

**BASIC INFORMATION ABOUT ANNEXATION AREA (AX25-01)**

**Information Updated as of: 6 June 2025**

**Date Petition Found Sufficient: 14 April 2025**

**Ordinance Adoption Effective Date: TBD (Ideally 23 June 2025)**

1. Name of Area:	Yeadon Domes – AX25-01; No Address Assigned (REID: 0435253050000)
2. Name of Owner(s):	Phoenix Global Support, LLC
3. General Location/ Adjacent Neighborhoods	The property is east of Gillespie Street, north of Airport Road, and at the end of Bridgewood Drive. It is located east of the Airport Commerce Park subdivision.
4. Tax Identification Numbers (PIN):	PIN: 0435-25-3050 REID: 0435253050000
5. TRC – Staff Review –	A preliminary major site plan review has been submitted and accomplished, and the applicant has received written comments and verbal feedback. TRC was applied for on 4/15/2025, with the meeting being held on 4/23/2025.
6. Initial Zoning: P25-20 – LI	The parcel is currently zoned M(P)CU in the County; the applicant requests an initial Light Industrial (LI) zoning.
7. Fire Department To Be Affected:	<u>Pearce's Mill Fire Department Fire Station 3</u> If annexed, emergency response service will be provided through contract by the Pearce's Mill Fire Department Fire Station 3 located at 168 Dedication Dr., Fayetteville, NC 28306. The proposed annexation is 1.0 mile from this station and within the adopted standard of coverage baseline of 5 minutes/12 seconds travel response time.
8. Is the Area Contiguous?	Yes
9. Is the Area in the Fayetteville MIA (Municipal Influence Area)?	Yes
10. Type of Annexation:	Petition Initiated – Contiguous
11. Background:	<b><i>History:</i></b> On April 27, 2021, Rogers and Breece, Inc., a company based at 500 Ramsey Street in Fayetteville, North Carolina, transferred ownership of a 12.53-acre parcel of land to Phoenix Global Support, L.L.C., located at 6916 Cliffdale Road in Fayetteville. The transfer was formalized through a North Carolina General Warranty Deed and recorded the following day, April 28, 2021, in Book 11104, Pages 0809-0810 with the Cumberland County Register of Deeds. The parcel, identified as Lot 1 on a plat titled "Exempt Subdivision for Rogers and Breece, Inc.," is recorded in Plat Book 146, Page 111 of the Cumberland County Registry. The deed specifies that the property lies within the city of Fayetteville and conveys the land to Phoenix Global Support in fee simple, free of encumbrances except for standard items such as existing restrictions, easements, and ad valorem taxes. Corey Breece, President of Rogers and Breece, Inc., signed the deed on behalf of the grantor. The execution was notarized by Hannah McNeill, a North Carolina Notary Public, whose commission was valid through April 26, 2023. <b><i>Surrounding Area:</i></b> The site is surrounded primarily by industrial or vacant parcels. Active industrial operations are located to the south and west, while residentially zoned open space lies to the north. The location benefits from proximity to transportation infrastructure and compatible land uses.

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12. Reason the Annexation was Proposed:	Yeadon Domes would like to build a dome manufacturing facility on the site. According to Fayetteville City Council Policy 150.2, connection to sewer service is required.
13. Number of Acres:	12.53 ±
14. Type of Development in Area:	<b>North:</b> R10 & R5A – Primarily Open Space <b>South:</b> M(P) & LI – Averitt Express/Other Commercial/Industrial Activity <b>East:</b> M(P)CU – Vacant/Wooded <b>West:</b> M(P) & HI – Phoenix Global Support/FedEx
15. Present Conditions:	a. <u>Present Land Use:</u> Vacant and slightly wooded b. <u>Present Number of Housing Units:</u> 0 c. <u>Present Demographics:</u> 0 d. <u>Present Streets:</u> N/A e. <u>Water and Sewer Service:</u> N/A f. <u>Electrical:</u> N/A g. <u>Current Real Property Tax Value:</u> Unverifiable, the property is being reassessed. The last sale was for \$175,000.
16. Factors Likely to Affect the Future of the Area:	a. <u>Plans of Owner:</u> Fabric dome manufacturing facility. b. <u>Development Controls</u> 1. <u>Land Use Plans</u> a. <u>Future Land Use Plan:</u> City 2040 Plan – Industrial/Employment Center 2. <u>Zoning</u> a. <u>Current Zoning in County:</u> M(P)CU – Planned Industrial Conditional Use b. <u>Expected Zoning After Annexation:</u> Light Industrial (LI) 3. <u>Plan Approval:</u> Shall be required for review and approval c. <u>Fayetteville Airport Impact:</u> 1. <u>In the Fay Airport Impact Zones?</u> Yes 2. <u>In the Fay Airport Overlay District?</u> Yes d. <u>Military Base Impacts</u> 1. <u>In Simmons Noise Contours?</u> No 2. <u>In the Simmons Accident Potential Zones?</u> No 3. <u>Red-Cockaded Woodpecker Impacts?</u> Not known. e. <u>Environmental Factors</u> 1. <u>Watershed:</u> None 2. <u>Flood Zones-</u> None f. <u>Endangered/Threatened Species-</u> Unknown 1. <u>Wetlands-</u> None
17. Expected Future Conditions:	a. <u>Future Land Use:</u> Industrial/Employment Center – Light Industrial (LI) Zoning b. <u>Future Number of Housing Units:</u> None c. <u>Future Demographics:</u> None d. <u>Future Streets:</u> Unknown e. <u>Water and Sewer Service:</u> PWC f. <u>Electric Service:</u> PWC