

# City Council

## Annexation A24-04

*November 25, 2024*



**Owner:** Kodjo Sam Kouassi

**Applicant:** Sam's LLC (Kodjo Sam Kouassi)

**Located:** 3424 Cumberland Road

**Acreage:** 2.53 acres ±

**District:** 5 – Lynne Greene

**REID #:** 0426015026000







Aerial  
AX24-04/P24-37

Request: Residential 6 (R6A) to  
Heavy Industrial (HI)

Location: North side of Cumberland Road  
between Hopedale Street  
and Ladyslipper Drive

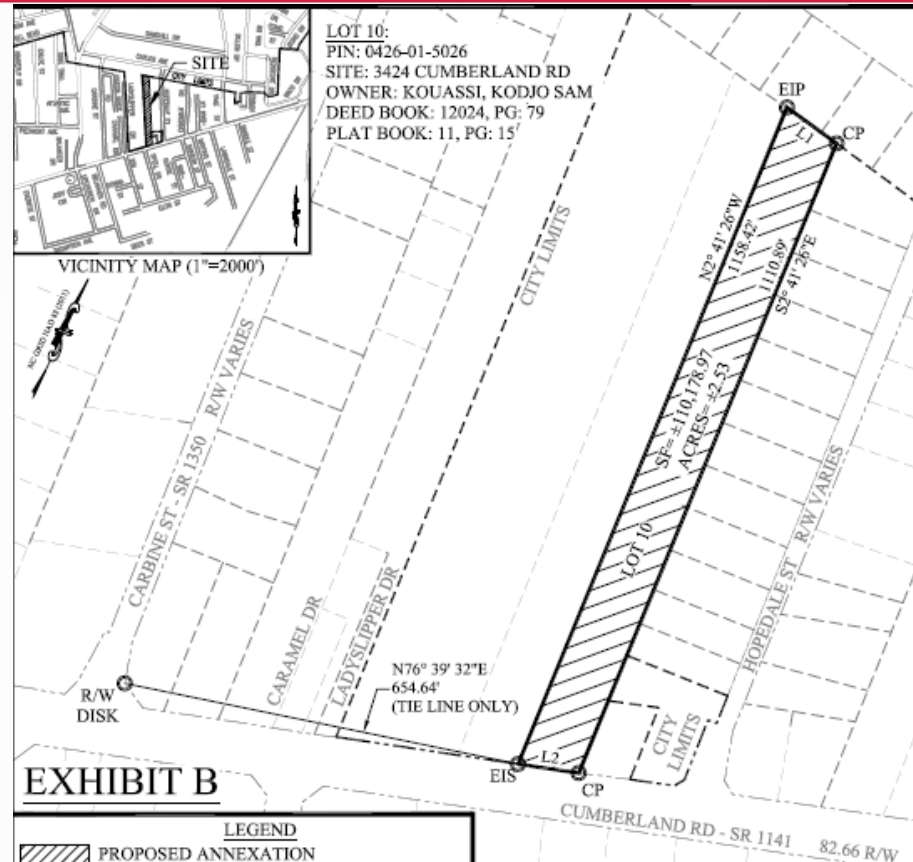


AX24-04











City Boundary





## EXHIBIT B

LEGEND	
	PROPOSED ANNEXATION
	R/W LINE
	PARCEL LINE
	R/W - RIGHT-OF-WAY
	CP - COMPUTED POINT
	EIP - EXISTING IRON PIPE
	EIS - EXISTING IRON STAKE
	SR - STATE ROAD
N - NORTH	S - SOUTH
E - EAST	W - WEST
SF - SQUARE FOOT	TWP - TOWNSHIP

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79° 00' 26"E	99.94'
L2	S73° 29' 18"W	100.00'

**FAYETTEVILLE** PUBLIC SERVICES DEPARTMENT  
 AMERICA'S ON TO CITY! ENGINEERING DIVISION  
 433 HAY ST. 28301  
 (910) 433-1656

**PROPOSED ANNEXATION**  
 0426-01-5026 3424 CUMBERLAND RD  
 KOUASSI, KODJO SAM  
 ±110,178.97 SF ±2.53 ACRES  
 PEARCES MILL TWP CUMBERLAND COUNTY  
 FAYETTEVILLE NORTH CAROLINA

SHEET 1 OF 1  
 ANNEXATION DATE: \_\_\_\_\_  
 EFFECTIVE DATE: \_\_\_\_\_

DATE 8/13/2024 DRAWN BY RSH  
 SCALE 1" = 200' CK'D BY JBJ

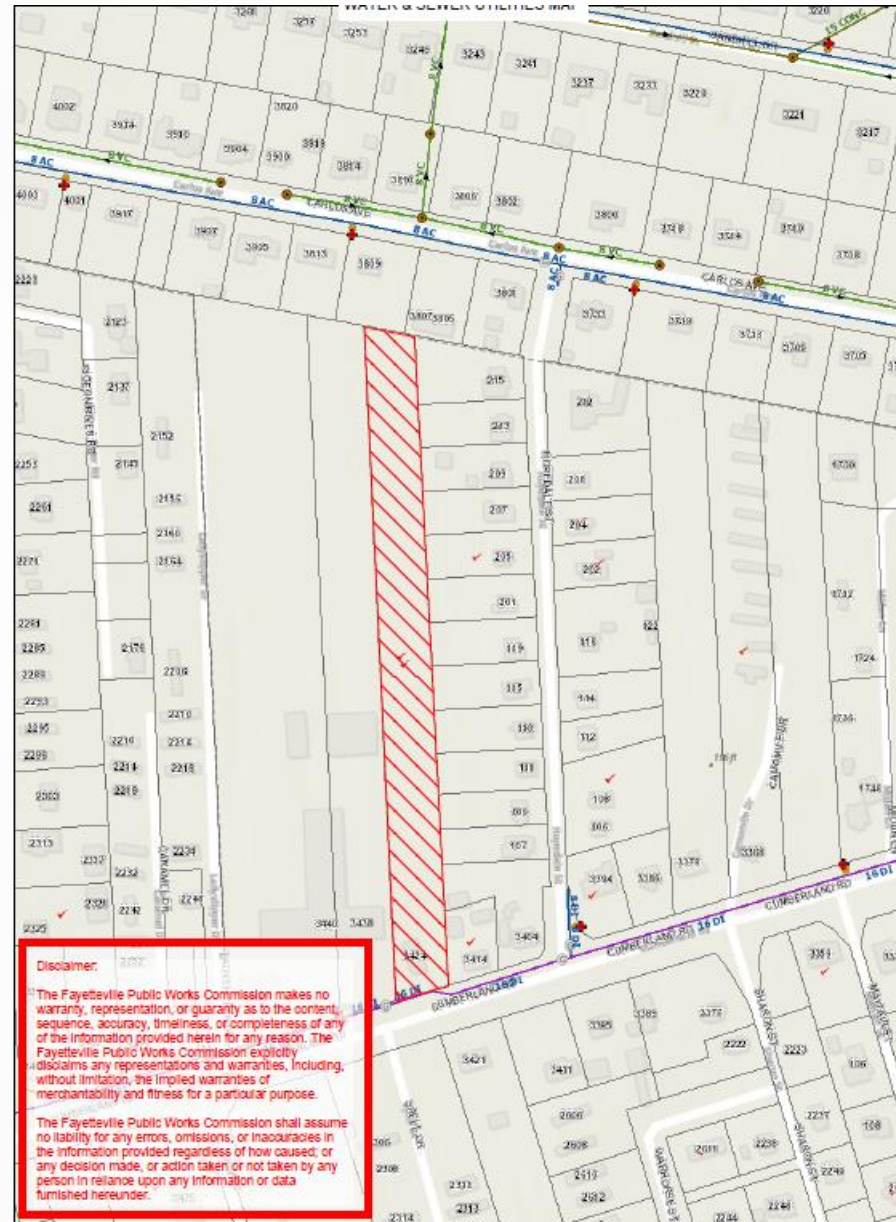






# Surrounding Properties





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The Professional Planning Staff recommends that the City Council move to APPROVE the draft ordinance for AX24-04 for 3424 Cumberland Road:

- The petition for annexation meets the requirements of North Carolina General Statute §160A-31 and §160A-58.1, and the City Clerk has verified the determination of petition sufficiency. The application aligns with the standards for non-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 November 25, 2024, this option validates the final action taken by Council on the initial zoning;
2. Adopt the annexation ordinance with an effective date of June 30, 2025, this option validates the final action taken by Council on the initial zoning;
3. Do not adopt the annexation ordinance. This option would mean that the rezoning would not occur and the parcel would remain outside corporate limits;
4. Defer action and table the annexation petition to a specified date for further review and discussion.



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

[FayettevilleNC.gov](http://FayettevilleNC.gov)