



PHASE V ANNEXATION PUBLIC HEARING

PRELIMINARY ASSESSMENT

PROJECT AREA 31

Lamont Hinson, Community Relations Specialist

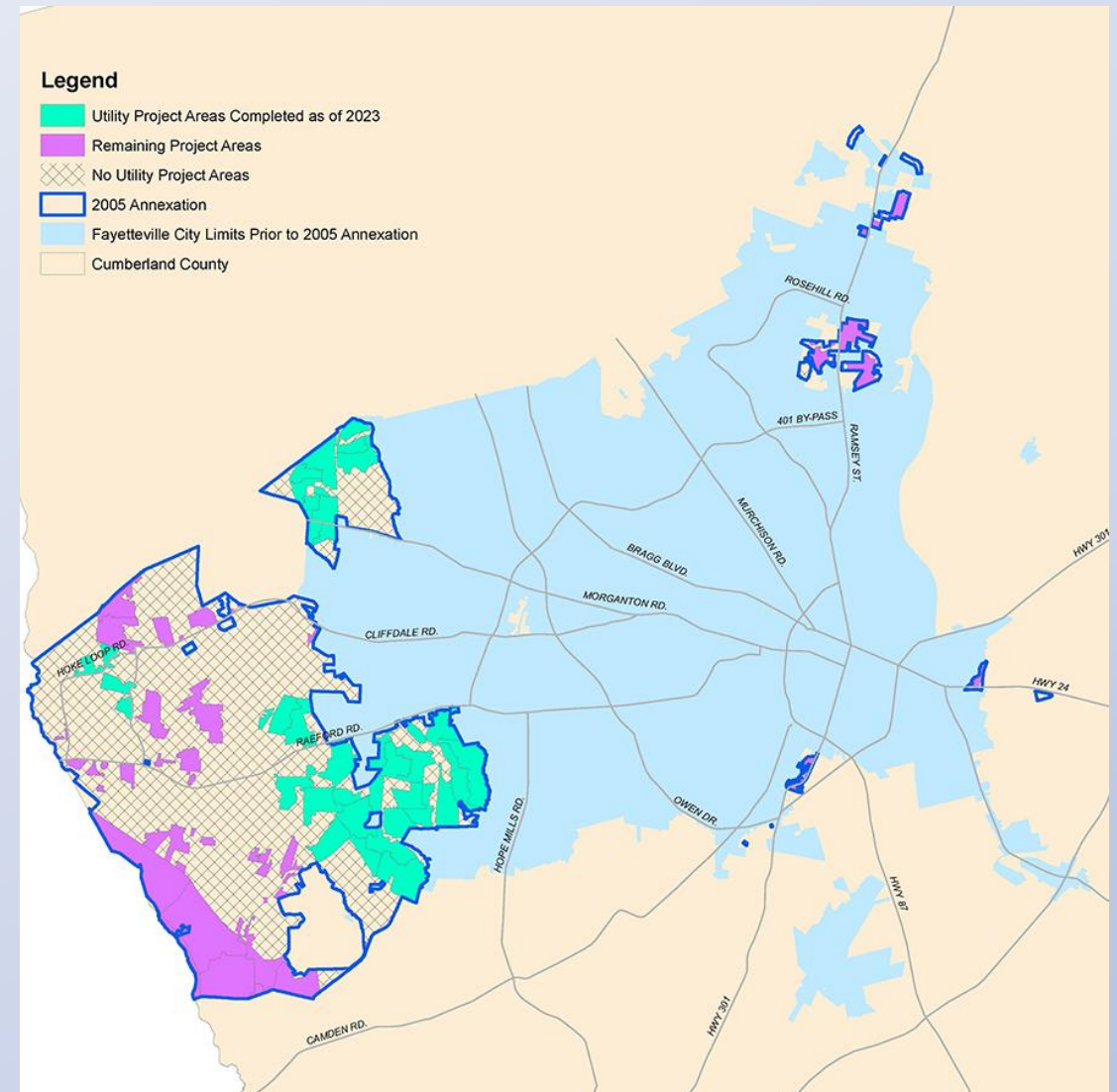
March 23, 2026

Overview

- ▶ **Phase V Annexation Information**
- ▶ **Project Review**
 - Project Areas
 - Project Events to Date & Upcoming Dates
- ▶ **Cost to Property Owners**
- ▶ **Financing Options**
- ▶ **City Council Next Steps**

Phase V Annexation Timeline

- ▶ **2005: Annexation goes into effect**
- ▶ **2007: Construction begins**
- ▶ **In 18 years:**
 - 25 projects completed
 - 6,214 connections made available
- ▶ **2026: Construction ongoing**
 - 9 Project areas in various stages of completion
 - 11 Projects areas in design



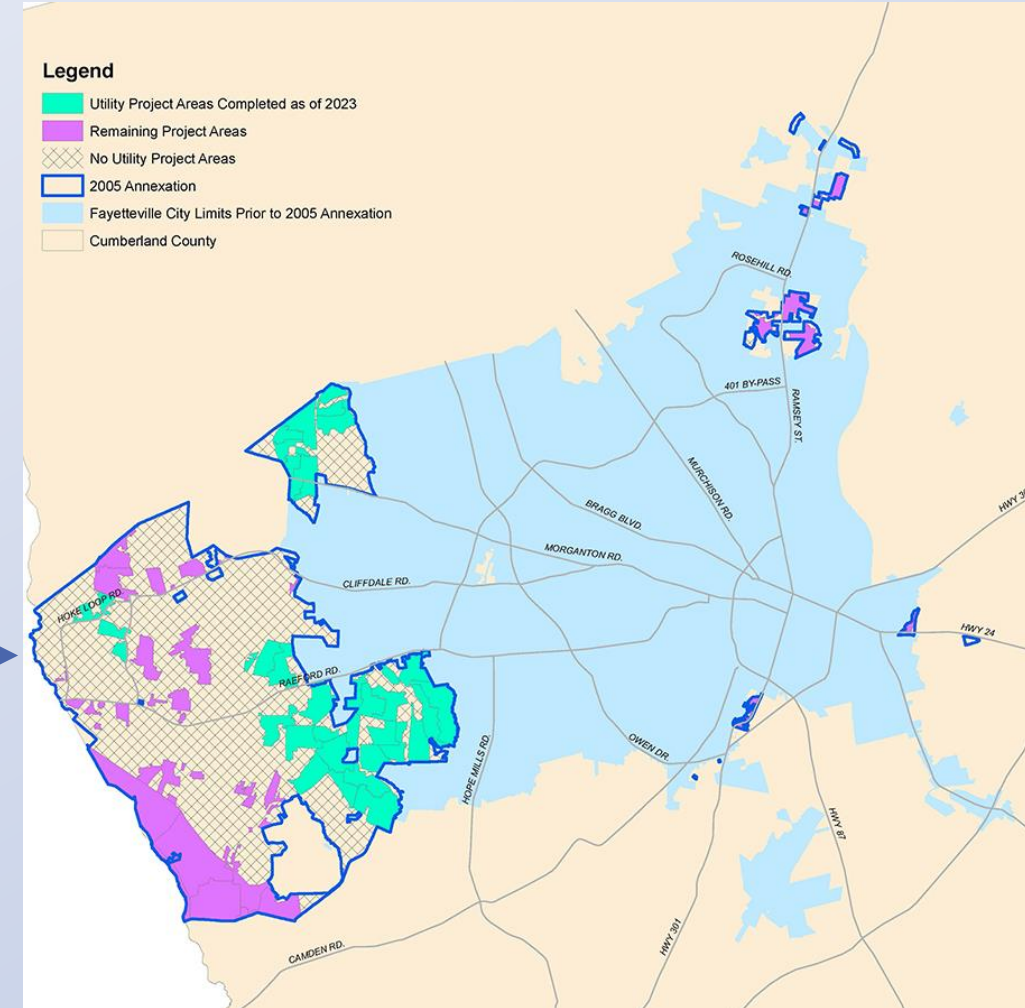
Phase V Annexation Timeline

25 Projects Completed
6,214 Connections available

2005
Annexation
goes into
effect

2026
Construction
ongoing

2007
Construction
begins



Phase V Annexation Overview

- ▶ **Areas Completed to Date: 25**
- ▶ **Total Properties Available to Connect: 6,214**

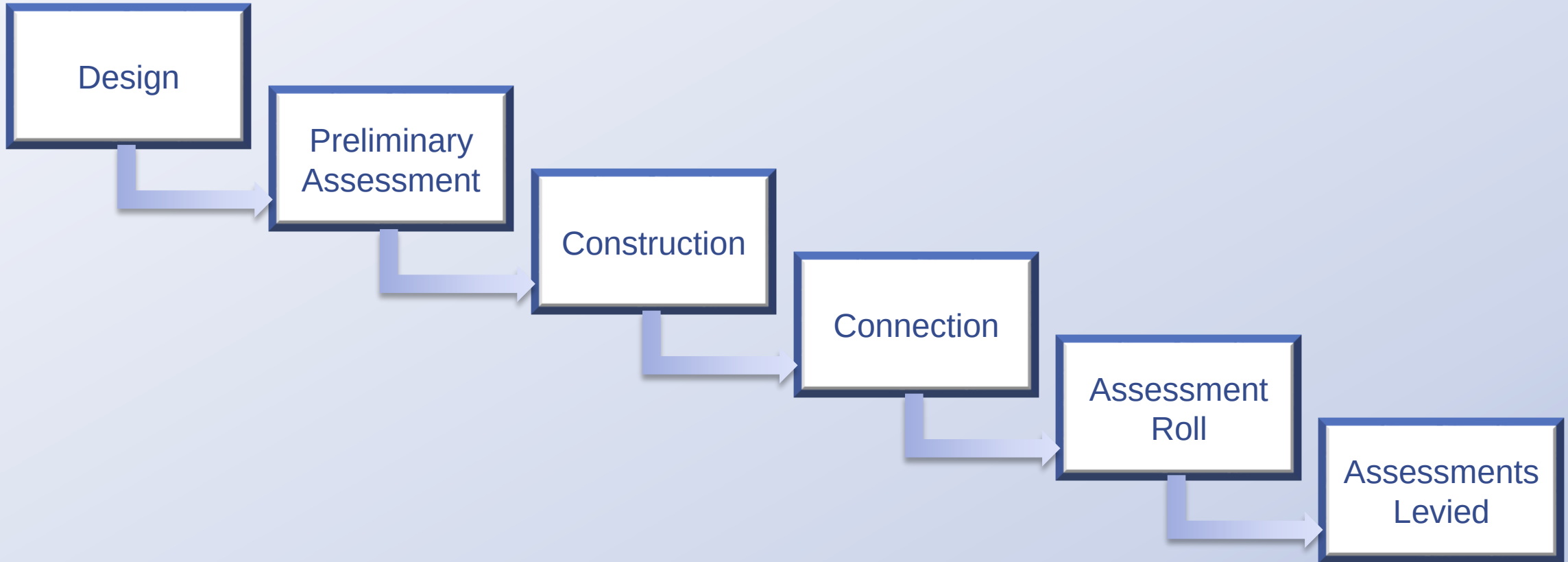
2008 Costs

- Areas 1A & 2C
- 617 properties
- \$10,726 per property

2025 Costs

- Area 32 East Section I
- 132 properties
- \$100,350 per property

Annexation Steps



Phase V Projects Completed

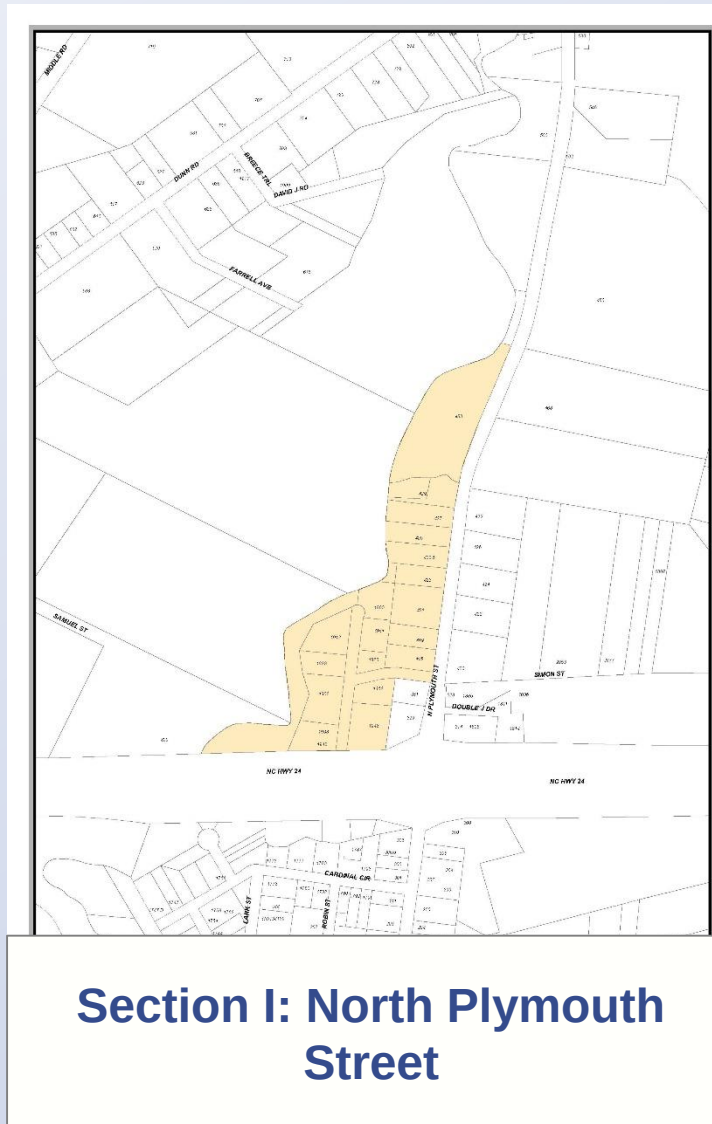
Completed	Location	Completed	Location
Area 1	Brentwood	Area 14	Arran Park, Winter Park
Area 2	LaGrange – Section 2	Area 15	Arran Hills, Hillcrest, Shadowlawn
Area 3	LaGrange – Section 1	Area 16	Hampton Oaks, Southgate
Area 4	Arran Lakes – West	Area 17	Blue Springs Woods, Beacon Hill, Emerald Garden, Hickory Grove
Area 5	Arran Lakes – East	Area 18	Southgate, South Gate Village
Area 6	LaGrange – North & South	Area 19	Arran Lakes West
Area 7	Summerhill	Area 20	Hackney Hills, Lake Point, Robin Hill Estates
Area 8	LaGrange	Area 21	Arran Lakes West
Area 9	Summerhill (North of Dandridge)	Area 22	Arran Lakes West, Emerald Garden
Area 10	Arran Hills (east) & Arran Hills (west)	Area 23	Wells Place, Rayconda
Area 11	Arran Hills (north) & Arran Hills (south)	Area 24A	Cliffdale Estates
Area 12	Arran Lakes West	Area 24B	Village Hills
Area 13	Shenandoah, Shenandoah North	Area 24C	Kings Mill

Phase V Projects in Process

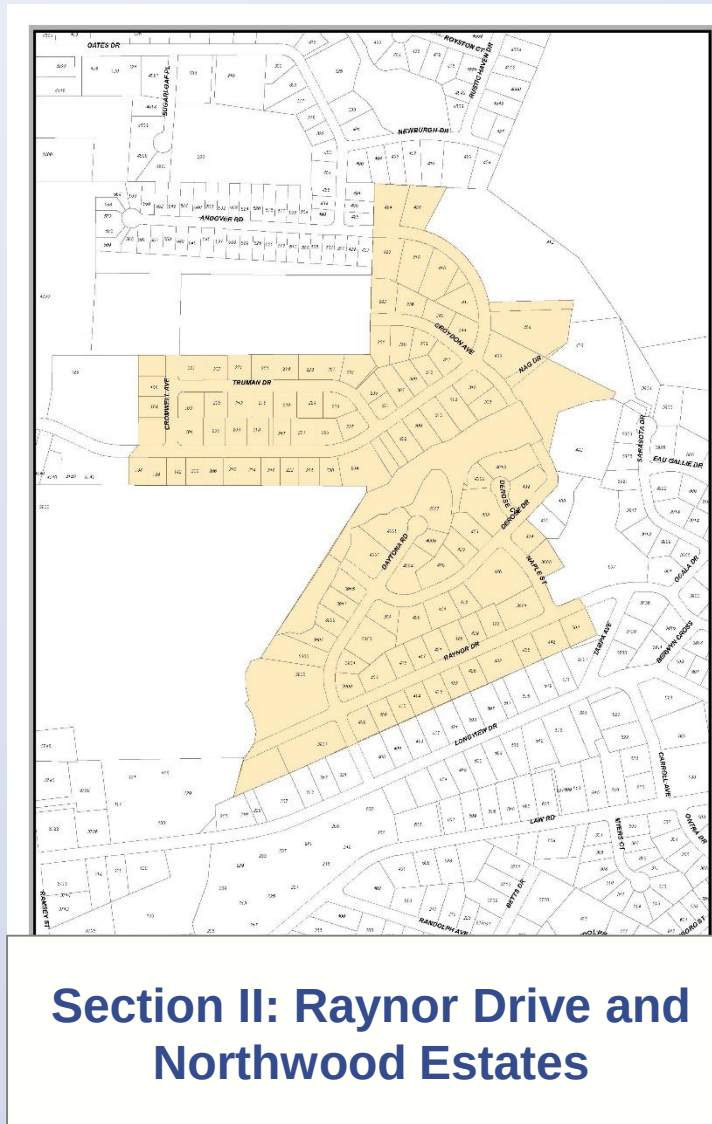
Current and Upcoming	Location	Status
Area 26	Cliffdale West, Woodmark	Connection Available
Area 32 East Section I	Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres	Connection Available
Area 25	Lake Rim Estates	In Construction
Area 27	Cliffdale Forest	In Construction
Area 28	Cliffdale West	Preliminary Assessment
Area 32 East Section II	Stoney Point Road & Dundle Road	Preliminary Assessment
Area 33 North	Raeford Road Estates	Preliminary Assessment

** 11 areas currently in design*

Project Area 31 Overview



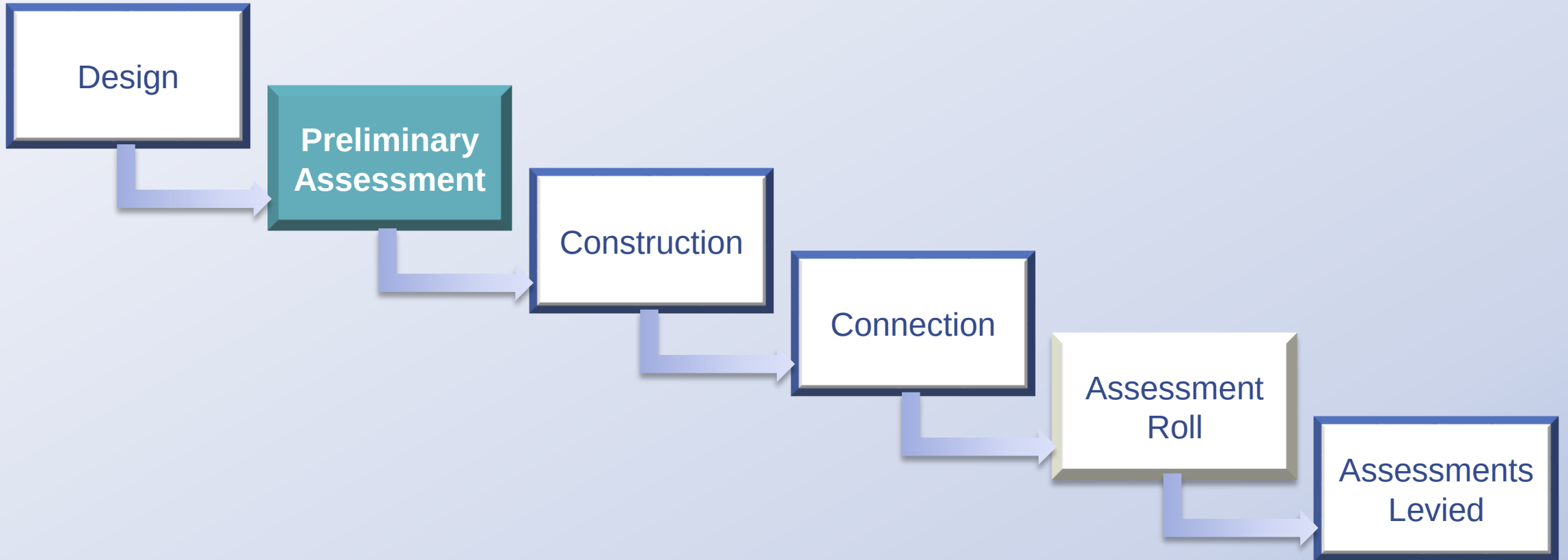
Project Area 31 Overview



Project 31 Events to Date

- ▶ **August 9, 2024 - Survey & Appraisal Notification Letters Mailed to Property Owners for Area 31 Sections I and II**

Annexation Steps



Project 31 Upcoming Events

- ▶ **PWC Advertise Construction Bids**
- ▶ **City Council Approval of Bid Recommendation**
- ▶ **PWC Community Pre-construction Meeting**
- ▶ **PWC Begin Construction**
- ▶ **PWC Complete Construction**
- ▶ **PWC Community Connection Meeting**
- ▶ **City Council Preliminary Assessment Roll & Public Hearing**
- ▶ **City Council Confirm Assessments**
- ▶ **PWC Community Assessment Meeting**

Cost to Property Owners

- ▶ **Typical cost for single family residential lot is \$5,000**
 - All other properties charged a per front foot rate of \$55.56 (90' minimum) plus average lateral charge
- ▶ **No payment due until construction is complete and assessment roll is adopted by City Council**

Assessment Payment Options

- ▶ **Residents can pay in full (no interest within 51 days)**
- ▶ **Financing available to all residents**
 - Up to 10-year term
 - Prime rate + 2% (not to exceed 8%) (Set by City Council)
 - Annual or monthly installments
 - No penalty for early repayment
- ▶ **Financial assistance may be available for those that qualify via City of Fayetteville**

City Council Action

- ▶ **No action is needed tonight**
- ▶ **April 13, 2026 – Request via Consent for Resolution Directing Project be Undertaken**



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