

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX25-02)****Information Updated as of: 25 August 2025****Date Petition Found Sufficient: 8 July 2025****Ordinance Adoption Effective Date: TBD (Ideally October 27, 2025)**

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| 1. Name of Area:                                                   | Black and Decker – AX25-02; 3456 Black and Decker Road (REID: 0425754360000)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. Name of Owner(s):                                               | CRA Commercial Development LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3. General Location/ Adjacent Neighborhoods                        | South side of Black & Decker Rd.; west of Gillespie St.; opposite Astoria at Hope Mills Apts.; immediately west of the Crossgates subdivision; near the Dedication Dr./Black & Decker Rd. Intersection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4. Tax Identification Numbers (PIN):                               | PIN: 0425-75-4360<br>REID: 0425754360000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. TRC – Staff Review –                                            | TRC: No submittals/reviews to date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6. Initial Zoning: P25-20 – LI                                     | Currently zoned M(P) in the County; upon annexation, the applicant seeks initial City zoning of LI (Light Industrial).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7. Fire Department To Be Affected:                                 | If annexed: Pearce’s Mill FD Station 3 (contract), 168 Dedication Dr.; ~1.0 mile away; within 5:12 travel-time standard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 11. Background:                                                    | <b>History:</b> <ul style="list-style-type: none"><li>• <b>07/24/2025</b> – Owner Brian Armstrong executed an Affidavit authorizing Lori S. Epler/Larry King &amp; Assoc. to file rezoning/annexation for <b>3546 Black &amp; Decker Rd.</b></li><li>• <b>07/25/2025</b> – Rezoning (Map Amendment) application submitted: <b>P25-45/Project #1810404; PIN 0425754360000; ±2.55 ac; proposed LI; annexation-related; existing use: VACANT; no map amendment in last 5 years.</b></li><li>• <b>07/25/2025</b> – Map Amendment fee <b>\$1,000</b> paid; project titled <b>“BLACK AND DECKER ZONING.”</b></li><li>• Submittal followed the City’s <b>Map Amendment</b> checklist (affidavit, pre-app, requisite exhibits).</li></ul> <b>Surrounding Area:</b><br>Zoning – County <b>M(P)</b> N/W/SW; County <b>R10</b> E/SE ( <b>Crossgates</b> ). Uses – West: <b>JEB Designs, Edwards Music Co.,</b> North (across Black & Decker): <b>Carolina Machine, Ryder Truck Rental, Astoria Apts.</b> Along Black & Decker: West – <b>Reylus, Walmart;</b> East – <b>Sunshine House, Food Lion, McDonald’s.</b> |
| 12. Reason the Annexation was Proposed:                            | <b>No explicit rationale is stated.</b> The application only notes the rezoning is <b>related to an annexation</b> and lists the “changed conditions” as <b>“YES, ANNEXATION.”</b><br>Reasonable inference: annexation is being pursued to secure <b>initial City LI zoning</b> consistent with the <b>Southwest Cumberland FLUP (Light Industrial)</b> and the site’s <b>airport/industrial corridor</b> context. (Authorization to file includes <b>annexation</b> among the permitted application types.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 13. Number of Acres:                                               | ±2.55 ac                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| 14. Type of Development in Area:                     | Zoning – County <b>M(P)</b> N/W/SW; County <b>R10</b> E/SE ( <b>Crossgates</b> ). Uses – West: <b>JEB Designs, Edwards Music Co.</b> , North (across Black & Decker): <b>Carolina Machine, Ryder Truck Rental, Astoria Apts.</b> Along Black & Decker: West – <b>Reylus, Walmart</b> ; East – <b>Sunshine House, Food Lion, McDonald's</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 15. Present Conditions:                              | <ul style="list-style-type: none"><li>a. <u>Present Land Use</u>: Vacant</li><li>b. <u>Present Number of Housing Units</u>: 0 (vacant).</li><li>c. <u>Present Demographics</u>: N/A (vacant)</li><li>d. <u>Present Streets</u>: Black &amp; Decker (site address).</li><li>e. <u>Water and Sewer Service</u>: Public water; public sewer (per application).</li><li>f. <u>Electrical</u>: Unknown</li><li>g. <u>Current Real Property Tax Value</u>: Unknown</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 16. Factors Likely to Affect the Future of the Area: | <ul style="list-style-type: none"><li>a. <u>Plans of Owner</u>: Build-to-suit ± 20,000 sf warehouse/flex; LI use; &lt;2 mi from FAY.</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>: 2040 Future Land Use Plan = <b>Light Industrial</b> at this location.</li></ul></li><li>2. <u>Zoning</u><ul style="list-style-type: none"><li>a. <u>Current Zoning in County</u>: <b>M(P)</b> (Planned Industrial).</li><li>b. <u>Expected Zoning After Annexation</u>: <b>LI</b> (initial City zoning)</li></ul></li><li>3. <u>Plan Approval</u>: Rezoning filed <b>7/25/2025</b> (P25-45/#1810404); no site plans/approvals in the record.</li></ul></li><li>c. <u>Fayetteville Airport Impact</u>:<ul style="list-style-type: none"><li>1. <u>In the Fay Airport Impact Zones?</u> Unknown</li><li>2. <u>In the Fay Airport Overlay District?</u> Yes</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 – site is ~&lt;2 mi from FAY and ~9 nm south of SAAF to FAY, placing the site ~11 mi S of SAAF.</li><li>2. <u>In the Simmons Accident Potential Zones?</u> No – well outside SAAF APZ footprint. (Context: helicopter-dominant ops yield a limited off-base noise footprint in Fayetteville.)</li><li>3. <u>Red-Cockaded Woodpecker Impacts?</u> Unknown</li></ul></li><li>e. <u>Environmental Factors</u><ul style="list-style-type: none"><li>1. <u>Watershed</u>: Rockfish Creek basin (Little Rockfish sub-basins shown in City Watershed Master Plan); not shown on GIS.</li><li>2. <u>Flood Zones</u>- None</li></ul></li><li>f. <u>Endangered/Threatened Species</u>- Unknown<ul style="list-style-type: none"><li>1. <u>Wetlands</u>- None</li></ul></li></ul> |
| 17. Expected Future Conditions:                      | <ul style="list-style-type: none"><li>a. <u>Future Land Use</u>: Light Industrial (FLUP)</li><li>b. <u>Future Number of Housing Units</u>: 0 expected (LI/non-residential; no residential shown).</li><li>c. <u>Future Demographics</u>: N/A (non-residential).</li><li>d. <u>Future Streets</u>: TBD; rezoning only – no street plan submitted/approved in record.</li><li>e. <u>Water and Sewer Service</u>: Public water and public sewer (per application).</li><li>f. <u>Electric Service</u>: Unknown</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |