

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: Yeadon Domes / Unaddressed (REID: 0435253050000)

(East of the Airport Commerce Park Subdivision, at the end of Bridgewood Drive, east of Gillespie Street, north of Airport Road.)

Assumed Effective Date: June 23, 2025

BUILD OUT ASSUMPTIONS

The property is expected to be developed as a manufacturing facility for Yeadon Domes.

CITY SERVICES

Depending on annexation, the City would provide the following services as detailed below.

Fire Department

Fire Protection Services - On May 8, 2025, the Fayetteville Fire Department's Planning & Research Division completed its evaluation of the subject parcel. Emergency response would be provided by contract through Pearce's Mill Fire Department, specifically from Fire Station 3 at 168 Dedication Drive, located approximately one mile from the site. This response distance meets the city's baseline emergency travel time standard of five minutes and twelve seconds. The department anticipates no additional costs or operational burdens. While no immediate revenues are expected, inspection or service fees may apply depending on future occupancy or use.

Debt Assumption- In accordance with NCGS 160A-58.2A, the City must assume a proportionate share of any outstanding debt for facilities or equipment held by the rural fire department currently serving the area. Pearce's Mill Fire Department has acknowledged the petition, and a certification of debt from Cumberland Road Fire Station (Station 5) is attached. The City's payment obligation will be based on the assessed value of the annexed area relative to the total fire district. The Local Government Commission must review and approve the payment schedule before disbursement.

Fire Inspection Services - Inspection requirements and associated fees will depend on the size and intended use of any future development.

Police Department

Patrol Services - Major Charles W. Hunt of the Police Department's Specialized Services Bureau confirmed that police coverage would be extended to the area upon annexation. Based on current conditions, the department anticipates no additional costs, revenues, or operational impacts.

Public Services Department

Engineering Division & Stormwater – Michael Monge of the Engineering and Stormwater Division stated that the department would inspect any stormwater control measures installed during construction if annexed. No additional costs or burdens are anticipated. However, the City would begin collecting stormwater fees from individual ratepayers, generating new revenue.

Street Maintenance – Street maintenance will not be provided, as no public streets are included in the annexation petition.

Traffic Services Division – Virginia Small of the Traffic Division reported that no services would be required and no costs, revenues, or impacts are expected under current conditions.

Solid Waste Division – As of this report, the Solid Waste Division has not submitted an evaluation. Their input will be incorporated into the final document once received.

Transit Department

Jaimie Walters of the Transit Planning Division noted that the Fayetteville Area System of Transit (FAST) would not serve the area. The department anticipates no associated costs, revenues, or issues.

Summary of Costs and Revenues

The annexation of the Yeadon Domes parcel is not expected to create operational costs for City departments under current use conditions. Fire protection will continue under contract with Pearce's Mill. While the City will need to assume a share of rural fire department debt, the exact value cannot be determined until the property's reassessment is completed. Therefore, expected tax revenue and debt obligations cannot be estimated at this time. New revenue will be generated through stormwater fees. Other departments—Police, Traffic, Transit, and Street Maintenance—do not expect additional expenses or revenues. The Solid Waste Division's feedback is still pending.

PWC Services

If the area is annexed, PWC will provide services as outlined below.

PWC Water and Sewer Division

Sewer: PWC currently provides partial sewer service, with an 8-inch main ending at the northwest corner of the parcel. The developer will be responsible for extending the main or installing laterals to serve the site.

Water: Water service is also partially available—an 8-inch main stops about 10 feet from the parcel boundary at the end of Bridgewood Drive. The developer will need to extend the main to serve the property fully.

Fire Hydrants: A hydrant is approximately 100 feet from the northwest corner of the parcel. Additional hydrants are located along Bridgewood Drive, Airport Road, and Aviation Way, though most are outside effective range. The Fire Marshal may require new hydrants as part of site development.

Revenues and costs to PWC: PWC expects routine operations and maintenance costs for extending and servicing water, sewer, and hydrants. The utility will gain new revenue from water and sewer customers. No revenue is expected from hydrants. PWC reports no capacity or operational concerns related to this annexation.

PWC Electrical Division

Electrical: PWC electric service already fully serves the parcel. No other providers currently serve the area. While PWC does not provide street lighting—nor will it unless the adjacent street is annexed—the utility would extend its underground infrastructure approximately 550 feet to serve the site directly. Construction costs are expected, but new customer revenue will offset them. PWC foresees no operational issues or additional concerns.