

**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 <u>Adjacent Neighborhoods:</u> Ellington Pines District <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:	<ul style="list-style-type: none"> <li>a. <u>Present Land Use:</u> Commercial business</li> <li>b. <u>Present Number of Housing Units:</u> 0</li> <li>c. <u>Present Demographics:</u> Total Population = 0</li> <li>d. <u>Present Streets:</u> Cumberland Road</li> <li>e. <u>Water and Sewer Service:</u> Available</li> <li>f. <u>Electrical:</u> Currently serving the property by PWC.</li> <li>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) Source: Cumberland. County GIS parcel file exported on 03/16/2022.</li> <li>h. <u>Current Personal Property Tax Value:</u> \$0</li> </ul>
14. Factors Likely to Affect Future of Area:	<ul style="list-style-type: none"> <li>a. <u>Plans of Owner:</u> The owners plan to continue operation of the wrecker service.</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-2040 (2021)-</u> medium-density; open space subdivisions</li> </ul> </li> <li>2. <u>Zoning</u> <ul style="list-style-type: none"> <li>a. <u>Current Zoning in County:</u> C(P) – Commercial w/Plan (County GIS)</li> <li>b. <u>Expected Zoning After Annexation:</u> Community Commercial (CC) (Fayetteville Zoning Commission recommended approval on February 8, 2022)</li> </ul> </li> <li>3. <u>Plan Approvals-</u> Developed site received TRC review.</li> </ul> </li> <li>c. <u>Fayetteville Airport Impacts</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 (2018 JLUS Report)</li> </ul> </li> </ul>

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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>