

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX22-02)**

**Information Updated as of: 3/16/2022**

**Date Petition Received: 02/24/2022**

**Assumed Ordinance Adoption Effective Date: 3/28/2022**

|  |   |
|--|---|
| 1. Name of Area:   | Sam's Towing – AX22-02  |
| 2. Name of Owner(s):   | Kodjo Sam Kouassi   |
| 3. General Location/ Adjacent Neighborhoods/ Address               | <u>General Location:</u> 3404 Cumberland Road<br><u>Adjacent Neighborhoods:</u> Ellington Pines District<br><u>Address:</u> 3404 Cumberland Road  |
| 4. Tax Identification Numbers (PIN):                               | Area includes one tax parcel (REID: 0426007605000)  |
| 5. Fire Department To Be Affected:                                 | Fire Station 9 – Boone Trail  |
| 6. Is the Area Contiguous?   | No  |
| 7. Is the Area in the Fayetteville MIA (Municipal Influence Area)? | Yes   |
| 8. Type of Annexation:   | Petition-initiated non-contiguous (satellite) area  |
| 9. Background:   | The owner owns a wrecker service and is seeking to be added to the City of Fayetteville's Police Wrecker Rotation.  |
| 10. Reason the Annexation was Proposed:                            | The owner would like to continue to use PWC water.  |
| 11. Number of Acres in Area:                                       | 0.47 acres +/-  |
| 12. Type of Development in Area:                                   | Parcel is developed with a commercial business. The surrounding areas is a mix of residential and commercial uses.  |
| 13. Present Conditions:  | a. <u>Present Land Use:</u> Commercial business<br>b. <u>Present Number of Housing Units:</u> 0<br>c. <u>Present Demographics:</u> Total Population = 0<br>d. <u>Present Streets:</u> Cumberland Road<br>e. <u>Water and Sewer Service:</u> Available<br>f. <u>Electrical:</u> Currently serving the property by PWC.<br>g. <u>Current Real Property Tax Value:</u> <b>Current Combined Taxable Value is \$54,436.</b> (Land=\$9, 000. Building= \$45,436; Extra Feature=\$0)<br>Source: Cumberland. County GIS parcel file exported on 03/16/2022.<br>h. <u>Current Personal Property Tax Value:</u> \$0   |
| 14. Factors Likely to Affect Future of Area:                       | a. <u>Plans of Owner:</u> The owners plan to continue operation of the wrecker service.<br>b. <u>Development Controls</u><br>1. <u>Land Use Plans</u><br>a. <u>Future Land Use Plan-2040 (2021)-</u> medium-density; open space subdivisions<br>2. <u>Zoning</u><br>a. <u>Current Zoning in County:</u> C(P) – Commercial w/Plan (County GIS)<br>b. <u>Expected Zoning After Annexation:</u> Community Commercial (CC) (Fayetteville Zoning Commission recommended approval on February 8, 2022)<br>3. <u>Plan Approvals-</u> Developed site received TRC review.<br>c. <u>Fayetteville Airport Impacts</u><br>1. <u>In Fay Airport Impact Zones?</u> No<br>2. <u>In Fay Airport Overlay District?</u> -No<br>d. <u>Military Base Impacts</u><br>1. <u>In Simmons Noise Contours?</u> No (2018 JLUS Report) |

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|                                 | <ul style="list-style-type: none"><li>2. <u>In Simmons Accident Potential Zones?</u>-No (2018 JLUS Rep)</li><li>3. <u>Red-Cockaded Woodpecker Impacts?</u>-Not known.</li><li>e. <u>Environmental Factors</u><ul style="list-style-type: none"><li>1. <u>Watershed Basin</u>- Buckhead Creek</li><li>2. <u>Drainage Patterns</u>- Property drains from north to south – to Cumberland Road. .</li><li>3. <u>Flood Zones</u>-The site is not in 100 Year or 500 Year Flood Zones.</li><li>4. <u>Endangered/Threatened Species</u>-Parcel is not designated as a Wildlife Habitat Connector, but is next to a parcel so designated.</li><li>5. <u>Wetlands</u>-County GIS Map Viewer does not show any wetlands on this property.</li></ul></li></ul> |
| 15. Expected Future Conditions: | <ul style="list-style-type: none"><li>a. <u>Future Land Use</u>: Residential subdivision; lowest density</li><li>b. <u>Future Number of Housing Units</u>: 0</li><li>c. <u>Future Demographics</u>: 0</li><li>d. <u>Future Streets</u>: 0</li><li>e. <u>Water and Sewer Service</u>: PWC</li><li>f. <u>Electric Service</u>: PWC</li><li>g. <u>Future Real Property Tax Value</u>: It is assumed property value will increase after development occurs.</li><li>h. <u>Future Personal Property Tax Value</u>: Unknown</li></ul>   |