tanker (Unit 332) financed by First Horizon, with annual payments of \$58,098.96 due through December 31, 2026.
2. The station facility, completed in 2016 and also financed by First Horizon, with annual payments of \$84,076.40 due through June 30, 2034.

All other listed apparatus is free of debt. The City's payment obligation will be calculated based on the assessed value of the annexed area in relation to the total Pearce's Mill service district. Payments will be made only after the Local Government Commission reviews and approves the payment schedule.

Fire Inspection Services – The scope and frequency of inspections, along with any associated fees, will be determined during the review of the site plan and building permit. These factors will vary based on square footage, occupancy classification, and the fire protection systems installed, all according to the City's adopted fee schedule.

Police Department

Patrol Services – Major Charles W. Hunt of the Police Department's Specialized Services Bureau confirmed that police coverage will be extended to the area upon annexation. Based on current conditions, the department does not anticipate any additional costs, revenues, or operational impacts.

Public Services Department

Engineering Division & Stormwater – If annexed, the division will inspect stormwater control measures that are installed during construction. It is not anticipated that there will be any additional costs or operational burdens (Monge).

Street Maintenance – This is not applicable, as there are no public streets included in the petition area.

Traffic Services Division – No services are required at this time, and there are expected to be no costs, revenues, or operational impacts under current conditions (Small).

Solid Waste Division – An evaluation is pending; comments will be added to the final report upon receipt.

Transit Department

The Transit Planning Division states that the Fayetteville Area System of Transit (FAST) currently has no routes serving the petition area. Therefore, no costs, revenues, or operational issues are expected at this time (Walters).

Summary of Costs and Revenues

Under current conditions, annexing the property at 3456 Black & Decker Rd. is not expected to incur ongoing operating costs for the responding City divisions. Fire protection will continue through a contract with Pearce's Mill Fire Department Station 3, and no additional fire operating costs have been identified.

The Engineering/Stormwater division expects no added costs; however, standard stormwater user fees will apply to future customers, which will generate new revenue. The Transit department has reported that there is no service to the area, resulting in no associated costs or impacts. Street Maintenance is not applicable as there are no public streets included in this annexation. The Solid Waste division notes that the site appears to be commercial and therefore will not be serviced; thus, no costs or revenues are expected from this division.

City Property Tax Contribution

The current City tax rate is \$0.4495 per \$100 of assessed value. Since the “Current Real Property Tax Value” of the parcel is not yet available, a precise revenue estimate cannot be calculated at this time. Once the County provides the value, City revenue can be computed as follows:

City tax = $(0.4495 \times \text{assessed value}) / 100 = 0.004495 \times \text{assessed value}$.

For quick reference, this approximates to about \$449.50 per \$100,000 of value and around \$4,495 per \$1,000,000.

PWC Services

Water & Sewer Division

- **Service Status:** PWC does not currently provide water or sewer services to this parcel.
- **Costs/Revenues:** At this time, PWC anticipates no operational or maintenance costs for extending or providing water, sewer, or hydrant services, and no revenue is expected from this annexation.

Electric Division

On September 16, 2021, PWC Electric (reviewer: Zach Hall, 910-223-4527, Zachary.hall@faypwc.com) issued preliminary TRC comments for the major site plan associated with AX25-02. They advised that Utility Plans, the application, and fees be submitted directly to PWC, with electric-service coordination handled through PWC Electrical Resources Engineering (910-818-2250) and in accordance with the current PWC electric service standards. A panel schedule will be required. For landscaping, PWC requested the landscape plan in AutoCAD format to verify clearances with utilities and easements; understory trees may be planted within PWC electrical utility easements, while canopy trees should be located at least 15 feet from distribution line centerlines and 25 feet from transmission line centerlines. The plan should show all existing and proposed PWC easements, and applicants should coordinate with Chet Green for the approved vegetation list within easement areas. These are TRC-level, project-design comments from 2021 provided for reference only; they do not replace a formal Electric Division annexation evaluation, and final requirements will be determined through PWC’s utility application and review under the most current standards and contacts.