

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX23-06)****Information Updated as of: 11/15/2023****Date Petition Found Sufficient: 9/21/2023****Ordinance Adoption Effective Date: 11/27/2023**

1. Name of Area:	Carolina Power and Signalization – AX23-06
2. Name of Owner(s):	Fulcher Real Estate, LLC
3. General Location/ Adjacent Neighborhoods/ Address	<u>General Location:</u> North of I95 on the corner of Middle River Loop and River Road
4. Tax Identification Numbers (PIN):	PIN: 0447-67-2620, 0447-67-3767, & 0447-68-3174 REID: 0447672620000, 0447673767000, 0447683174000
5. TRC – Staff Review –	Preliminary Major Site Plan review conducted on September 27, 2023
6. Initial Zoning: P23-43 – HI	The parcel is currently zoned R6 and R6A under Cumberland County; applicant is requesting Mixed Residential 5 (MR-5).
7. Fire Department To Be Affected:	Eastover Rural Fire Department If annexed: City of Fayetteville Station 1
8. Is the Area Contiguous?	No
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Non-Contiguous area
11. Background:	<p>History: Carolina Power &amp; Signalization was established in 2008. The larger parcel was recombined in May of 2023 and a new deed made in June of 2023. The two smaller parcels came under the ownership of Fulcher Real Estate, LLC in August of 2023.</p> <p>Surrounding Area: The subject property is situated amidst a diverse array of adjoining land uses and zoning designations. To the north, the vicinity is characterized by vacant spaces and single-family homes, with zoning encompassing M(P), A1, and R40A designations. In contrast, to the south, the landscape is dominated by the Middle River Loop and the I-95 Business South on-ramp. Towards the east, the surrounding area remains vacant, primarily falling under the A1 zoning classification. Finally, the western border is adjacent to Kubota, an entity zoned as Heavy Industrial (HI). This amalgamation of land uses and zoning designations in the immediate vicinity highlights the varied nature of the area's development.</p>
12. Reason the Annexation was Proposed:	To connect to PWC water and sewer and expand their operation with new buildings.
13. Number of Acres in Area:	13.84 ±
14. Type of Development in Area:	The subject property is situated amidst a diverse array of adjoining land uses and zoning designations. To the north, the vicinity is characterized by vacant spaces and single-family homes, with zoning encompassing M(P), A1, and R40A designations. In contrast, to the south, the landscape is dominated by the Middle River Loop and the I-95 Business South on-ramp. Towards the east, the surrounding area remains vacant, primarily falling under the A1 zoning classification. Finally, the western border is adjacent to Kubota, an entity zoned as Heavy Industrial (HI). This amalgamation of land uses and zoning designations in the immediate vicinity highlights the varied nature of the area's development.
15. Present Conditions:	<p>a. <u>Present Land Use:</u> Electrical Contractor (Carolina Power and Signalization)</p> <p>b. <u>Present Number of Housing Units:</u> 0</p> <p>c. <u>Present Demographics:</u> Total Population = 0</p> <p>d. <u>Present Streets:</u> None</p>

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	<ul style="list-style-type: none"><li>e. <u>Water and Sewer Service</u>: Public</li><li>f. <u>Electrical</u>: Public</li><li>g. <u>Current Real Property Tax Value</u>: Cumulative = Pending Assessment</li></ul>
16. Factors Likely to Affect Future of Area:	<ul style="list-style-type: none"><li>a. <u>Plans of Owner</u>: Building Expansion</li><li>b. <u>Development Controls</u><ul style="list-style-type: none"><li>1. <u>Land Use Plans</u><ul style="list-style-type: none"><li>a. <u>Future Land Use Plan</u>: County 2021 Plan – Commercial Uses City 2040 Plan – Medium Density Residential (MDR)</li></ul></li><li>2. <u>Zoning</u><ul style="list-style-type: none"><li>a. <u>Current Zoning in County</u>: M(P) &amp; M(P)/CZ</li><li>b. <u>Expected Zoning After Annexation</u>: Heavy Industrial (HI)</li></ul></li><li>3. <u>Plan Approval</u>: Shall be required for review and approval</li></ul></li><li>c. <u>Fayetteville Airport Impact</u>:<ul style="list-style-type: none"><li>1. <u>In Fay Airport Impact Zones?</u> No</li><li>2. <u>In Fay Airport Overlay District?</u> No</li></ul></li><li>d. <u>Military Base Impacts</u><ul style="list-style-type: none"><li>1. <u>In Simmons Noise Contours?</u> No</li><li>2. <u>In Simmons Accident Potential Zones?</u> No</li><li>3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known.</li></ul></li><li>e. <u>Environmental Factors</u><ul style="list-style-type: none"><li>1. <u>Watershed</u>: None</li><li>2. <u>Flood Zones</u>: Not located in a flood zone or flood way</li></ul></li><li>f. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector<ul style="list-style-type: none"><li>1. <u>Wetlands</u>-None present</li></ul></li></ul>
17. Expected Future Conditions:	<ul style="list-style-type: none"><li>a. <u>Future Land Use</u>: Industrial (HI)</li><li>b. <u>Future Number of Housing Units</u>: 0</li><li>c. <u>Future Demographics</u>: Unknown</li><li>d. <u>Future Streets</u>: Unknown</li><li>e. <u>Water and Sewer Service</u>: PWC</li><li>f. <u>Electric Service</u>: PWC</li></ul>