

BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-008)**Information Updated as of: 7/18/2022****Date Petition Found Sufficient: 6/19/2022****Assumed Ordinance Adoption Effective Date: August 8, 2022**

1. Name of Area:	Ramsey Street across from Slocomb Road – AX22-008
2. Name of Owner(s):	SRW Commercial Development, LLC – Palmer Williams, Vice President
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location</u> : Western side of Ramsey Street across from Slocomb Road and South of Wolfpoint Drive – 6765 Ramsey Street
4. Tax Identification Numbers (PIN):	PIN: 0541-19-9007 REID: 0541199007000
5. TRC – Staff Review – May 2022	Reviewed plans for a self- storage facility
6. Initial Zoning: P22-24 – Staff and the Zoning Commission recommends Approval	The property is zoned C(P) in the County – Zoning Requested CC
7. Fire Department To Be Affected:	Westarea
8. Is the Area Contiguous?	No (City Limits located to the North and South but this property does not abut either)
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Non Contiguous area
11. Background:	The owner plans to construct a self-storage facility at this location
12. Reason the Annexation was Proposed:	The owner would like to use PWC sewer and water. Policy 150.2 requires annexation to use PWC sewer. This area is served by PWC.
13. Number of Acres in Area:	15.29 +/-
14. Type of Development in Area:	Parcel is currently vacant (except for a telecommunication tower). The surrounding area is residential and industrial. The property is located between the City Limits to the North and to the South but is not contiguous to either.
15. Present Conditions:	a. <u>Present Land Use</u> : Vacant (cell tower) b. <u>Present Number of Housing Units</u> : 0 c. <u>Present Demographics</u> : Total Population = 0 d. <u>Present Streets</u> : None e. <u>Water and Sewer Service</u> : None f. <u>Electrical</u> : Duke Energy to the existing cell tower g. <u>Current Real Property Tax Value</u> : Approximately \$366,474
16. Factors Likely to Affect Future of Area:	a. <u>Plans of Owner</u> : The developer plans to construct a self-storage facility b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan</u> : County 2021 Plan – Commercial Uses City 2040 Plan – Employment Center (EC) 2. <u>Zoning</u> a. <u>Current Zoning in County</u> : C(P) Commercial 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> : 1. <u>In Fay Airport Impact Zones?</u> No 2. <u>In Fay Airport Overlay District?</u> No d. <u>Military Base Impacts</u> 1. <u>In Simmons Noise Contours?</u> No 2. <u>In Simmons Accident Potential Zones?</u> No

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	3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known. e. <u>Environmental Factors</u> 1. <u>Watershed Basin</u> – Yes 2. <u>Flood Zones</u>- NA f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector 1. <u>Wetlands</u>- NA
17. Expected Future Conditions:	a. <u>Future Land Use</u>: Commercial b. <u>Future Number of Housing Units</u>: 0 c. <u>Future Demographics</u>: 0 d. <u>Future Streets</u>: No e. <u>Water and Sewer Service</u>: PWC f. <u>Electric Service</u>: PWC or Duke Energy (customer's choice)