

City Council

Annexation A25-03

August 25, 2025



Owner: City of Fayetteville

Applicant: City of Fayetteville

Located: 430 Carvers Falls Rd

Acreage: 40.54 acres \pm

District: 1 – Jensen

PIN #: 0540089431, 0540184484, 0540188297, and 0540281121



Aerial

Case #: AX25-03

REQUEST: Annexation of City Owned Property

LOCATION: 430 Carvers Falls Road









The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX25-03 (City Owned Property on Carvers Falls Road):

- The petition for annexation complies with the requirements of North Carolina General Statutes §160A-31 and §160A-58.1, and the City Clerk certified the petition's sufficiency on August 15, 2025. The application qualifies as a contiguous annexation and meets all statutory and procedural standards.
- Upon annexation, the property tax burden may increase due to imposing City taxes. Still, the county's fire district tax, special fire tax, and recreation tax will no longer apply, partially offsetting this increase.
- Appendix A details the fiscal impacts, including stormwater revenue and anticipated property tax contributions. It reflects the assumed effective date of August 25, 2025, and demonstrates the projected financial benefit to the City.

1. Adopt the annexation ordinance with an effective date of August 25, 2025.

This option affirms the City Council's final action on the initial zoning and schedules the annexation to take effect immediately upon adoption.

2. Adopt the annexation ordinance with an effective date of June 30, 2026.

This option affirms the initial zoning while delaying the effective date of annexation to the next statutory threshold, allowing additional time for service coordination or development readiness.

3. Adopt the annexation ordinance with an effective date of June 30, 2027.

This option validates the Council's zoning action while maximizing the delay in annexation allowed under state law. It provides an extended timeline for development planning, infrastructure coordination, or further policy consideration before annexation.

4. Decline to adopt the ordinance.

Under this option, the annexation would not move forward, the associated initial zoning would not be implemented, and the parcel would remain under county jurisdiction outside the City's corporate limits.

5. Defer action on the annexation petition to a specified future date.

This option allows the City Council to postpone a final decision on the annexation, enabling further review, public input, or the resolution of outstanding issues before proceeding.



FayettevilleNC.gov